Zoning Hearing Board Meeting
September 22, 2025 @ 6:00 PM
This meeting is recorded for public record.

Davis Sweet, Chair	Term Expires:
Anne M. Carroll	Term Expires:
Matthew Chominski	Term Expires:
Terrance Keenan	Term Expires:
Michael Pastino	Term Expires:
Victoria Zytkowicz, Alternate	Term Expires:

Zoning Hearing Board Meeting:

A. Request To Add Items Not On The Agenda

B. Items

1. 531 Marshall Drive- Withdrawn
2. 436 N. Church St-Applicant is seeking a continuance to October 27, 2025
3. 210-214 W. Washington St-Townhouses

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

FINAL

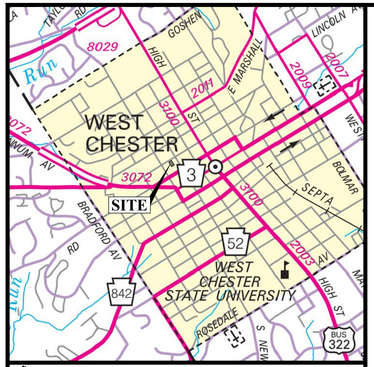
LAND DEVELOPMENT PLAN

FOR

AXLE SQUARE, LLC

210-214 WEST WASHINGTON STREET, WEST CHESTER, PA, 19380

WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES:

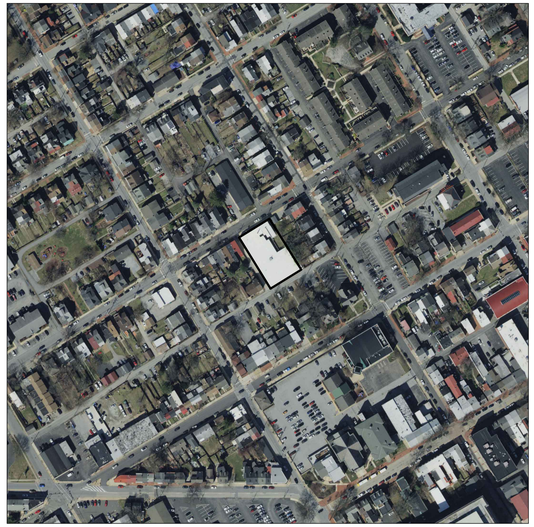
1. TOTAL TRACT AREA = 0.385 ACRES (16,883 S.F.)
2. TAX PARCEL NUMBERS: UPIs: 1-8-147, 1-8-147.1, AND 1-8-148.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. BOUNDARY INFORMATION SHOWN PER FIELD SURVEY PERFORMED IN JUNE 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
5. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JUNE, 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FOOT.
6. ELEVATIONS BASED ON NAVD88 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JUNE 18, 2024.
7. THE PROPERTY IS LOCATED WITHIN THE 'NC-2' - NEIGHBORHOOD CONSERVATION ZONING DISTRICT FOR SINGLE-FAMILY ATTACHED DWELLINGS.
8. THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY PER THE NATIONAL WETLANDS INVENTORY.
9. 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.
10. 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.
11. SITE GEOLOGY IS CHARACTERIZED AS Fgp: FELSIC GNEISS.
12. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
13. THE SITE IS LOCATED IN THE TAYLOR RUN WATERSHED WHICH IS TRIBUTARY TO THE BRANDYWINE CREEK WATERSHED. THE CHAPTER 93 DESIGNATION FOR TAYLOR RUN: TROUT STOCKING (TSF), MIGRATORY FISHES (MF).
14. 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.
15. 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.
16. THE SITE DEVELOPER SHALL BE RESPONSIBLE TO COORDINATE WITH A PROFESSIONAL LAND SURVEYOR TO SET ALL PROPOSED BOUNDARY MONUMENTATION AT THE COMPLETION OF CONSTRUCTION.
17. THE OWNER AND CONTRACTOR ARE RESPONSIBLE TO ENSURE THAT NO DAMAGE OCCURS TO EXISTING CURBING OR ROADWAYS. ANY DAMAGE WILL REQUIRE IMMEDIATE REPAIR TO THE BOROUGH'S SATISFACTION. ADDITIONALLY, WEST CHESTER BOROUGH DOES NOT ACCEPT MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING ROADS. ANY MUD, DIRT OR DEBRIS OFFSITE / ON THE ROADS SHALL BE IMMEDIATELY CLEANED/REMOVED.
18. THERE ARE NO STREETS, RIGHTS-OF-WAY, OR ANY PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. THE ONE-CAR GARAGE IN EACH DWELLING SHALL MAINTAIN A 9-FOOT BY 18-FOOT OPEN PARKING SPACE AREA.
26. THE CONTRACTOR SHALL REPAIR ANY DAMAGED SECTIONS OF EXISTING SEWER MAIN THAT IS ENCOUNTERED/CAUSED DURING LATERAL CONNECTIONS.
27. PRE AND POST LATERAL CONNECTION TV INSPECTION OF THE EXISTING PATTON ALLEY SEWER MAIN SHALL BE COMPLETED BY THE DEVELOPER.

WAIVER REQUESTS:

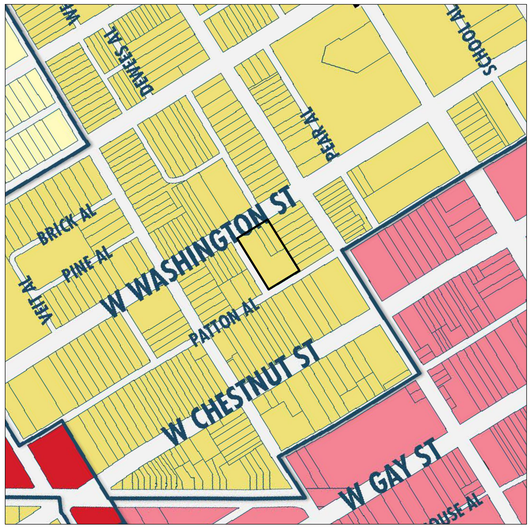
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE WEST CHESTER BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

1. §97-27.F(7) - THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES 75-FEET CLEAR-SIGHT TRIANGLES BE PROVIDED AT THE ALL STREET INTERSECTIONS. THE 75-FOOT CLEAR-SIGHT TRIANGLE AT THE 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.
2. §97-27.F(6) - 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.

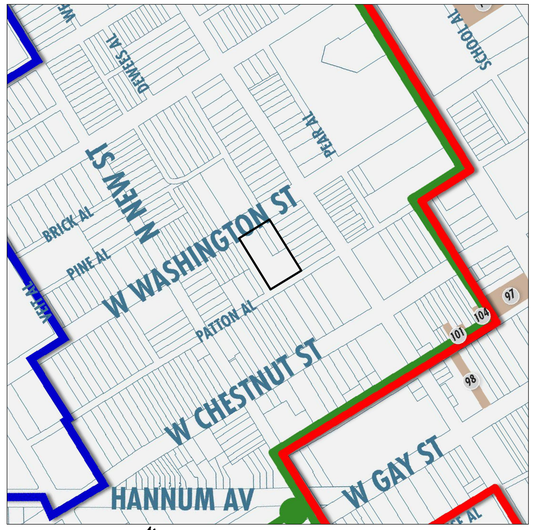
USGS MAP
SCALE 1:200



AERIAL MAP
SCALE 1:200



ZONING MAP
SCALE 1:200



HISTORIC RESOURCE PROTECTION MAP
SCALE 1:200

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
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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, THE _____ DAY OF _____, 20 ____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THAT THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

_____ _____

_____
(NOTARY PUBLIC OR OTHER OFFICER)

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

_____

_____

_____

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

CCPC FILE # _____

_____
SECRETARY

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

_____
BOROUGH ENGINEER

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

_____

_____

_____

RECORDER OF DEEDS

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

_____
RECORDER OF DEEDS

ENGINEER'S CERTIFICATION:

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

SCOTT J. ZWIZANSKI, P.E.

APPLICANT'S CERTIFICATION:

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

_____
APPLICANT

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

DESCRIPTION	REQUIRED	EXISTING			PROPOSED
		UPI: 1-8-147.1	UPI: 1-8-147	UPI: 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	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	N/A
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	< 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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PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 CALL BEFORE YOU DIG!

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

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

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

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

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

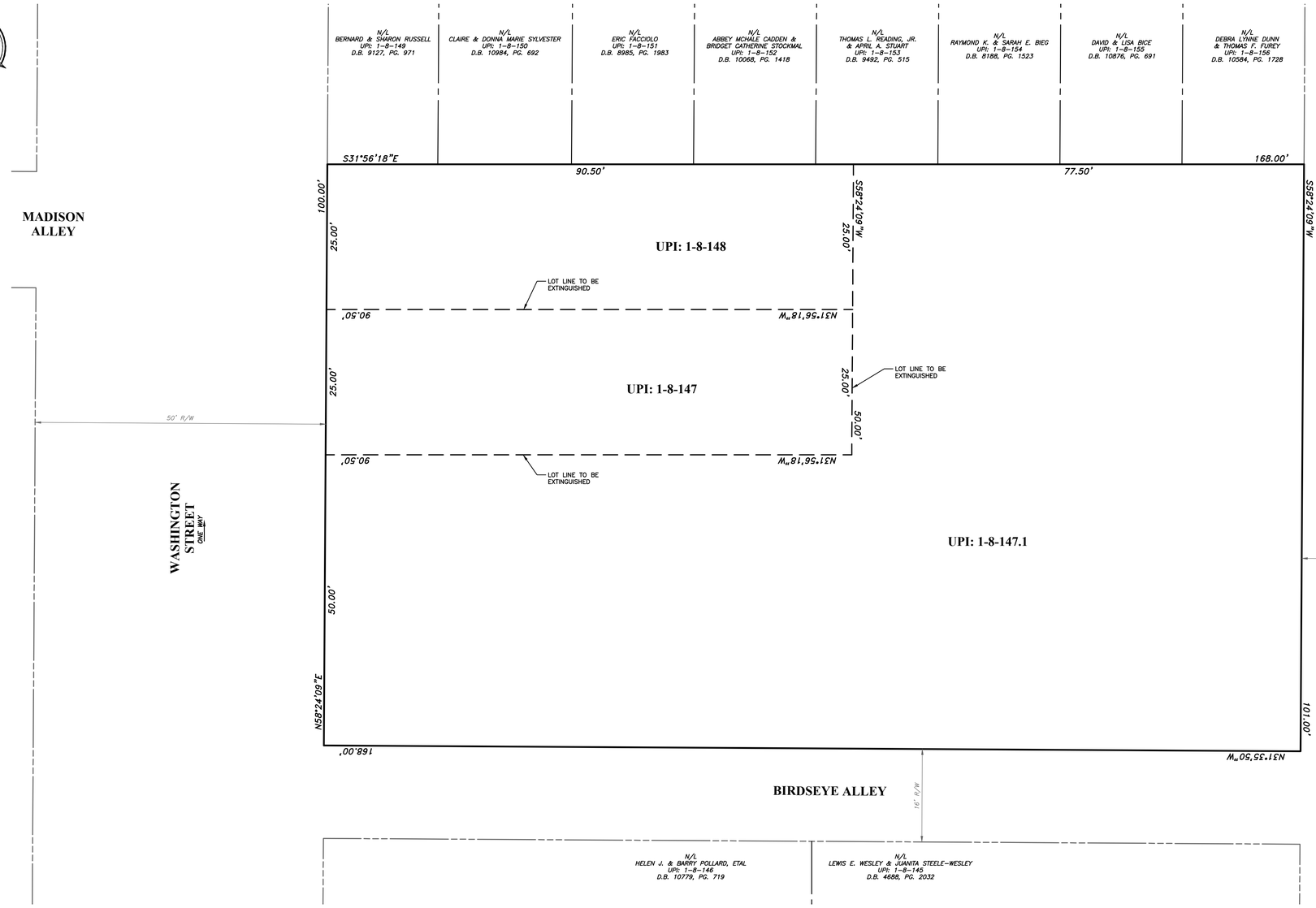
FINAL
LAND DEVELOPMENT PLAN

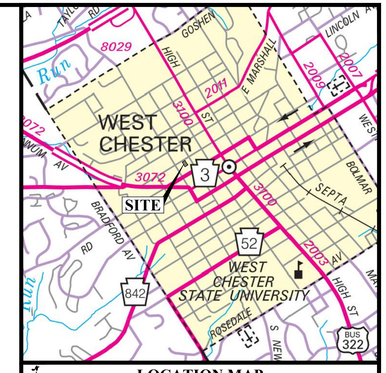
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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

SHEET 1 OF 14

N:\12300\12308\dwg\Sheets\Preliminary Submission\1 COVER SHEET.dwg





LOCATION MAP
SCALE: 1" = 2000'

TITLE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 1-8-147, 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

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West Chester, PA 19382
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
SCOTT G. ZWIZANSKI
ENGINEER
PE091752

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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: 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

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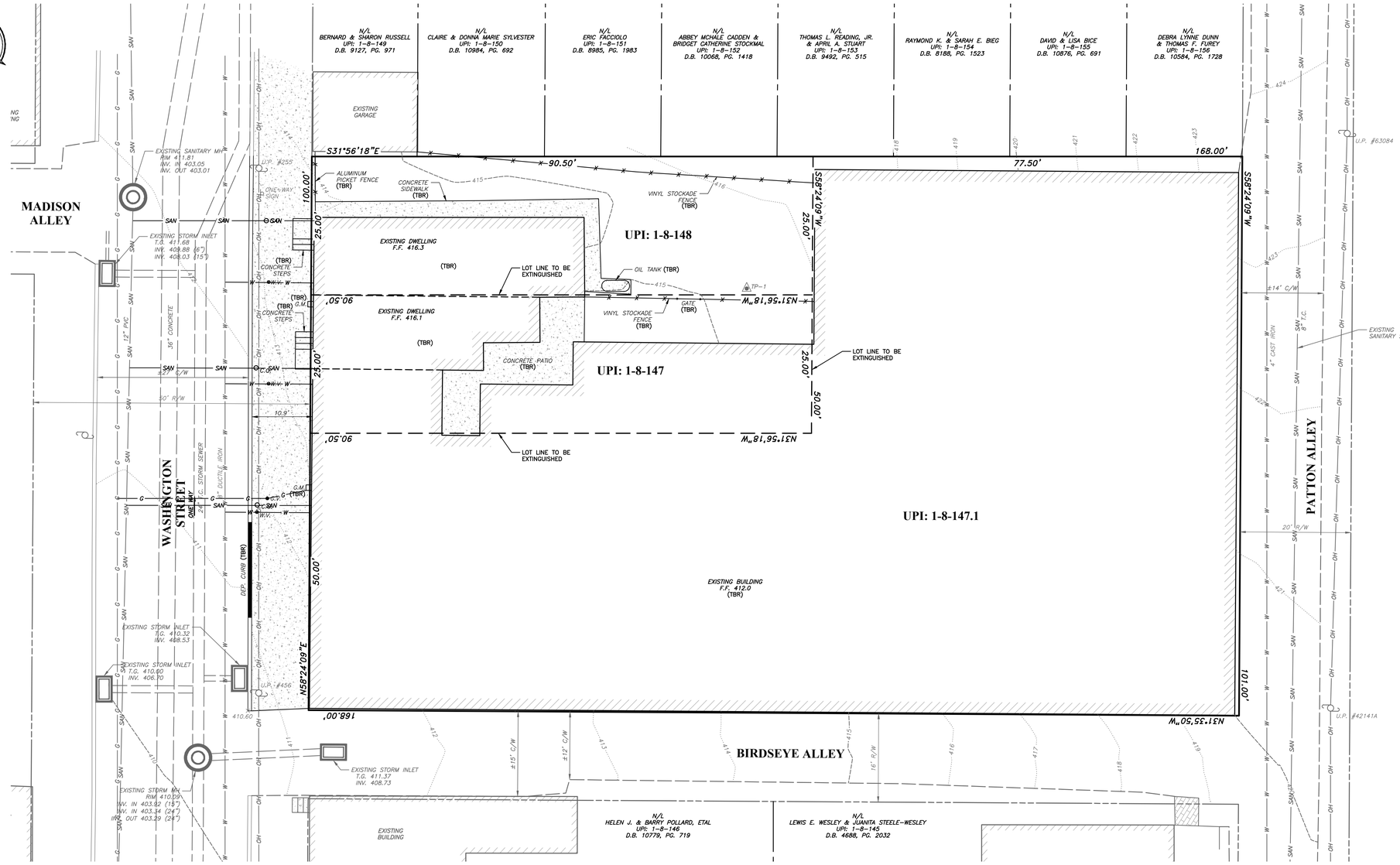

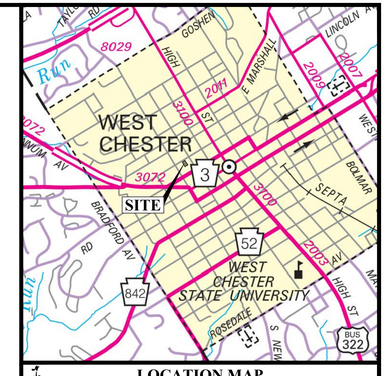

DEMOLITION NOTES:

1. THE EARTHWORK/SITE CONTRACTOR SHALL REMOVE AND/OR DEMOLISH ALL OF THE ANCILLARY FEATURES WHICH INTERFERE AND/OR CONFLICT WITH THE PROPOSED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FENCES FENCE POSTS AND FOOTINGS, POSTS, VEGETATION, PADS, STEPS, SIGNS BOLLARDS, CURBING, RAILINGS, ETC., INCLUDING EXISTING IMPROVEMENTS THAT MAY NOT BE SHOWN ON THESE PLANS. REMOVAL OF TREES MUST INCLUDE REMOVAL OF THE STUMPS.
2. THE EARTHWORK/SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PROVIDERS/OWNERS TO DISCONNECT THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDING(S) AND/OR SITE PRIOR TO BEGINNING DEMOLITION. SERVICES, INCLUDING BUT NOT LIMITED TO STORM SEWER, ELECTRIC, SANITARY SEWER, GAS, TELEPHONE, AND WATER, MUST BE REMOVED AS DIRECTED BY THE APPROPRIATE UTILITY PROVIDERS/OWNERS.
3. THE EXISTING SANITARY SEWER LATERALS IN 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.
4. 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.
5. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE, AND/OR OTHER GOVERNING BODIES STANDARDS.
6. CONTRACTOR SHALL IMPLEMENT MEASURES TO PREVENT DUST FROM LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
7. 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.
8. 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.
9. 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.
10. WHERE APPLICABLE, THE EARTHWORK/SITE CONTRACTOR SHALL PLUG EXISTING DRAINAGE STRUCTURES WITH BRICK AND NON-SHRINK GROUT.
11. DEMOLITION OF THE EXISTING BUILDINGS SHALL BE COMPLETED SO THAT THE EXISTING ROADWAYS AND ADJACENT PROPERTIES ARE NOT DISTURBED.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TP-5 — TEST PIT LOCATION
- 102 — EXISTING 2' CONTOUR
- 100 — EXISTING 10' CONTOUR
- X102.35 — EXISTING SPOT ELEVATION
- EXISTING SIGN
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING CONCRETE PAD, SIDEWALK OR PATIO
- EXISTING FENCE LINE
- SAN — EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING SANITARY CLEAN-OUT
- EXISTING WATER VALVE
- W — EXISTING WATER LINE
- EXISTING GAS VALVE
- G — EXISTING GAS LINE
- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD WIRE
- (TBR) — TO BE REMOVED

EXISTING IMPERVIOUS COVERAGE:

DESCRIPTION	UPI: 1-8-147.1	UPI: 1-8-147	UPI: 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.**

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.

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLIC SOIL GROUP
UrB	URBAN LAND	0% - 8%	---	---	---	---	8s	---

OWNER / APPLICANT:

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

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three working days notice
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20241660254

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COMMONWEALTH OF PENNSYLVANIA — Registered Professional — SCOTT V. 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

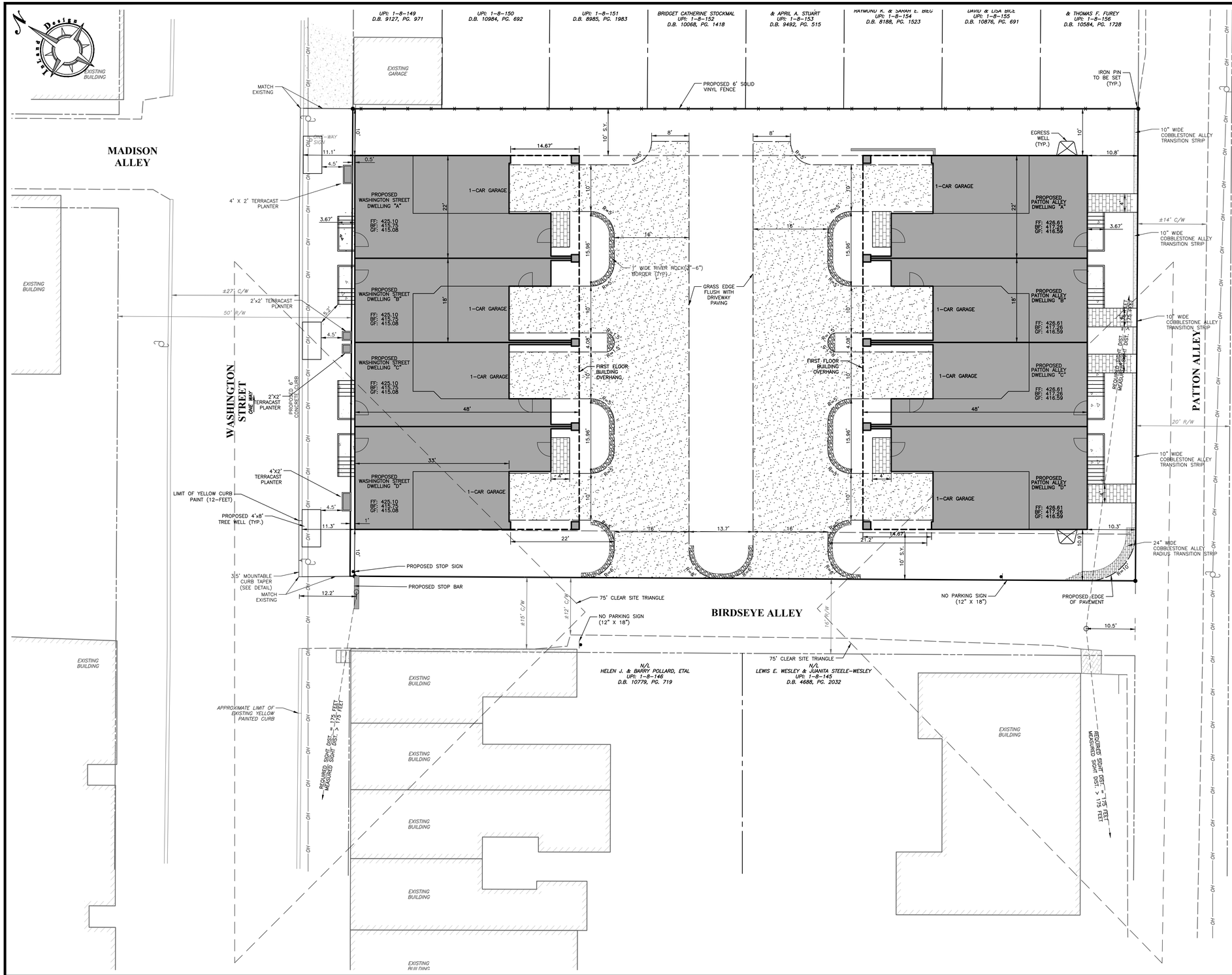
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

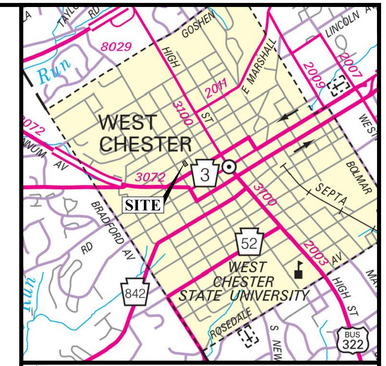
Date: 9/30/2024
Scale: 1" = 10'
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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

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





LOCATION MAP
SCALE: 1" = 2000'

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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(IN FEET)
1 Inch = 10'

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

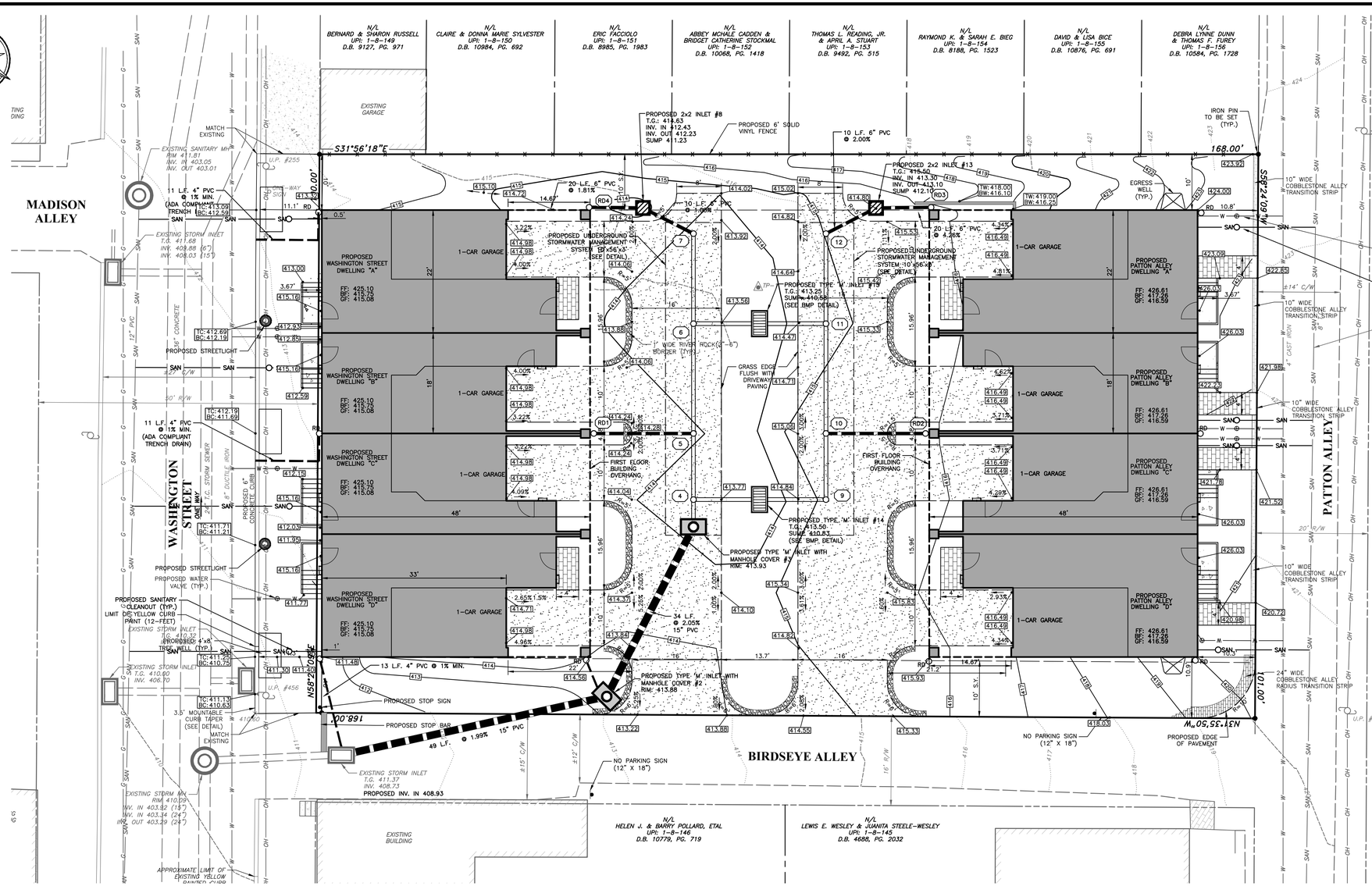
LAYOUT PLAN FOR

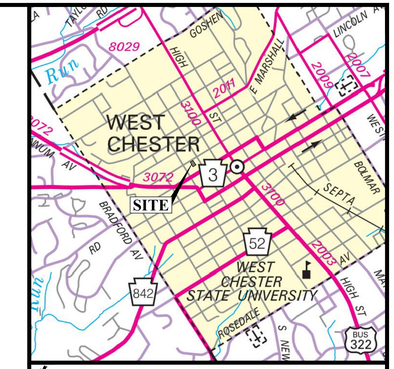
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380

WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 4 OF 14

N:\12300\12308\dwg\Sheets\Preliminary Submission\4 LAYOUT PLAN.dwg





LOCATION MAP
SCALE: 1" = 2000'

CONSTRUCTION NOTES:

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

LEGEND

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- ADJOINING PROPERTY LINE
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- TP-5 — TEST PIT LOCATION
- 102 — EXISTING 2' CONTOUR
- 100 — EXISTING 10' CONTOUR
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- EXISTING SIGN
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING CONCRETE PAD, SIDEWALK OR PATIO
- EXISTING FENCE LINE
- SAN — EXISTING STORM STRUCTURES & PIPE
- SAN — EXISTING SANITARY STRUCTURES & PIPE
- EXISTING SANITARY CLEAN-OUT
- EXISTING WATER VALVE
- W — W — EXISTING WATER LINE
- EXISTING GAS VALVE
- G — G — EXISTING GAS LINE
- EXISTING UTILITY POLE
- OH — OH — EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- 102 — PROPOSED 2' CONTOUR
- 100 — PROPOSED 10' CONTOUR
- 425.35 — PROPOSED SPOT ELEVATION
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- 11 12 13 14 — PROPOSED STORM STRUCTURES & PIPE
- SAN — PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- SAN — PROPOSED SANITARY LATERAL
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- W — W — PROPOSED WATER LINE

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

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FINAL
LAND DEVELOPMENT PLAN

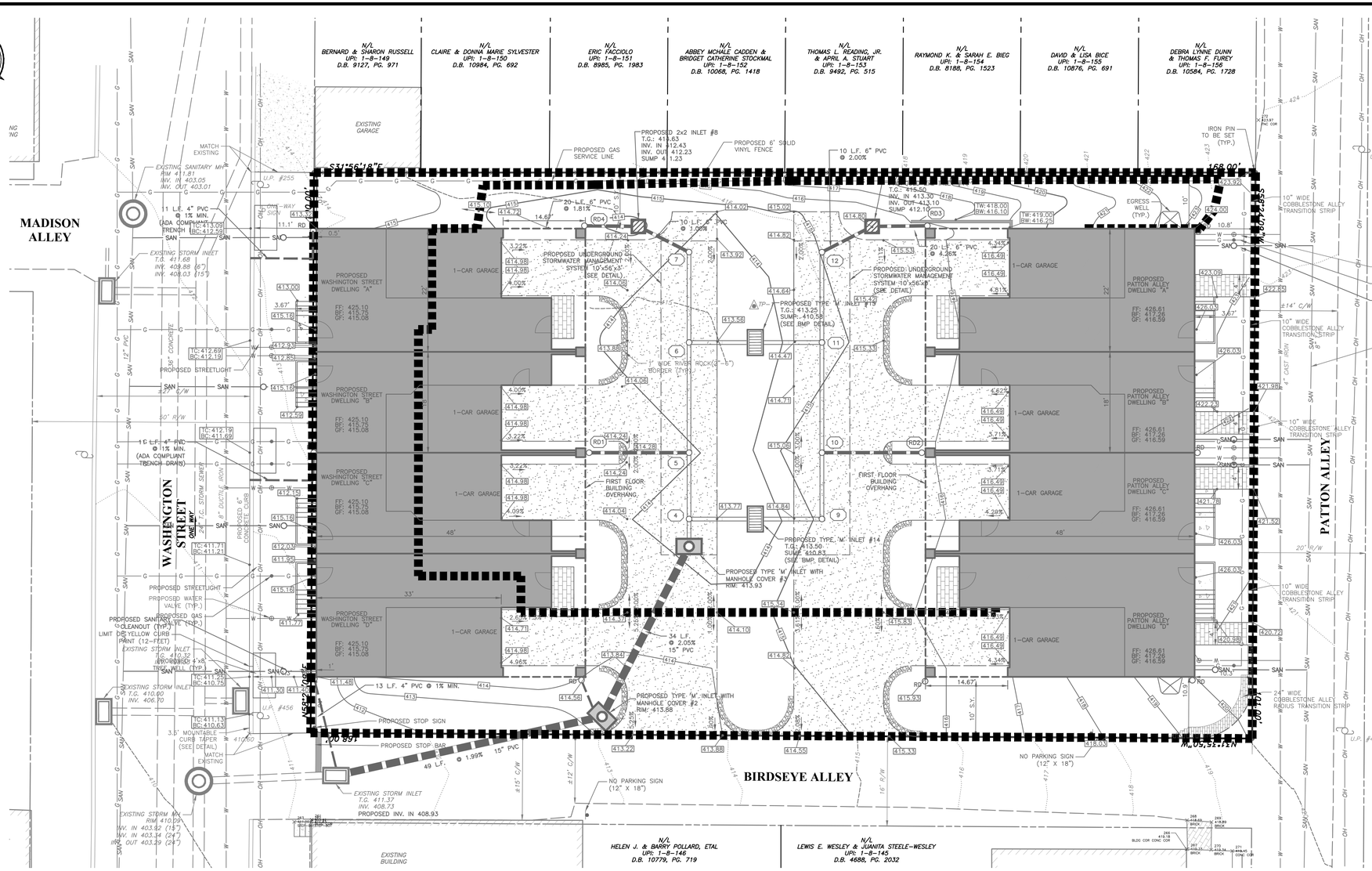
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

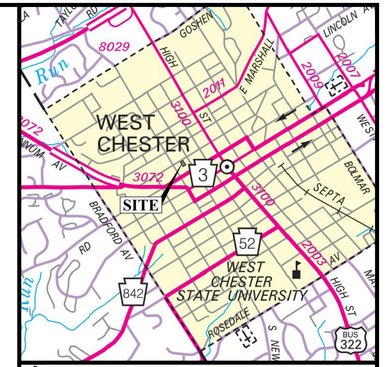
Date: 9/30/2024
Scale: 1" = 10'
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\5 IMPROVEMENTS CONSTRUCTION PLAN.dwg





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 BMP'S, AND SHALL RETAIN THE RECORDS FOR AT LEAST FIFTEEN YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED.
6. AN AS-BUILT PLAN OF THE PROPOSED BMPS SHALL BE SUBMITTED TO THE MUNICIPALITY IN ACCORDANCE WITH THE STORMWATER ORDINANCE.
7. THE APPLICANT ACKNOWLEDGES THAT, PER MUNICIPAL ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.
8. 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.
9. DURING CONSTRUCTION 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.
10. 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.
11. ALL ROOF DRAINS ARE TO BE 6" SDR35 PVC AT A MINIMUM 1% SLOPE UNLESS OTHERWISE NOTED.
12. GUTTERS ARE TO BE FITTED WITH GUTTER GUARDS TO KEEP LEAVES DEBRIS OUT OF THE INFILTRATION BED.
13. FOUNDATION PERIMETER DRAINS AND SUMP PUMP OUTLETS ARE NOT TO BE DIRECTED TO STORMWATER BMPS. OUTLET LOCATIONS ARE TO BE LOCATED IN THE FIELD DURING CONSTRUCTION.

LEGEND

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- PROPOSED SANITARY LATERAL
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- POST DRAINAGE AREA

BMP OPERATIONS AND MAINTENANCE PROCEDURES:

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

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

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

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

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

THE PROPERTY OWNER, HIS SUCCESSOR, OR ASSIGNS SHALL MAKE RECORDS OF THE INSTALLATION, AND OF ALL MAINTENANCE AND REPAIRS OF ALL BMP'S, 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 BMP'S 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 4/2/2025, 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.

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

SCOTT J. ZWIZANSKI, P.E.

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

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

No.	Date:	Description:
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FINAL
LAND DEVELOPMENT PLAN

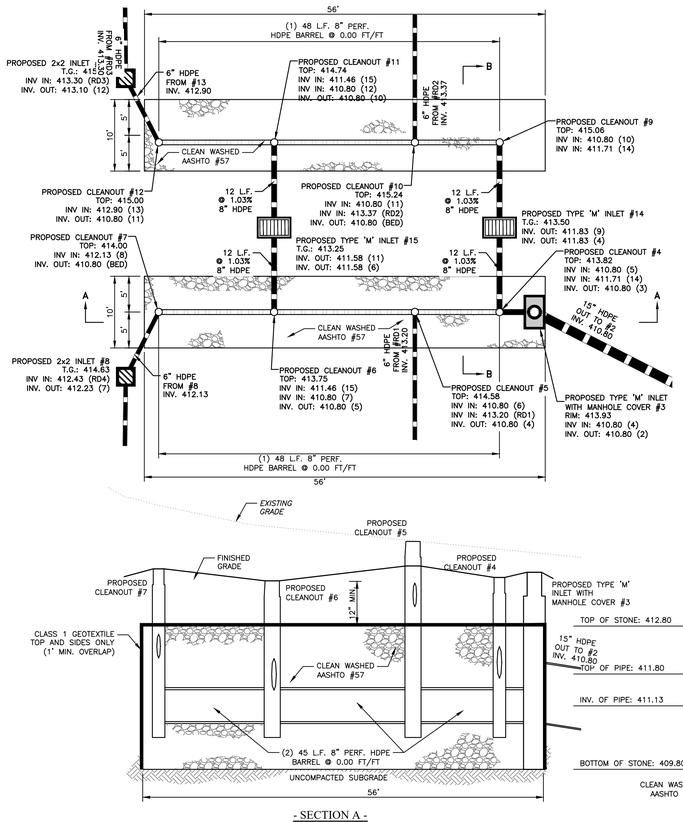
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

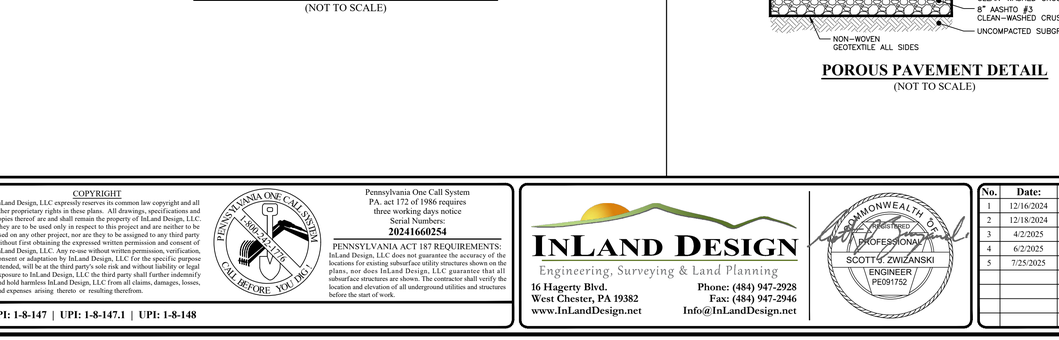
Date: 9/30/2024
Scale: 1" = 10'
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\6 PCSM PLAN.dwg





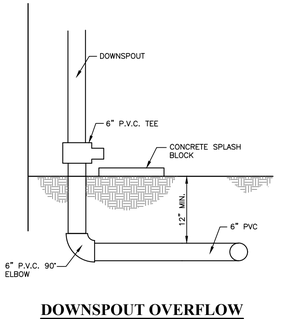
BMP SUBSURFACE INFILTRATION BED
(NOT TO SCALE)

SUBSURFACE INFILTRATION BED CONSTRUCTION SEQUENCE :

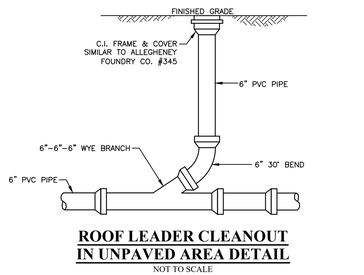
1. THE INSTALLATION OF THE SUBSURFACE INFILTRATION BEDS SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE.
2. EXCAVATE THE SUBSURFACE INFILTRATION BED TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE. INSTALL 12" FILTER SOCK ALONG THE UPSLOPE PERIMETER OF THE EXCAVATED AREA TO PREVENT RUNOFF FROM UNSTABILIZED AREAS FROM ENTERING THE INFILTRATION AREA. IF UNFAVORABLE CONDITIONS, SUCH AS GROUNDWATER AND/OR FACILITY ROCK, ARE ENCOUNTERED DURING INSTALLATION OF THE SUBSURFACE INFILTRATION BED, CONSTRUCTION SHALL CEASE AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED. AN ALTERNATIVE SYSTEM SUITABLE TO THE FIELD CONDITIONS SHALL BE DESIGNED AND APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT PRIOR TO FURTHER INSTALLATION BY THE CONTRACTOR.
3. ONCE EXCAVATION IS COMPLETE, PERFORM ADDITIONAL INFILTRATION TESTS IN EACH BED AREA AT THE PROPOSED BOTTOM OF BED ELEVATION USING THE DOUBLE RING INFILTROMETER METHOD TO VERIFY THE DESIGN TEST RESULTS. IF TESTED RATES DO NOT MEET THE DESIGN RATES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. SCARIFY THE BOTTOM OF THE EXCAVATION. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE FACILITY.
   NOTE: SUBSURFACE INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED THE SUBSURFACE INFILTRATION BED, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, EXCAVATION, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE), PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12" OVERLAP 12" ON ALL SEAMS.
5. PLACE AASHTO #57 STONE IN THE BOTTOM OF THE FACILITY AND EVENLY DISTRIBUTE ON THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE FACILITY IS NOT TORN DURING INSTALLATION. ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE. THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO THE FACILITY TO ENSURE THAT IT IS CLEAN WASHED STONE.
6. INSTALL THE INLETS AND DISTRIBUTION PIPE AS SHOWN ON THE PLAN & DETAIL. 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.
7. COMPLETE PLACEMENT OF THE STONE IN THE SUBSURFACE INFILTRATION BED. OVERLAP FILTER FABRIC ON TOP OF THE SUBSURFACE INFILTRATION BED. BACKFILL OVER THE SUBSURFACE INFILTRATION BED WITH SOIL TO FINISHED GRADE. STABILIZE AREA OVER UNDERGROUND FACILITY WITH PERMANENT MEASURES AS STATED ON THE EROSION AND SEDIMENT CONTROL PLAN. INSTALL WATERTIGHT COVERS ON ALL TRIBUTARY INLETS UNTIL THE SUBSURFACE INFILTRATION BED DRAINAGE AREA IS STABILIZED TO PREVENT CONTAMINATION OF STONE WITHIN THE SUBSURFACE INFILTRATION BED.
8. ALL INLETS SHALL BE GIVEN A FINAL INSPECTION AFTER THE SITE HAS BEEN STABILIZED TO ENSURE THEY ARE FREE OF SEDIMENT.

SUBSURFACE INFILTRATION BED NOTES:

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

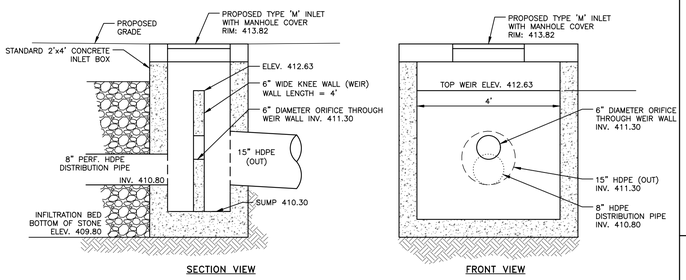


DOWNSPOUT OVERFLOW
NOT TO SCALE

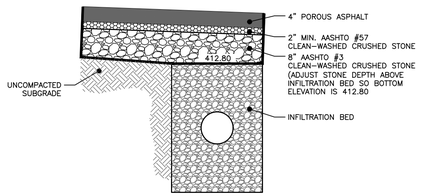


ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL
NOT TO SCALE

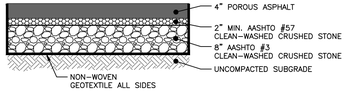
FOR CLEANOUT IN PAVED AREA SEET DETAIL ON SHEET 12.



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



POROUS PAVEMENT / INFILTRATION BED DETAIL
(NOT TO SCALE)



POROUS PAVEMENT DETAIL
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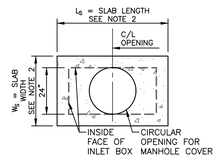
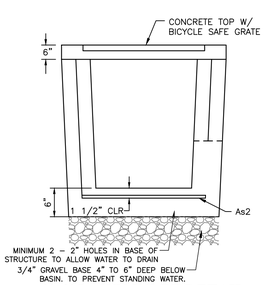


STANDARD INLET BOX

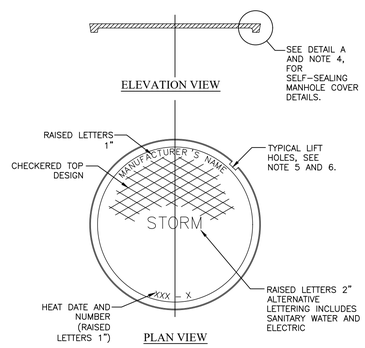
CIRCULAR OPENINGS:
1. FOR A STANDARD BOX, ONLY A 24" OPENING IS PERMITTED.

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



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

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



CAST IRON MANHOLE COVER
(PLATEN COVER)

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LAND DEVELOPMENT PLAN

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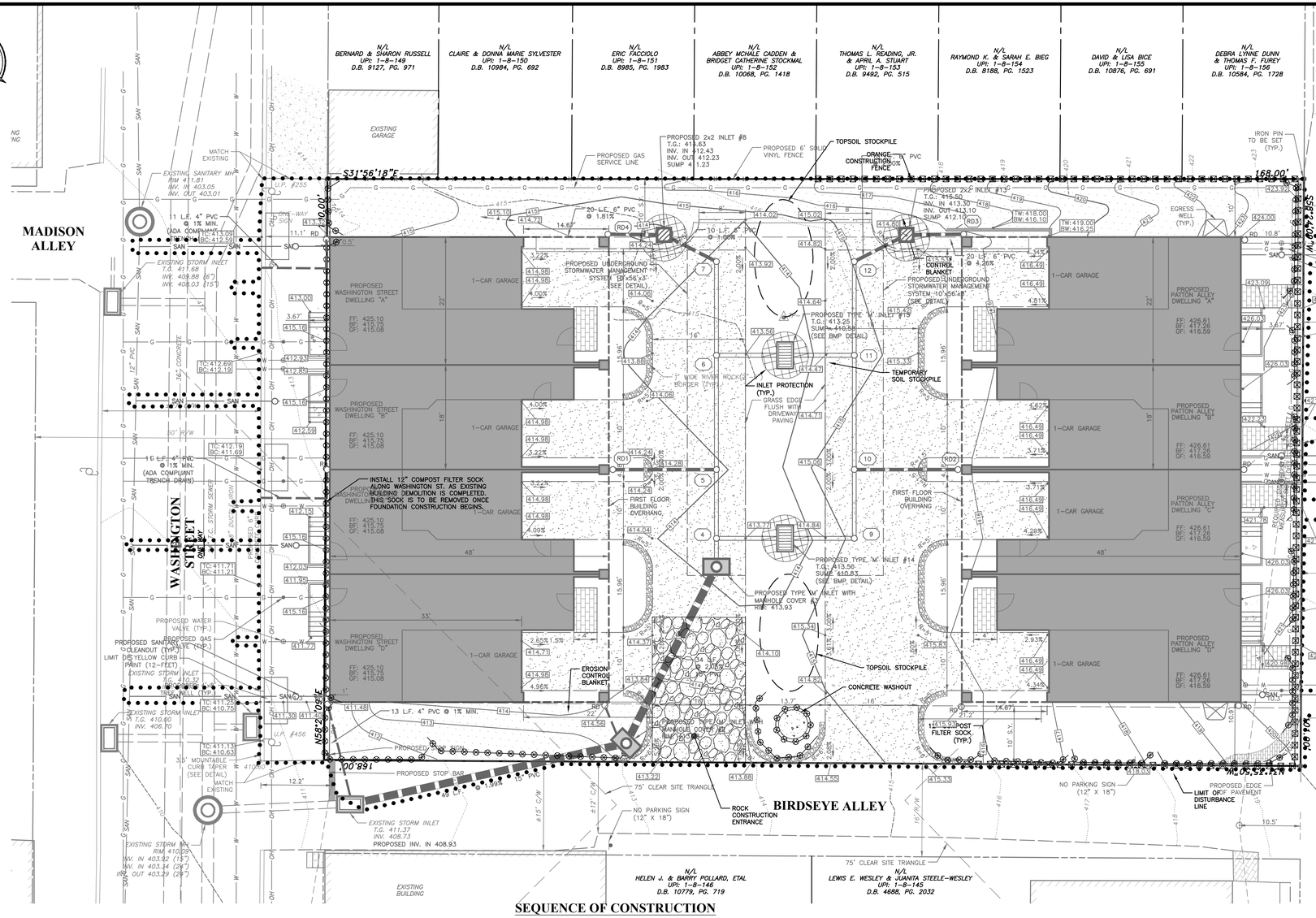
(IN FEET)
1 Inch = 10'

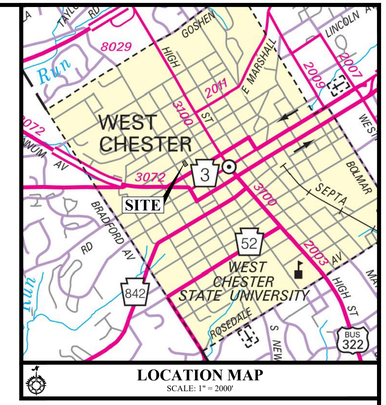
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\7 PCSM DETAILS.dwg





LOCATION MAP
SCALE: 1" = 2000'

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 SEEDED, MULCHED OR OTHERWISE PERMANENTLY STABILIZED AND PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION."

1. E&S BMPS SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER APPROVED BMP.
2. 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.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT PCSM BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
4. AREAS WHICH AREA 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.
5. 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.
6. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE O/RP 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.
7. 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/CONVERSION OF THE E&S BMPS.
8. MEASURES AND SPECIFICATIONS FOR LONG TERM PROTECTION USE DURING EARTHMOVING: PERMANENT SEEDING - AREAS NOT PAVED SHALL BE PLANTED WITH PERMANENT SEED MIXTURE AND MULCHED. SEEDBED PREPARATION AND SEEDING METHODS:
   (1) 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.)
   (2) 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:
   LIME = 1.0 TON PER ACRE (40 LBS. PER 1,000 S.F.)
   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.)
   (3) 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 SEEDED WITH ALL PERMANENT SEED MIXES AS COVER/NURSE CROP (ANCHORING METHOD). SEEDING RATE (RATE OF ANCHORING) = 40 LBS. PER ACRE (1 LB. PER 1,000 S.F.)
   (B) TURF LAWN 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 = 4/1 - 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): 100 / 61 = 1.63
   THUS, FOR EVERY 1 POUND OF SEED MIXTURE SPECIFIED, 1.63 LBS SHOULD BE APPLIED.
   (4) MULCH
   ALL AREAS THAT ARE SEEDED SHALL BE MULCHED. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF CLEAN STRAW OR HAY. STRAW OR HAY MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN, AND SHALL BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION. NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON SLOPES 3:1 AND STEEPER. MULCH SHALL BE APPLIED AT THE FOLLOWING RATE:
   STRAW/HAY = 3 TONS PER ACRE (140 LBS. PER 1,000 S.F.)
   (5) EROSION CONTROL BLANKET
   ALL SLOPES 3:1 OR STEEPER, AS WELL AS ALL DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER (WITH 100 FEET FOR HQ OR EV WATERS) MUST BE STABILIZED WITH EROSION CONTROL BLANKET.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TP-5 TEST PIT LOCATION
- 102 EXISTING 2' CONTOUR
- 100 EXISTING 10' CONTOUR
- ×102.35 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 LINE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- 102 PROPOSED 2' CONTOUR
- 100 PROPOSED 10' CONTOUR
- 428.35 PROPOSED SPOT ELEVATION
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- 11 12 13 14 PROPOSED STORM STRUCTURES & PIPE
- SAN PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- L L PROPOSED SANITARY LATERAL
- FM PROPOSED SANITARY FORCE MAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- W W PROPOSED WATER LINE
- 12" COMPOST FILTER SOCK
- ORANGE CONSTRUCTION FENCE
- LIMIT OF DISTURBANCE / NPDES PERMIT BOUNDARY
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET FOR SLOPES
- INLET SEDIMENT FILTER

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 ONLY 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.

1. DELINEATE THE LIMITS OF DISTURBANCE ALONG EASTERN PROPERTY LINE.
2. DEMOLISH ALL EXISTING STRUCTURES AND FEATURES REMOVE DEMOLISHED MATERIAL FROM THE SITE.
3. AS DEMOLITION ALLOWS, INSTALL PERIMETER CONSTRUCTION FENCE, SILT SOCK AND PERIMETER EROSION CONTROLS AS SHOWN ON THE PLAN AND ACCORDING TO DETAILS.
4. INSTALL ROCK CONSTRUCTION ENTRANCE.
5. ONCE BUILDING DEMOLITION IS COMPLETE, SOIL SHALL BE ANALYZED TO CONFIRM NO SOIL REMEDIATION IS NEEDED.
6. PERFORM ADDITIONAL INFILTRATION TESTS IN EACH BED AREA AT THE PROPOSED BOTTOM OF BED ELEVATION USING THE DOUBLE RING INFILTROMETER METHOD TO VERIFY THE DESIGN TEST RESULTS. IF TESTED RATES DO NOT MEET THE DESIGN RATES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
7. CLEAR, GRUB AND BEGIN ROUGH GRADING OPERATIONS. STOCKPILE TOPSOIL IN DESIGNATED AREA.
8. INSTALL BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION.
9. INSTALL NEW SIDEWALK WHEN APPROPRIATE.
10. 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.
11. PRIOR TO POROUS ASPHALT PAVEMENT INSTALLATION, ALL SITE DISTURBED AREA SHALL HAVE EROSION CONTROL BLANKET INSTALLED OR BE SODDED.
12. SEED AND MULCH ALL REMAINING DISTURBED AREAS.
13. ONCE ALL HOUSES ARE CONSTRUCTED AND PERMANENTLY STABILIZED (VEGETATED AREAS MUST HAVE A UNIFORM 70% VEGETATIVE COVER), AND AFTER A SITE INSPECTION AND APPROVAL FROM THE BOROUGH, REMOVE ANY REMAINING EROSION CONTROLS.

TEMPORARY SITE STABILIZATION - SECTION 102.22(b)

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

1. E&S BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
2. ANY DISTURBED AREA THAT IS NOT AT FINAL GRADE OR WHERE THERE HAS BEEN A CESSATION OF EARTHMOVING ACTIVITY SHALL BE PLANTED WITH A TEMPORARY SEED MIX AND MULCHED. AREAS THAT ARE TO BE EXPOSED FOR MORE THAN ONE YEAR SHALL BE SEEDED WITH PERMANENT SEED MIX AND MULCHED. SEEDBED PREPARATION AND SEEDING METHODS:
   (1) 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.)
   (2) 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.)
   (3) TEMPORARY SEED MIXTURE
   ANNUAL RYEGRASS IS A QUICK GERMINATING SPECIES OF GRASS, WHICH CAN BE SEEDED 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%)
   (4) MULCH
   ALL AREAS THAT ARE SEEDED SHALL BE MULCHED. MULCHING MAY BE USED AS A TEMPORARY STABILIZATION IN SOME DISTURBED AREAS IN NON-GERMINATING SEASONS. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF CLEAN STRAW OR HAY. STRAW OR HAY MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN, AND SHALL BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION. NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON SLOPES 3:1 AND STEEPER. MULCH SHALL BE APPLIED AT THE FOLLOWING RATE:
   STRAW/HAY = 3 TONS PER ACRE (140 LBS. PER 1,000 S.F.)

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

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

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — SCOTT G. ZWIZANSKI — 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

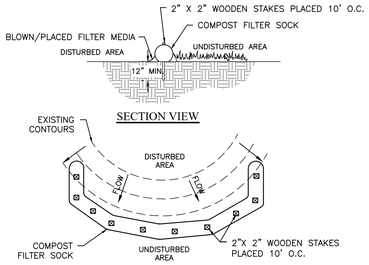
FINAL
LAND DEVELOPMENT PLAN

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

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



PLAN VIEW

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.

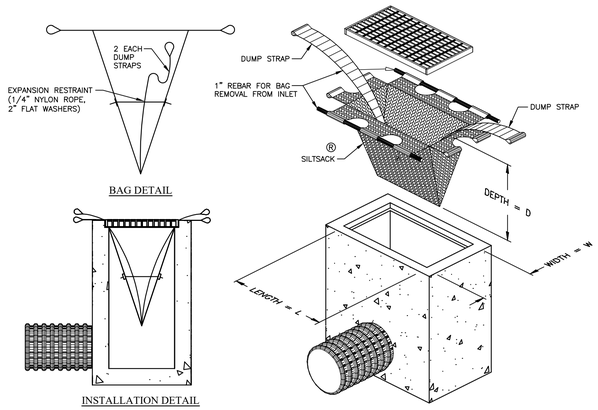
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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)



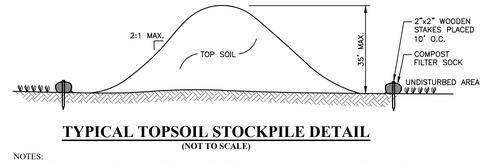
BAG DETAIL

INSTALLATION DETAIL

SEDIMENT FILTER BAG INLET PROTECTION DETAIL

(NOT TO SCALE)

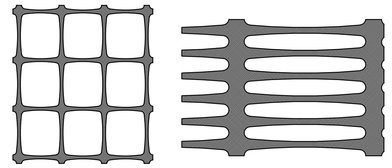
1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY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



TYPICAL TOPSOIL STOCKPILE DETAIL

(NOT TO SCALE)

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

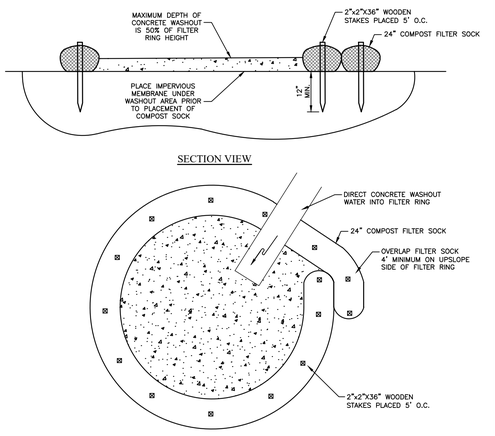


BX2051 UX4250

FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT.,
ORANGE FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT.,
ORANGE INSTALLATION:
ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 5' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL

NOT TO SCALE



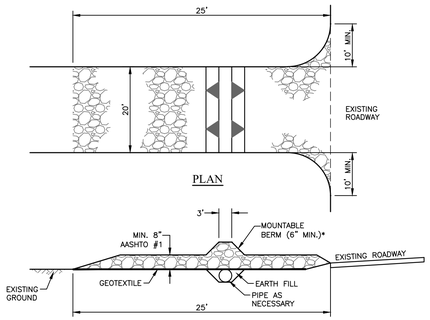
SECTION VIEW

PLAN VIEW

COMPOST SOCK WASHOUT INSTALLATION

(PADEP STANDARD FIGURE 3.18)
(NOT TO SCALE)

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.



PLAN

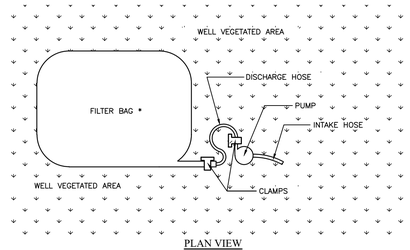
SECTION

STANDARD CONSTRUCTION DETAIL #3-1

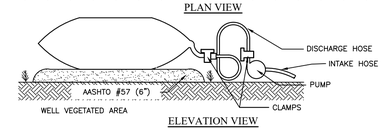
ROCK CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)

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



PLAN VIEW



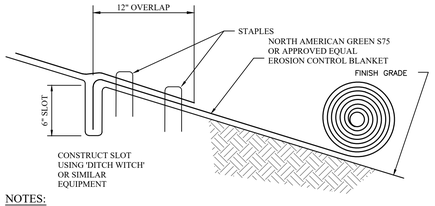
ELEVATION VIEW

STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG

(NOT TO SCALE)

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



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

EROSION BLANKET INSTALLATION FOR SLOPES

(NOT TO SCALE)

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

No.	Date:	Description:
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4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
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FINAL
LAND DEVELOPMENT PLAN

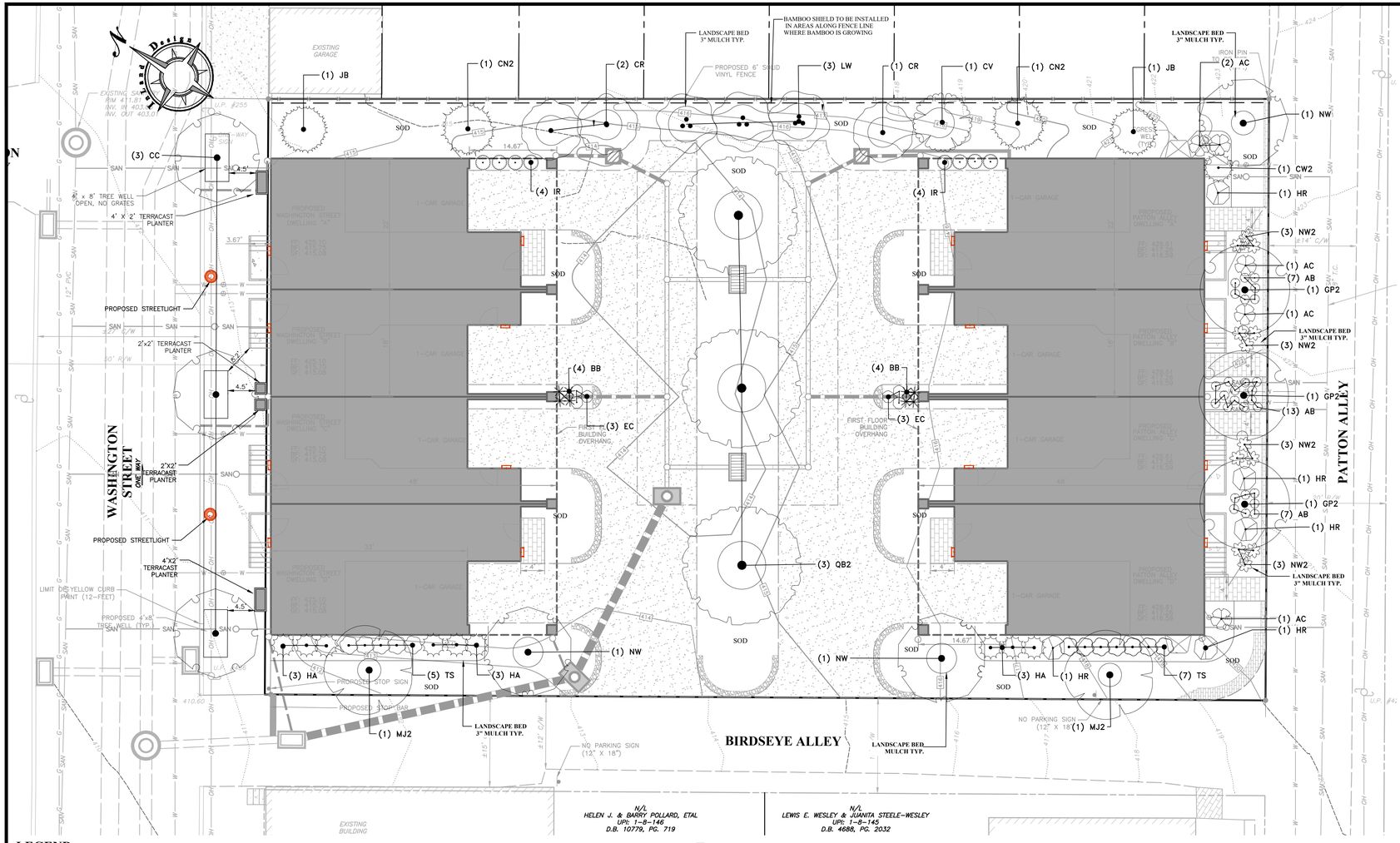
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

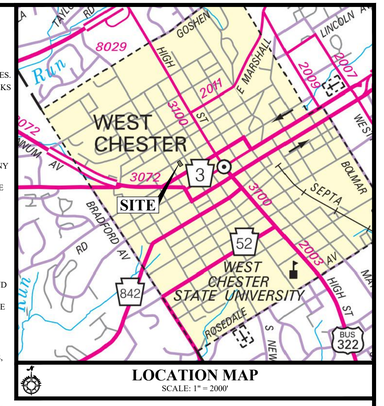
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\9 EROSION & SEDIMENT CONTROL DETAILS.dwg





LOCATION MAP
SCALE: 1" = 2000'

LANDSCAPING GENERAL NOTES

1. ALL BEDS SHALL HAVE THREE INCHES OF SHREDDED HARDWOOD MULCH OR EQUAL.
2. TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
3. DO NOT CUT THE LEADER OF DECIDUOUS TREES.
4. NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES.
5. NO PLANTS, EXCEPT GROUND COVER, SHALL BE PLANTED LESS THAN FIVE FEET FROM A STRUCTURE, WALKS OR CURBLINES.
6. ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED. IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
7. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS BY THE LANDSCAPING CONTRACTOR.
8. ALL SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS BY THE LANDSCAPING CONTRACTOR.
9. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
10. ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORM, AND ROOT CONDITION.
11. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP.
12. PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
13. TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY.
14. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLANS.
15. ANY SUBSTITUTIONS OF PLANT MATERIALS MUST BE REVIEWED AND APPROVED BY THE BOROUGH BEFORE INSTALLATION.
16. ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NOT BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING
17. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, FERTILIZING TO MAINTAIN HEALTHY GROWTH, PRUNING, WEEDING, AND CLEANING DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD.
18. ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
19. CONTRACTOR SHALL REMOVE ANY DEAD, DISEASED OR DECAYING TREES FROM THE PROPERTY.
20. STREET TREE SHALL HAVE A MIN. OF 7-FEET OF HEAD CLEARANCE ABOVE SIDEWALK AT PLANTING.
21. PLANTERS ALONG WASHINGTON STREET TO BE MAINTAINED BY THE HOA.
22. ALL DISTURBED AREAS NOT MULCHED TO BE SODDED.

WEST CHESTER BOROUGH LANDSCAPING SPECIFICATIONS

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

1. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS. ANY TREE THAT DIES WITHIN THE GUARANTEE SHALL BE REPLACED.
2. ALL TREES WITHIN THE RIGHTS-OF-WAY SHALL BE AN APPROVED SPECIES, AND SHALL CONFORM TO REQUIREMENTS OF THE BOROUGH RELATIVE TO SPACING.
3. ALL TREES SHALL BE TRUE TO NAME, NURSERY GROWN, AND FREE OF ALL PEST INFESTATION, PLANT DISEASE, OR UNHEALED TRUNK OR BASAL SCARS.
4. TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS AND FIBROUS ROOT SYSTEMS.
5. ALL TREES, OR AT A MINIMUM REPRESENTATIVE SAMPLES OF ALL TREES, SHALL BE SUBJECT TO INSPECTION AT THE PLANTING SITE PRIOR TO PLANTING (IT IS RECOMMENDED THAT THE REPRESENTATIVE SAMPLES OF ALL TREES BE INSPECTED, RATHER THAN ALL TREES, IN THE EVENT ANY OR ALL TREES ARE REJECTED PLANTINGS WILL BE APPROVED OR REJECTED FOR CAUSE. ALL PLANTINGS SHALL CONFORM TO THE STANDARDS OF THE PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) OF THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
6. ALL TREES SHALL BE DUG WITH BALL AND BURLAP AND SHALL CONFORM WITH THE BALL DIAMETER TO DEPTH RATIO STANDARDS OF THE PUBLICATION "AMERICAN NURSERY STOCK"(ANSI Z60.a) OF THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION, I.E. ONE FOOT OF BALL FOR EACH TRUNK CALIPER MEASURED ONE FOOT ABOVE GROUND AND SHALL NOT BE LESS IN DEPTH THAN ¼ OF THE BALL DIAMETER. WIRE BASKETS WHICH MAY BE USED TO TRANSPORT TREES SHALL BE REMOVED PRIOR TO PLANTING.

   TREES SHOULD BE PLANTED IN ELLIPTICAL PLANTING HOLES RATHER THAN THE STRAIGHT SIDED HOLES. HOLES SHOULD BE DUG AT LEAST TWO (2) FEET WIDER THAN THE GREATEST WIDTH OF THE TREE BALL FOR TREES OF LESS THAN FIVE INCH (5) CALIPER AND FOUR (4) FEET WIDER FOR TREES OF GREATER THAN FIVE INCH (5") CALIPER. ALL TREES SHALL BE SET ON FIRM SOIL THAT HAS NOT BEEN LOOSENED OR TO WHICH SOIL AMENDMENTS HAVE BEEN ADDED (THIS IS TO PREVENT FUTURE SETTLING OF THE TREE TO BELOW THE POINT THAT THE TREE WAS ORIGINALLY GROWN NATURALLY OR IN THE NURSERY.)

   CHECK EACH TREE FOR THE START OF THE FLAIR OR ROOT SYSTEM AND PLANT AT THAT DEPTH. UNTIE THE BURLAP ON THE BALL AND REMOVE IT FROM THE TOP ⅓ OF THE BALL. PLASTIC BURLAP, IF USED, SHALL BE REMOVED. USED GOOD QUALITY TOPSOIL FOR PLANTING. FIRM UP SOIL TO ENSURE SOIL CONTACT TO ROOT MASS. WATER THE TREE UNTIL THE ENTIRE ROOT BALL IS WET. THEREAFTER, KEEP ROOT SYSTEM MOIST BUT NOT WET.

   INJURED, DISEASED TREES AND TREES WITH BROKEN BRANCHES OR DOUBLE LEADERS SHOULD BE PRUNED. FOR TREES WITH DOUBLE LEADERS, REMOVE ONE OF THE DOUBLE LEADERS TOTALLY. DO NOT TOP THE CENTRAL LEADER.

   MULCH SAUCER OF TREE AT A MINIMUM THICKNESS OF THREE INCHES (3"), BUT DO NOT PILE MULCH ON TREE TRUNK. MAINTAINING A PERMANENTLY MULCHED AREA AROUND THE TREE PROMOTES GROWTH AND HELPS PREVENT MOWING INJURIES.
7. TAKE CUSTOMARY PRECAUTIONS ACCORDING TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN IN PREPARING PLANTS FOR DIGGING, MOVING, TRANSPLANTING, AND PLANTING.

SPECIFICATIONS FOR SHRUBS

1. ALL SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS. ANY SHRUB THAT DIES WITHIN THE GUARANTEE PERIOD SHALL BE REPLACED.
2. SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS AND FIBROUS ROOT SYSTEMS.
3. SHRUBS SHOULD BE BALLED AND BURLAPPED OR CONTAINER GROWN.

   A. SPACING: UNLESS A HEDGE IS PROPOSED, GIVE SHRUBS ROOM TO GROW BY PROVIDING PROPER SPACING; PLACE PLANTING HOLES ON CENTERS THAT APPROXIMATE TGHE HEIGHT OF THE SHRUB AT MATURITY. IF SET AGAINST A BUILDING, SHRUBS SHOULD NOT TOUCH WALLS OR BE PLANTED IN THE BUILDING'S DRIP LINE WHERE PLANTS CAN BE DAMAGED BY EXCESSIVE WATER RUN-OFF, AND/OR FALLING ICE AND SNOW. DO NOT PLANT IN AREAS THAT WILL HAVE LARGE PILES OF SNOW FROM PLOWING OF PARKING LOTS OR ROADWAYS.

   B. PLANTING: DIG A SEPARATE HOLE FOR EACH SHRUB. ADD ORGANIC MATERIALS SUCH AS PEAT MOSS OR COMPOST TO SOIL. HOLES SHOULD BE DUG AT LEAST EIGHT INCHES (8") WIDER THAN THE SHRUB, AND THE SAME DEPTH AS THE BALL. PLANTS SHALL BE REMOVED FROM CONTAINERS, AND ALL PLASTIC BURLAP SHALL BE REMOVED. NATURAL FIBER BURLAP MAY BE LEFT, BUT LOOSEN THE TOP AND REMOVE FROM THE STEM OF THE SHRUB. SET SHRUB AT SAME LEVEL AS GROWN AT THE NURSERY OR ONE INCH (1") HIGHER, FILL WITH MIXTURE OF SOIL AND ORGANIC MATERIAL UNTIL THE HOLEIS ⅔ FULL, THEN ADD WATER. BUILD SAUCER AROUND SHRUB AND FINISH FILLING, TAMPING TO ENSURE GOOD SOIL TO ROOT CONTACT. WATER AND COVER WITH MULCH, DO NOT PILE MULCH DEEPER THAN THREE INCHES (3"). PRUNE OUT ANY BROKEN BRANCHES. MAINTAIN A WATERING SCHEDULE WHENEVER RAINFALL IS INSUFFICIENT TO KEEP THE SOIL MOIST. A SLOW RELEASE FERTILIZER SHOULD BE ADDED EARLY IN THE SPRING OF THE SECOND YEAR.

   AZALEAS AND RHODODENDRONS AND OTHER ERICACEOUS PLANTS SHALL BE PLANTED IN SOIL WITH A pH VALUE BETWEEN 4.5 pH AND 6.5 pH. THESE PLANTS ARE FIBROUS ROOTED AND GROW WITHIN THE UPPER 12 INCHES OF SOIL. A MULCH WILL KEEP THE TOPSOIL COOL AND AID IN GROWTH.

   MULCH ON ALL SHRUBS SHOULD BE RENEWED YEARLY TO KEEP DOWN WEEDS, CONSERVE WATER, AND INCREASE SOIL HUMUS.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TP–5 TEST PIT LOCATION
- 102 EXISTING 2' CONTOUR
- 100 EXISTING 10' CONTOUR
- ×102.35 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 LINE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- 125.35 PROPOSED SPOT ELEVATION
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED BAMBOO SHIELD
- PROPOSED SCONCE LIGHT
- PROPOSED LANDSCAPE
- PROPOSED STREET LIGHT

TERRACAST SELF-WATERING RESERVOIRS

NOTES:
1. MANUFACTURER: TERRA CAST
2. MODEL NUMBER: FOR MILLENNIUM RECTANGULAR II TC-REC3794 FOR MILLENNIUM SQUARE II TC-WWR21
3. CONTACT INFORMATION: TERRACAST HTTPS://WWW.TERRACASTPRODUCTS.COM/ 844-285-9556

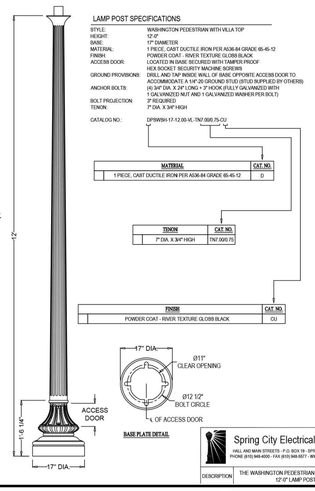
TERRACAST PLANTERS:MILLENNIUM II

NOTES:
1. MANUFACTURER: TERRA CAST
2. -MODEL NUMBER: MILLENNIUM RECTANGULAR II TSR48-24 (OR APPROVED EQUAL) -MILLENNIUM SQUARE II TSS24-24 (OR APPROVED EQUAL)
3. COLOR: CHARCOAL
4. LUMINOUS FRONT :STANDARD-NONE
5. CONTACT INFORMATION: TERRACAST HTTPS://WWW.TERRACASTPRODUCTS.COM/ 844-285-9556

WALL SCONCE:CYPHER

NOTES:
1. MANUFACTURER: KIM LIGHTING
2. MODEL NUMBER: CY1-15-3K7-2-SP-SP-R (3000K) (OR APPROVED EQUAL)
3. COLOR: TO MATCH FACADE
4. FASCIA FORM: E-ROUNDED EDGE
5. LUMINOUS FRONT :STANDARD-NONE
6. CONTACT INFORMATION: https://www.currentlighting.com/kimlighting 1 (864) 678-1000

LIGHTING NOTE:
1. CONTRACTOR SHALL COORDINATE EXACT STREETLIGHT LOCATION ON WASHINGTON STREET WITH WEST CHESTER BOROUGH AT THE TIME OF INSTALLATION.



STREET LIGHT:AUGUSTA
WITH VILLANOVA LARGE FITTER

NOTES:
1. MANUFACTURER: SPRING CITY ELECTRICAL MFG., COOMPANY
2. CATALOGUE NUMBER: ALMAGS-M10-LE060-EVX-2F2-30-CR3-YPLO-FPA-CU (OR APPROVED EQUAL)
3. COLOR: POWDER COAT - RIVER TEXTURE GLOSS BLACK
4. COLOR TYPE 3000K (WARM WHITE)
5. DISTRIBUTION TYPE III
6. QUANTITY : 2 ALONG WASHINGTON STREET
7. CONTACT INFORMATION: WWW.SPRINGCITY.COM (610) 948-4000

LANDSCAPE REQUIREMENTS

	NO. PLANTS	REQUIRED	PROPOSED
§ 97-A.24 - STREET TREES: 1 SHADE TREE (3-31/2" CAL.) FOR EVERY 35 FEET OF ROAD LENGTH.			
WASHINGTON STREET LENGTH : 100' (100' / 35' = 2.86 ~ 3)		1	3	3
PATTON ALLEY LENGTH : 101' (101' / 35' = 2.88 ~ 3)		1	3	4
BIRDSIDE ALLEY LENGTH: 168' (168' / 35')= 4.8 ~ 5		1	5	4
	TOTAL	11	11
LANDSCAPING AND SCREENING			
§ 97-33.D.(5)(b) / (c)- BUILDING FACADE	BUILDING FACADE LENGTH: 160'		
1 (2 4"-3" CAL.) SPECIMEN DECIDUOUS TREE PER 50' LENGTH OF BUILDING FACADE (160'/50' = 3.2 ~ 4)		1	4	4
1 (6'-7') SPECIMEN EVERGREEN TREE PER 50' LENGTH OF BUILDING FACADE (160'/50' = 3.2 ~ 4)		1	4	4
5 (30" HT) EVERGREEN/DECIDUOUS SHRUB PER 20' LENGTH OF BUILDING FACADE (160'/20' = 8) (8 * 5=40 SHRUBS)		5	40	40

TOTAL LANDSCAPE	REQUIRED	PROPOSED
DECIDUOUS TREES	15	15
EVERGREEN TREES	4	4
SHRUBS	40	40

PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
BUILDING EVERGREEN TREES				
CN2	2	CHAMAECYPARIS NOOTKATENSIS / NOOTKA CYPRESS	6'-7' MIN. HT.	CONT.
JB	2	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	6'-7' MIN. HT.	B&B
DECIDUOUS TREES				
LW	3	LAGERSTROEMIA INDICA 'WHIT IV' / RED ROCKET® CRAPE MYRTLE	3"- 3 1/2" CAL.	B&B
QB2	3	QUERCUS BICOLOR / SWAMP WHITE OAK	3"- 3 1/2" CAL.	B&B
SPECIMAN DECIDUOUS TREES				
CV	1	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	21/2"-3" CAL.	B&B
CR	3	CORNUS X 'RUTCAN' / CONSTELLATION® FLOWERING DOGWOOD	21/2"-3" CAL.	B&B
STREET TREES				
CC	3	CERCIS CANADENSIS / EASTERN REDBUD	3"- 3 1/2" CAL.	B&B
GP2	3	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	3"- 3 1/2" CAL.	B&B
MJ2	2	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW® SWEETBAY MAGNOLIA	3"- 3 1/2" CAL.	B&B
NW	3	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	3"- 3 1/2" CAL.	B&B
SHRUBS				
AC	5	AZALEA X 'CONLEN' / AUTUMN BRAVO® ENCORE® AZALEA	30" HT MIN.	B&B
CW2	1	CHAMAECYPARIS OBTUSA 'WELLS SPECIAL' / WELLS SPECIAL HINOKI FALSE CYPRESS	#5	CONT.
HA	9	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	30" HT MIN.	CONT.
HR	5	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS OAKLEAF HYDRANGEA	30" HT MIN.	CONT.
IR	8	ITEA VIRGINICA 'SMNIVMM' / FIZZY MIZZY® SWEETSPIRE	24"-36"	CONT.
TS	12	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	5' HT.	CONT.
PERENNIALS				
AB	27	ASTILBE X ARENDSII 'BRAUTSCHLEIER' / BRIDAL VEIL ASTILBE	#2	CONT.
BB	8	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1	CONT.
EC	6	ECHINACEA X 'CHEYENNE SPIRIT' / CHEYENNE SPIRIT CONEFLOWER	#2	CONT.
NW2	12	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	#2	CONT.

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

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

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

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

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Fax: (484) 947-2946
Info@InLandDesign.net

REGISTERED LANDSCAPE ARCHITECT — PENNSYLVANIA — MARLENA ANDERSON BRAUN — CERTIFICATE NUMBER LA-000317

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: 1" = 10'
Drawn by: MEAS/DWN
Checked by: MEAS
Project No. 12308

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

SHEET 10 OF 14

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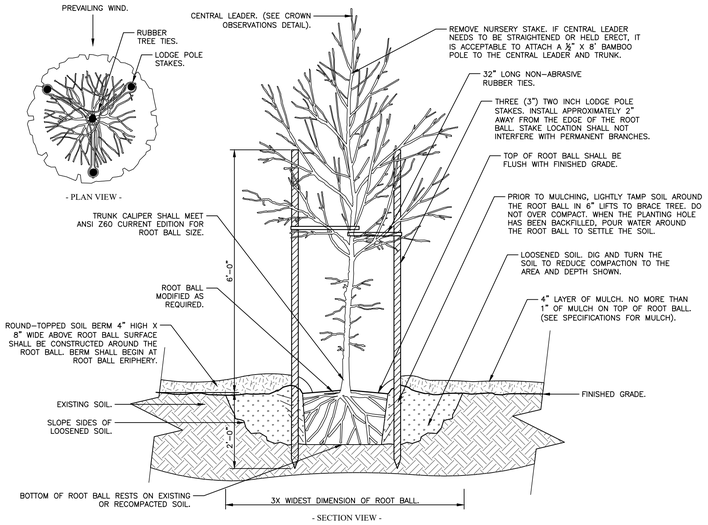
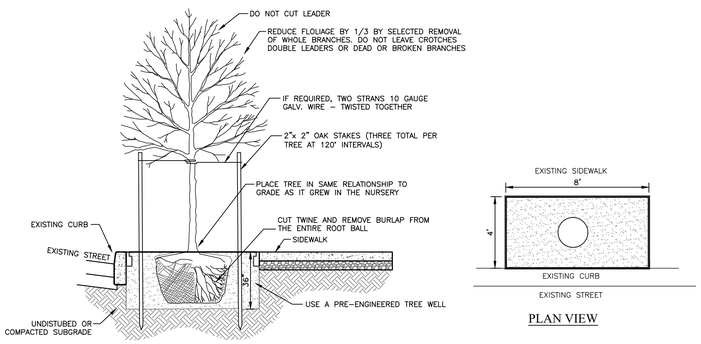


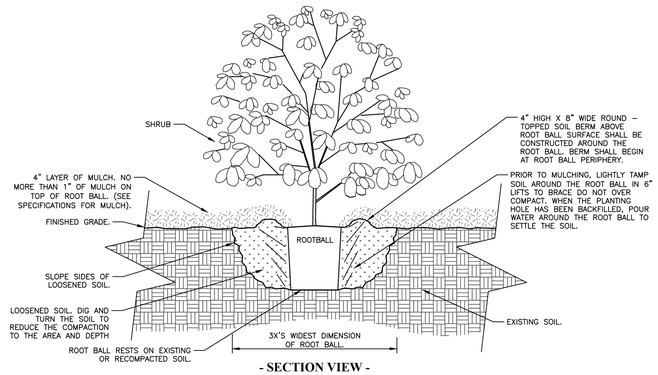
TYPICAL TREE PLANTING DETAIL

(NOT TO SCALE)



TYPICAL STREET TREE PLANTING DETAIL

(NOT TO SCALE)



TYPICAL SHRUB PLANTING DETAIL

(NOT TO SCALE)

TERRACAST MILLENIUM 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/

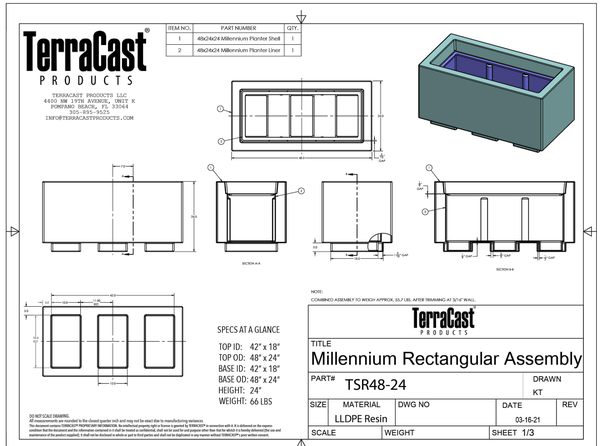
- INFO@TERRACASTPRODUCTS.COM
- (844) 285-9556

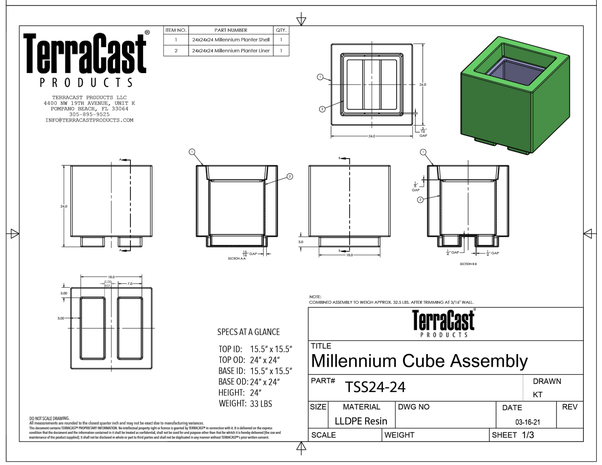
STREET PLANTER PLANTING OPTIONS

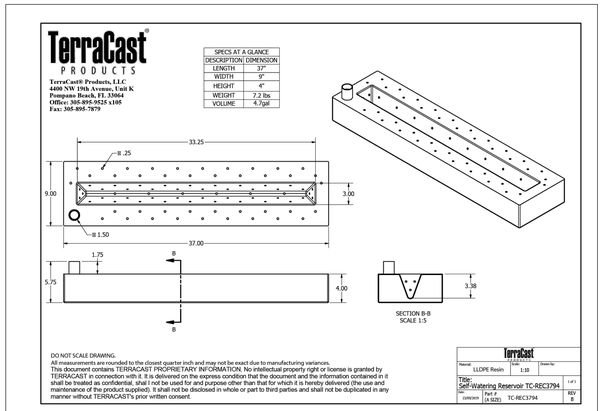
NOTES:

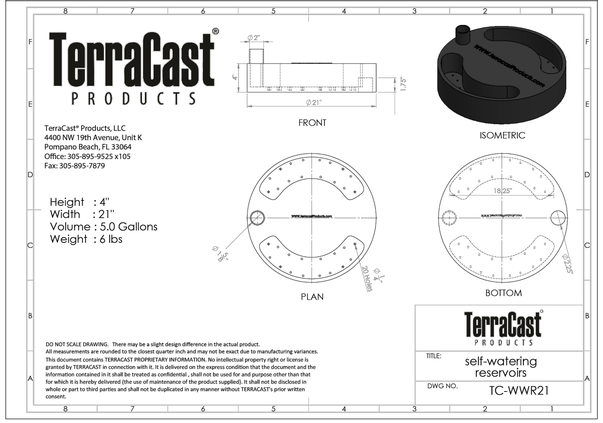
- USE PLANTER AND WATERING INSERT AS SPECIFIED
- PLANTER TO BE FILLED WITH POTTING SOIL-NOT GARDEN SOIL OR TOPSOIL
- LARGE PLANT IN CENTER OF PLANTER AS A FOCAL POINT
- SMALL AND TRAILING PLANTS AROUND THE FOCAL POINT.
- WATER, PRUNE, DEADHEAD AND WEED AS NEEDED.
- FERTILIZE AT MINIMUM TWICE A GROWING 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 AVAIABLE.

PHOTO	BOTANICAL / COMMON NAME	SIZE	CONTAINER
STREET PLANTERS			
	COLEUS 'SCUTELLARIOIDES / COLEUS	4"	POT
	IPOMOEA BATATAS / ORNAMENTAL SWEET POTATO	4"	POT
	LOBELIA X 'WNLOLASKBU' / LAGUNA SKY BLUE LOBELIA	4"	POT
	LYSIMACHIA NUMMULARIA / CREEPING JENNY	4"	POT
	PELARGONEUM X HORTORUM / GERANIUM	4"	POT
	PENNISETUM SETACEUM 'FIREWORKS' / FIREWORKS FOUNTAIN GRASS	#2	CONT.
	PETUNIA X HYBRIDA 'PAS841974' / EASY WAVE® MYSTIC PINK PETUNIA	4"	POT
	SALVIA LONGISPICATA X FARINACEA 'PAS1065777' / BIG BLUE SALVIA	4"	POT
	TAGETES 'NELSON01' / MARIGOLD	4"	POT
	VERBENA OFFICINALIS / VERBENA	4"	POT
	VIOLA TRICOLOR / PANSY	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/
  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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Pennsylvania One Call System
PA. act 172 of 1986 requires three working days notice
Serial Numbers:
20241660254

PENNSYLVANIA ACT 187 REQUIREMENTS:
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UPI: 1-8-147 | UPI: 1-8-147.1 | UPI: 1-8-148

InLand Design
Engineering, Surveying & Land Planning

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.

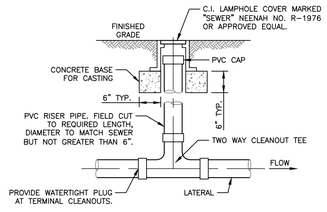
FINAL LAND DEVELOPMENT PLAN

Date: 9/30/2024
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

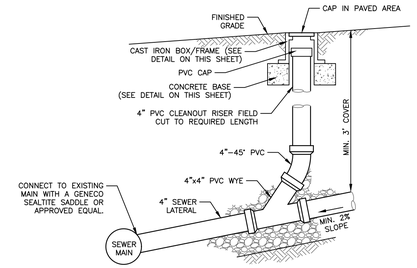
SHEET 11 OF 14

N:\12300\12308\dwg\Sheets\Preliminary Submission\11 LANDSCAPE & LIGHTING DETAILS.dwg



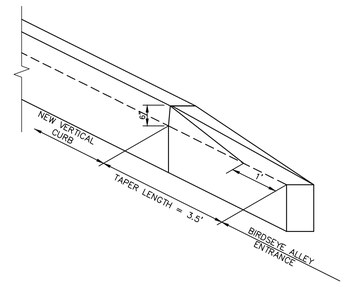
TYPICAL CLEANOUT FRAME AND COVER DETAIL PAVED SURFACES OR SIDEWALKS

(NOT TO SCALE)



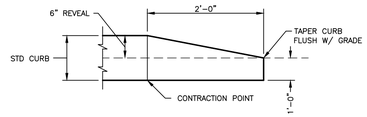
TYPICAL SANITARY SEWER LATERAL

(NOT TO SCALE)



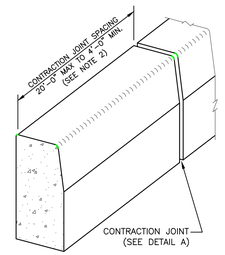
WASHINGTON ST./BIRDSEYE ALY CONCRETE CURB MOUNTABLE TAPER DETAIL

NOT TO SCALE

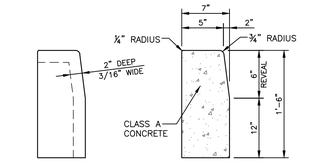


CURB END TREATMENT DETAIL

NOT TO SCALE



PLAIN CEMENT CONCRETE CURB



DETAIL A CONTRACTION JOINT

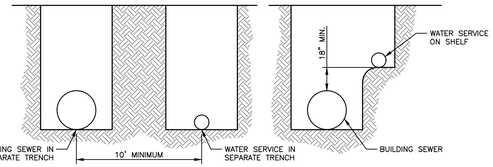
TYPICAL CROSS SECTION

NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, 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" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. WHERE CURBS ARE INSTALLED ADJACENT TO PARKING LANES A 6" HIGH CURB REVEAL CAN BE UTILIZED WITH APPROVAL FROM THE LOCAL MUNICIPALITY.
5. PROVIDE AN ASPHALTIC SEALER AT THE CURB TO PAVEMENT JOINT.

6" REVEAL - CONCRETE CURB

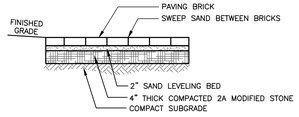
(NOT TO SCALE)



TYPICAL WATER & SEWER SERVICES SEPARATION DETAIL

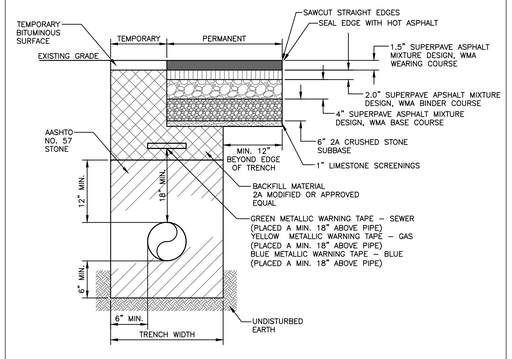
(NOT TO SCALE)

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).



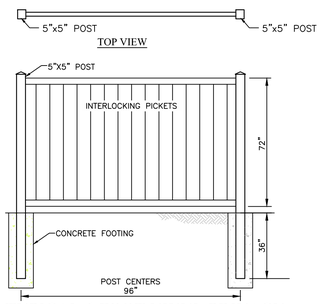
TYPICAL BRICK SIDEWALK SECTION

(NOT TO SCALE)



PAVEMENT RESTORATION DETAIL FOR WASHINGTON STREET, BIRDSEYE ALLEY AND PATTON ALLEY

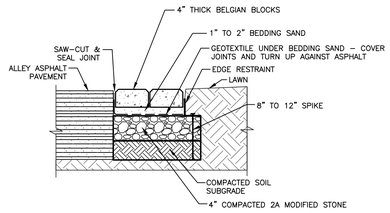
(NOT TO SCALE)



TYPICAL 6-FOOT VINYL PRIVACY FENCE DETAIL

(NOT TO SCALE)

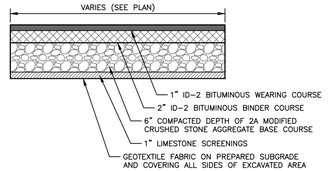
NOTE:
1. THE FENCE INSTALLED FOR THIS PROJECT SHALL BE A NON-WHITE COLOR.



PATTON ALLEY PAVEMENT BORDER

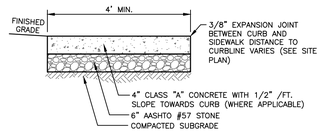
(NOT TO SCALE)

NOTE:
1. ALONG PATTON ALLEY, THE BLOCK BORDER SHALL BE 10" WIDE.
2. ALONG THE PAVEMENT RADIUS BETWEEN PATTON ALLEY AND BIRDSEYE ALLEY, THE BLOCK BORDER SHALL BE 24" WIDE, AS SHOWN ON THE PLAN.



TYPICAL DRIVEWAY / PARKING LOT SECTION

(NOT TO SCALE)



TYPICAL SIDEWALK SECTION

(NOT TO SCALE)

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PA. act 172 of 1986 requires
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UPI: 1-8-147 | UPI: 1-8-147.1 | UPI: 1-8-148

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Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InLandDesign.net

COMMONWEALTH OF PENNSYLVANIA
Registered
PROFESSIONAL
SCOTT G. ZWIZANSKI
ENGINEER
PE091752

No.	Date:	Description:
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5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

FINAL
LAND DEVELOPMENT PLAN

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

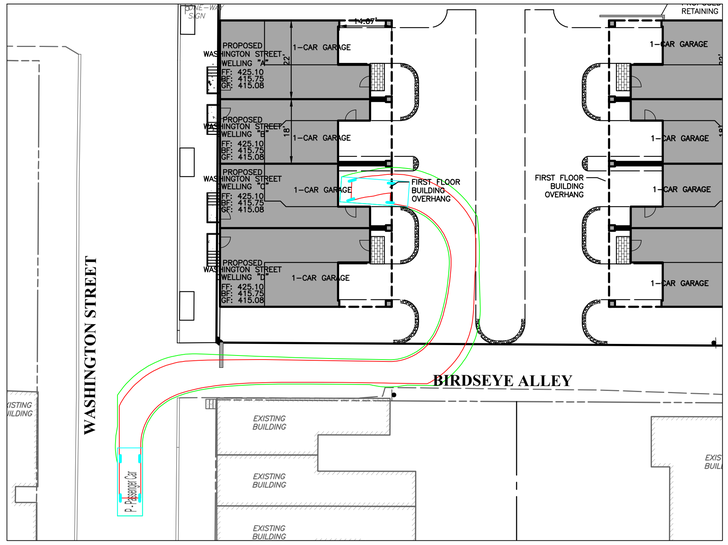
CONSTRUCTION DETAILS FOR

AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380

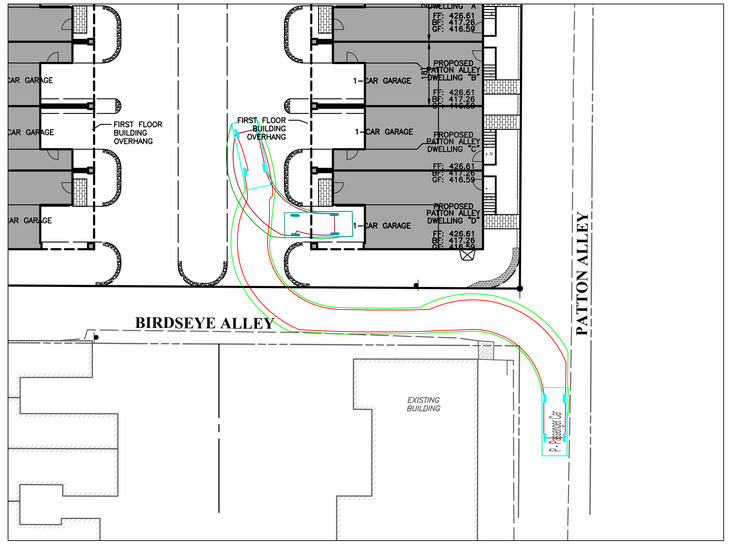
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET **12** OF 14

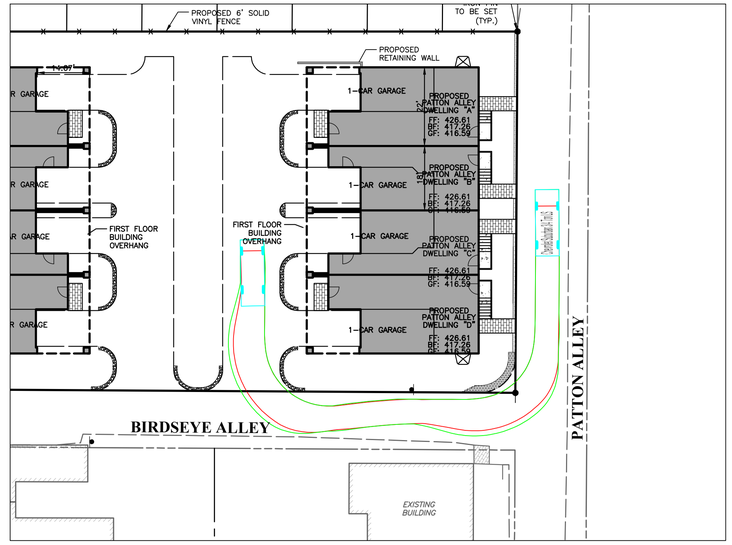
N:\12300\12308\dwg\Sheets\Preliminary Submission\12 CONSTRUCTION DETAILS.dwg



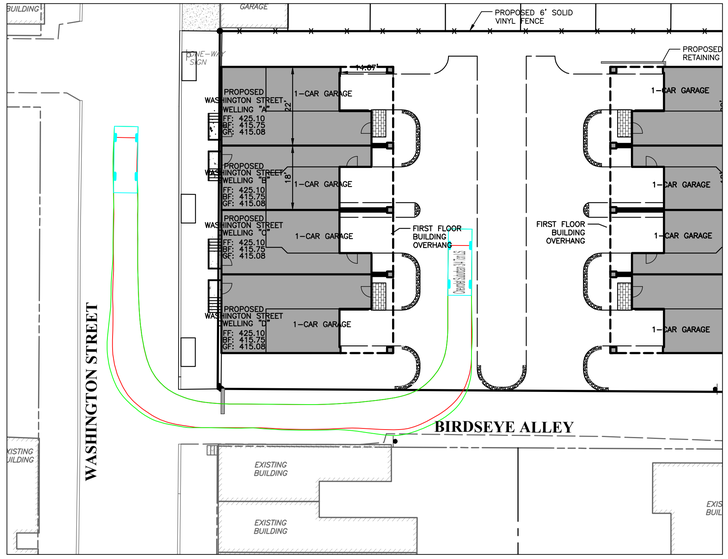
ENTERING SITE FROM WASHINGTON STREET



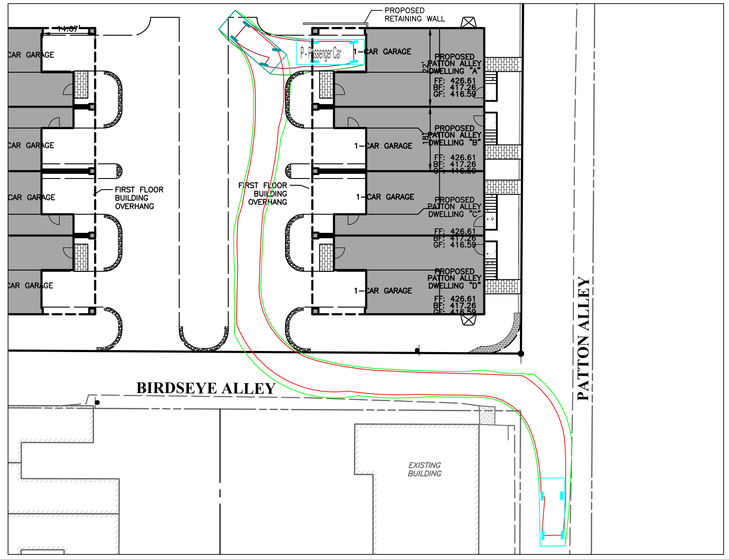
ENTERING SITE FROM NORTHBOUND PATTON ALLEY



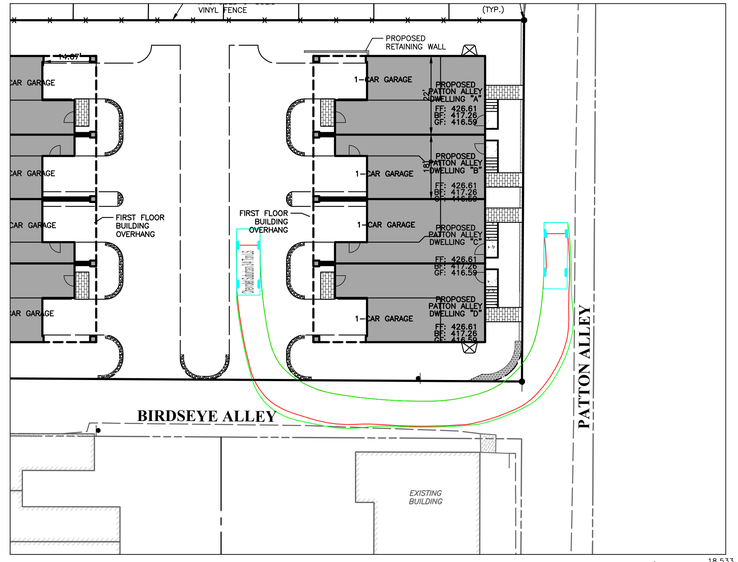
ENTERING SITE FROM SOUTHBOUND PATTON ALLEY



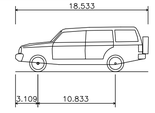
EXITING SITE TO WASHINGTON STREET



EXITING SITE TO SOUTHBOUND PATTON ALLEY



EXITING SITE TO NORTHBOUND PATTON ALLEY



Chevrolet Suburban 3/4 Ton LS	
Overall Length	18.533ft
Overall Width	6.582ft
Overall Body Height	6.250ft
Minimum Ground Clearance	0.690ft
Track Width	6.582ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	22.650ft

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COMMONWEALTH OF PENNSYLVANIA — Registered PROFESSIONAL — SCOTT G. ZWIZANSKI — ENGINEER — PE091752

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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

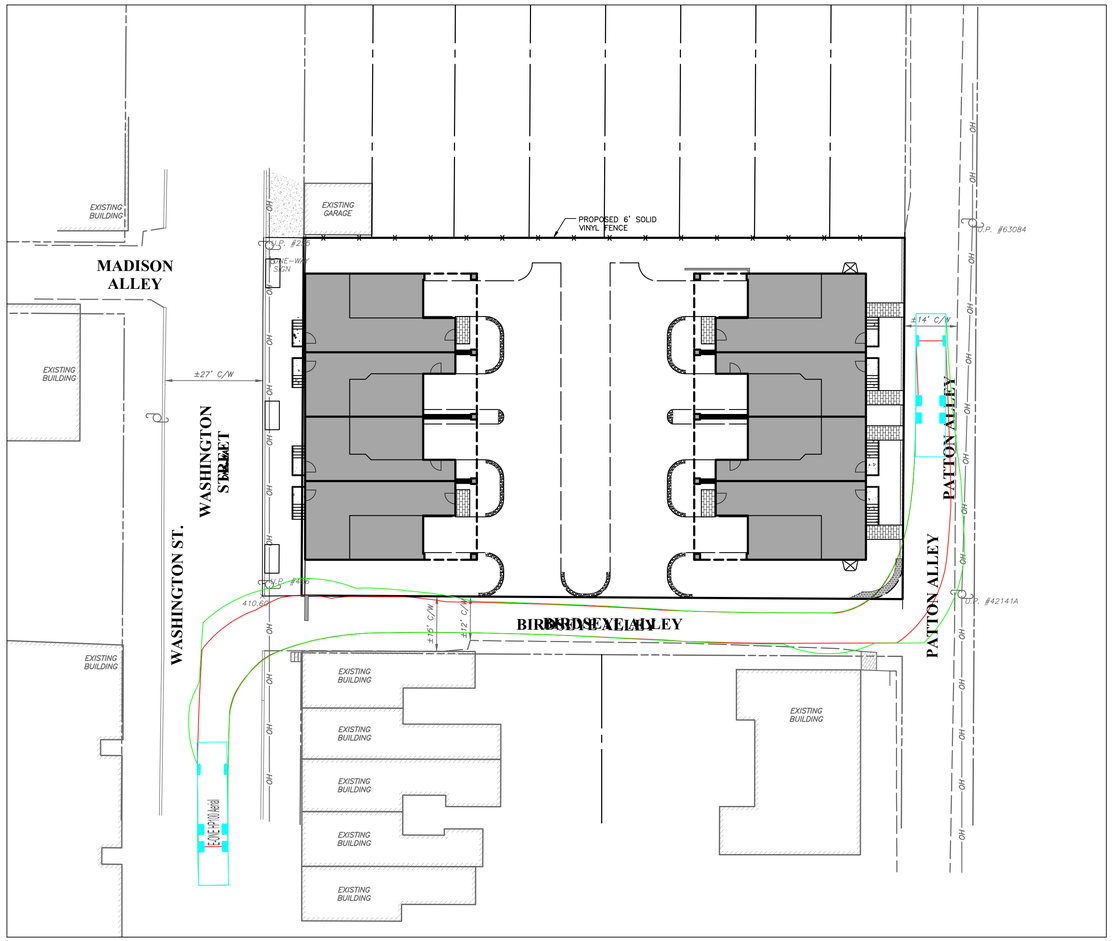
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

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

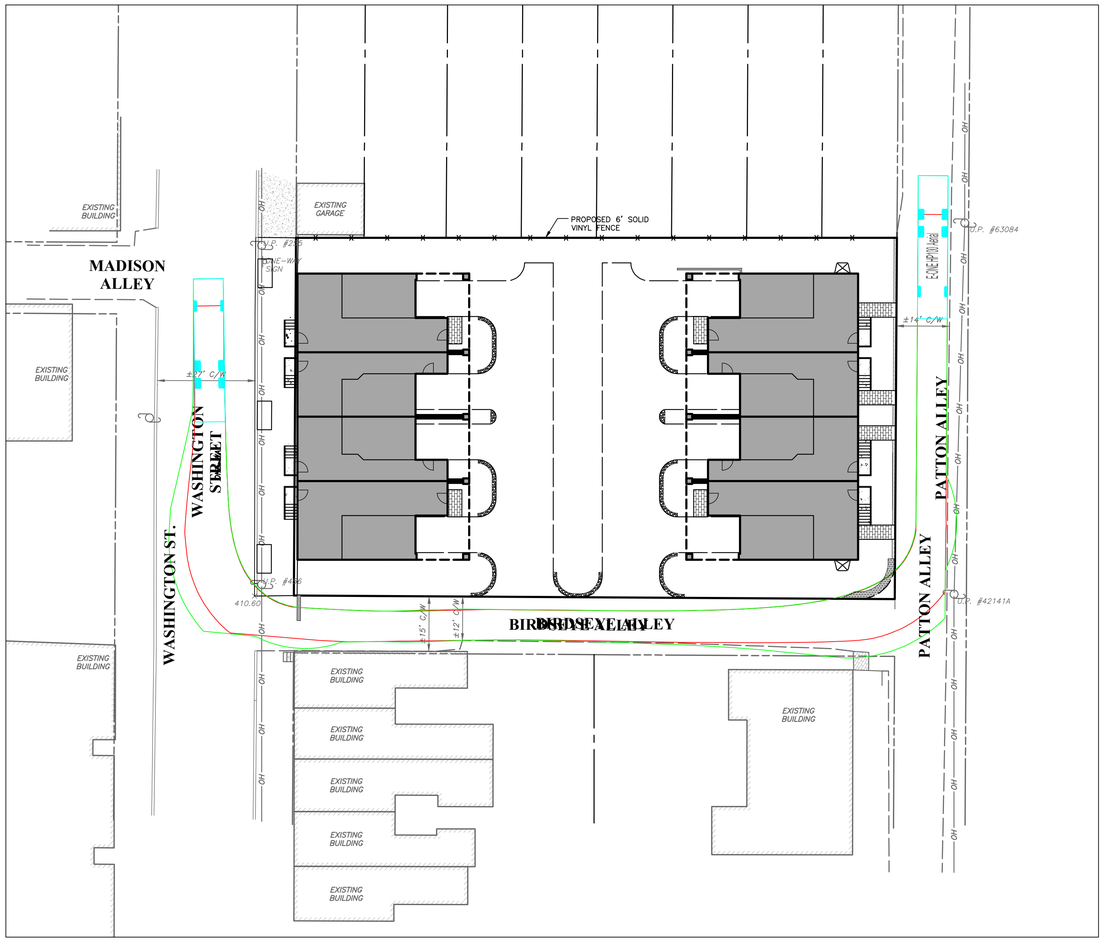
VEHICLE TURNING PLAN
FOR
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 13 OF 14

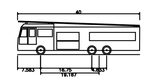
N:\12300\12308\dwg\Sheets\Preliminary Submission\13 VEHICLE TURNING PLAN.dwg



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	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.383ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

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PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL #20241660254 CALL BEFORE YOU DIG!

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4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

FINAL
LAND DEVELOPMENT PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(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

N:\12300\12308\dwg\Sheets\Preliminary Submission\14 TRUCK TURNING PLAN.dwg

INLAND DESIGN

Engineering, Surveying & Land Planning

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:

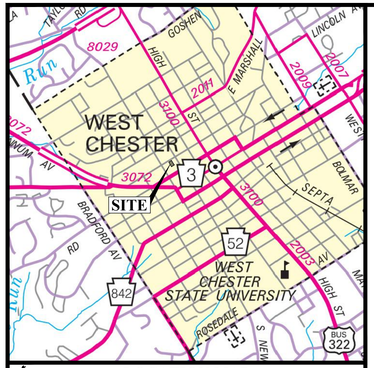
Pursuant to our recent conversation, attached is the latest revision of the Land Development Plans for the above-referenced project. The attached plans show the properties being redeveloped into a residential community of 8 townhomes. As discussed, the existing conditions on the parcels include 3 buildings 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

FINAL
LAND DEVELOPMENT PLAN
FOR
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET, WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES:

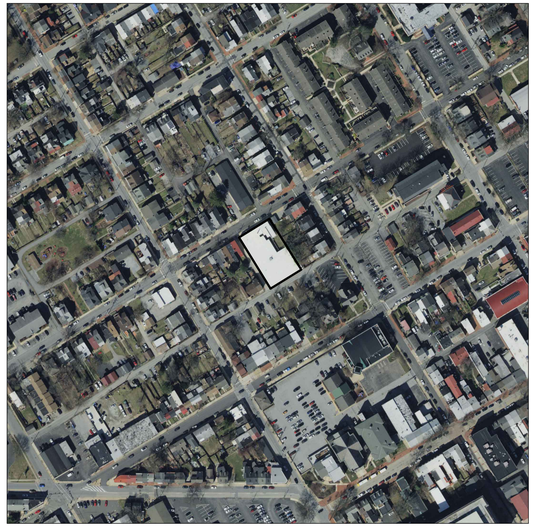
1. TOTAL TRACT AREA = 0.385 ACRES (16,883 S.F.)
2. TAX PARCEL NUMBERS: UPIs: 1-8-147, 1-8-147.1, AND 1-8-148.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. BOUNDARY INFORMATION SHOWN PER FIELD SURVEY PERFORMED IN JUNE 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
5. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JUNE, 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FOOT.
6. ELEVATIONS BASED ON NAVD88 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JUNE 18, 2024.
7. THE PROPERTY IS LOCATED WITHIN THE 'NC-2' - NEIGHBORHOOD CONSERVATION ZONING DISTRICT FOR SINGLE-FAMILY ATTACHED DWELLINGS.
8. THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY PER THE NATIONAL WETLANDS INVENTORY.
9. 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.
10. 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.
11. SITE GEOLOGY IS CHARACTERIZED AS Fgp: FELSIC GNEISS.
12. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
13. THE SITE IS LOCATED IN THE TAYLOR RUN WATERSHED WHICH IS TRIBUTARY TO THE BRANDYWINE CREEK WATERSHED. THE CHAPTER 93 DESIGNATION FOR TAYLOR RUN: TROUT STOCKING (TSF), MIGRATORY FISHES (MF).
14. 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.
15. 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.
16. THE SITE DEVELOPER SHALL BE RESPONSIBLE TO COORDINATE WITH A PROFESSIONAL LAND SURVEYOR TO SET ALL PROPOSED BOUNDARY MONUMENTATION AT THE COMPLETION OF CONSTRUCTION.
17. THE OWNER AND CONTRACTOR ARE RESPONSIBLE TO ENSURE THAT NO DAMAGE OCCURS TO EXISTING CURBING OR ROADWAYS. ANY DAMAGE WILL REQUIRE IMMEDIATE REPAIR TO THE BOROUGH'S SATISFACTION. ADDITIONALLY, WEST CHESTER BOROUGH DOES NOT ACCEPT MUD, DIRT OR DEBRIS TRACKED ONTO EXISTING ROADS. ANY MUD, DIRT OR DEBRIS OFFSITE / ON THE ROADS SHALL BE IMMEDIATELY CLEANED/REMOVED.
18. THERE ARE NO STREETS, RIGHTS-OF-WAY, OR ANY PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. THE ONE-CAR GARAGE IN EACH DWELLING SHALL MAINTAIN A 9-FOOT BY 18-FOOT OPEN PARKING SPACE AREA.
26. THE CONTRACTOR SHALL REPAIR ANY DAMAGED SECTIONS OF EXISTING SEWER MAIN THAT IS ENCOUNTERED/CAUSED DURING LATERAL CONNECTIONS.
27. PRE AND POST LATERAL CONNECTION TV INSPECTION OF THE EXISTING PATTON ALLEY SEWER MAIN SHALL BE COMPLETED BY THE DEVELOPER.

WAIVER REQUESTS:

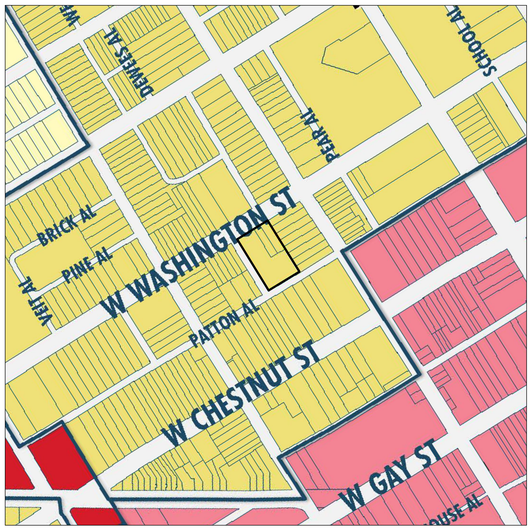
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE WEST CHESTER BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

1. §97-27.F(7) - THE APPLICANT REQUESTS A WAIVER FROM THE REFERENCED SECTION OF THE ORDINANCE THAT REQUIRES 75-FEET CLEAR-SIGHT TRIANGLES BE PROVIDED AT THE ALL STREET INTERSECTIONS. THE 75-FOOT CLEAR-SIGHT TRIANGLE AT THE 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.
2. §97-27.F(6) - 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.

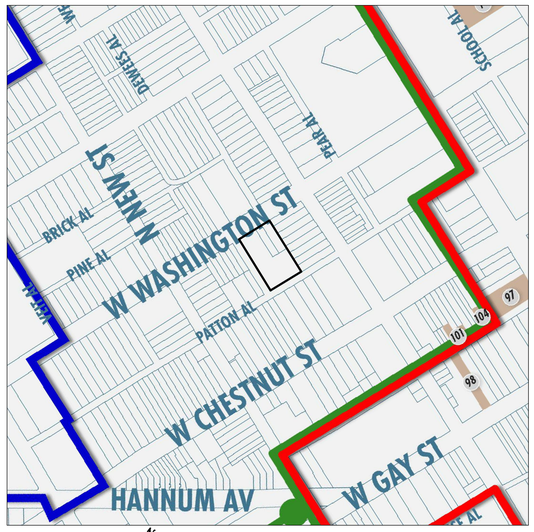
USGS MAP
SCALE 1:200



AERIAL MAP
SCALE 1:200



ZONING MAP
SCALE 1:200



HISTORIC RESOURCE PROTECTION MAP
SCALE 1:200

SHEET INDEX

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

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

_____ _____

_____
(NOTARY PUBLIC OR OTHER OFFICER)

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

_____

_____

_____

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

CCPC FILE # _____

_____
SECRETARY

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

_____
BOROUGH ENGINEER

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

_____

_____

_____

RECORDER OF DEEDS

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

_____
RECORDER OF DEEDS

ENGINEER'S CERTIFICATION:

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

SCOTT J. ZWIZANSKI, P.E.

APPLICANT'S CERTIFICATION:

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

_____
APPLICANT

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

DESCRIPTION	REQUIRED	EXISTING			PROPOSED
		UPI: 1-8-147.1	UPI: 1-8-147	UPI: 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	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	N/A
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	< 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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PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 CALL BEFORE YOU DIG!

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

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

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Info@InLandDesign.net

COMMONWEALTH OF PENNSYLVANIA — Registered — PROFESSIONAL — SCOTT J. 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

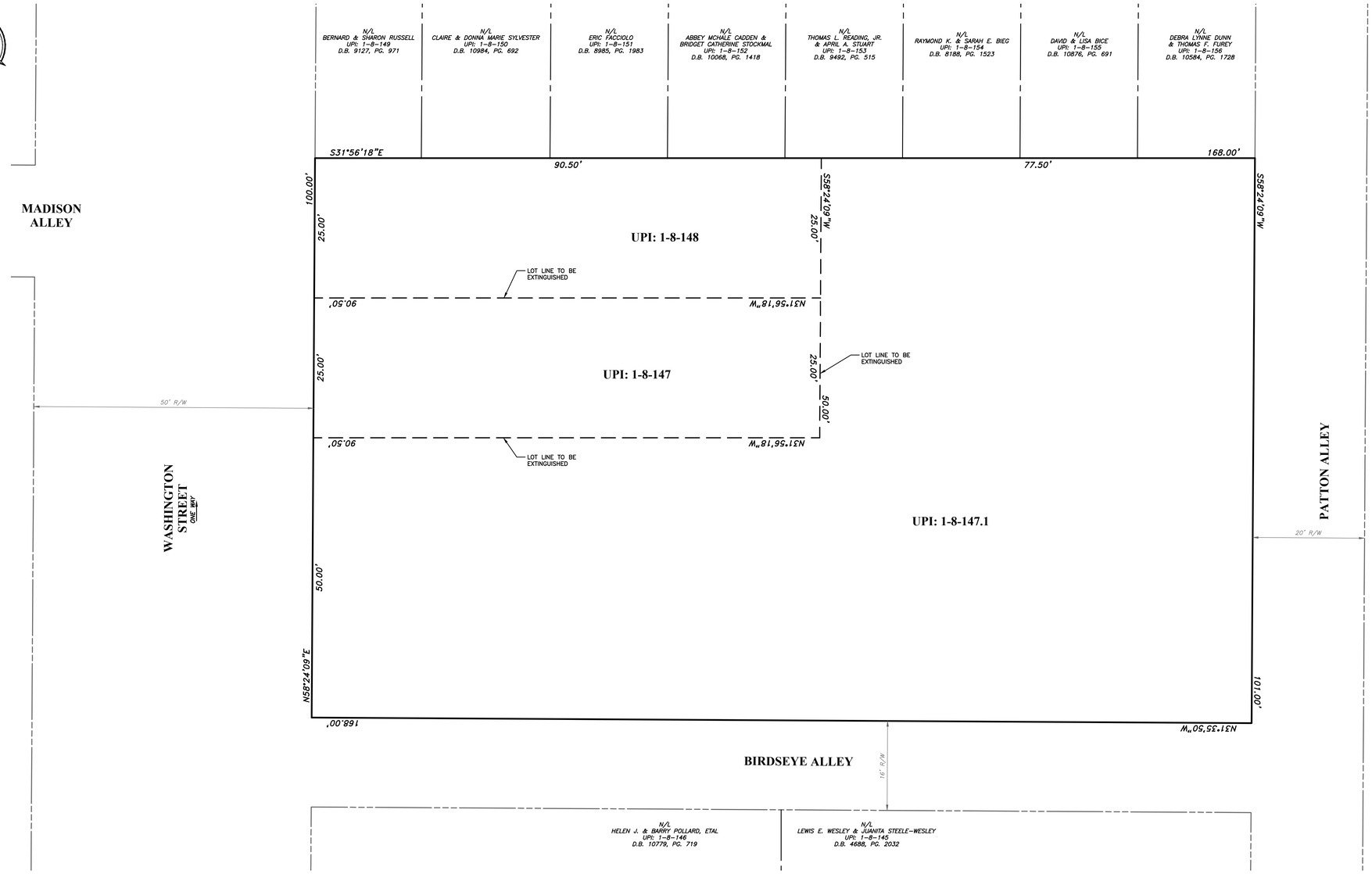
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

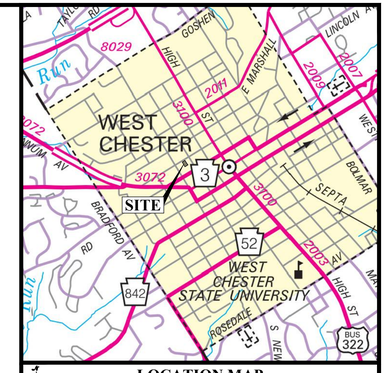
COVER SHEET FOR
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 1 OF 14

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\1 COVER SHEET.dwg





LOCATION MAP
SCALE: 1" = 2000'

TITLE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCELS 1-8-147, 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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Pennsylvania One Call System
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Serial Numbers:
20241660254

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

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
SCOTT G. ZWIZANSKI
ENGINEER
PE091752

No.	Date:	Description:
1	12/16/2024	REVISED PER MUNICIPAL REVIEW LETTERS.
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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

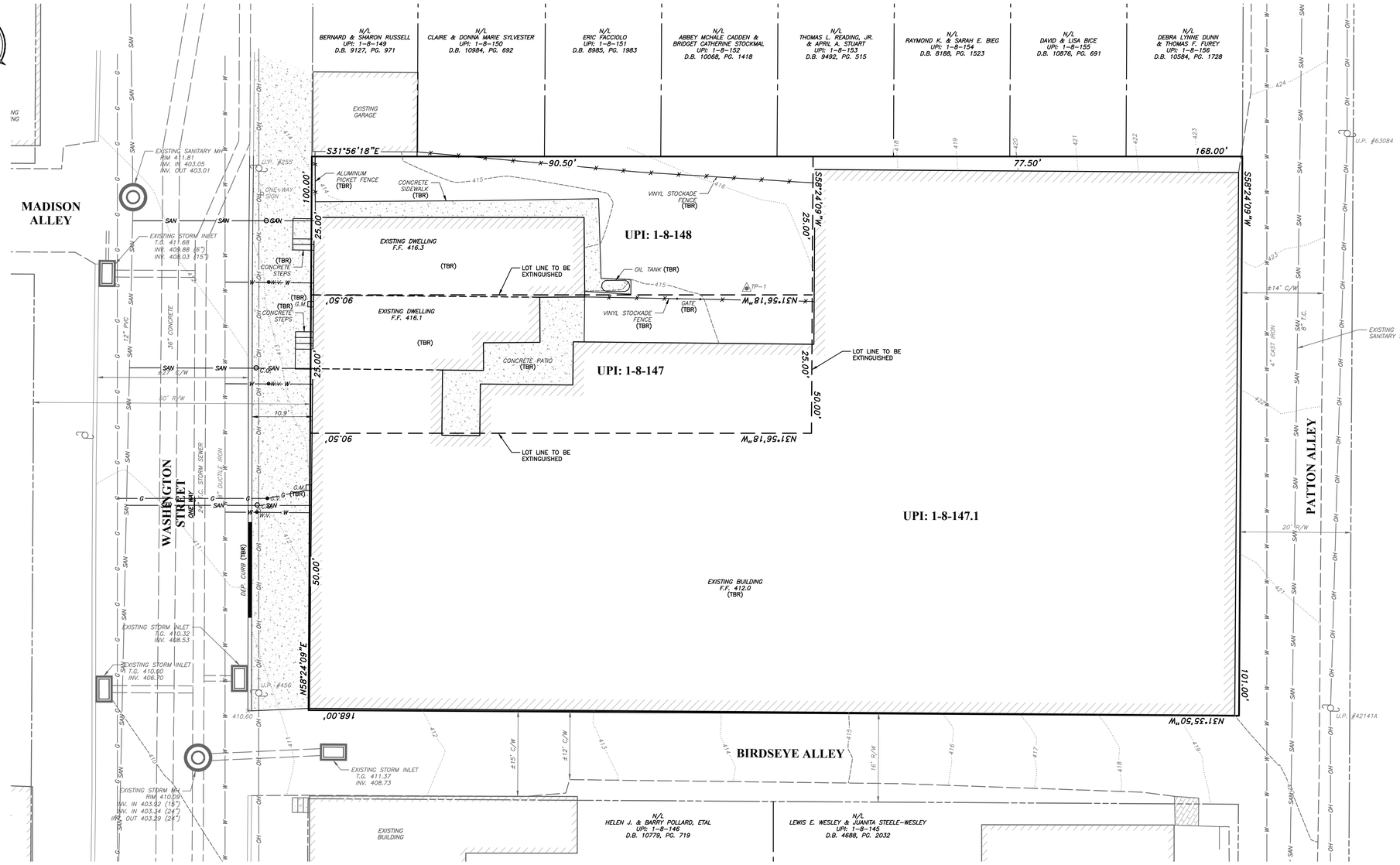
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

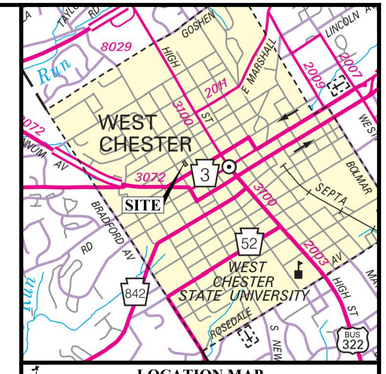
Date: 9/30/2024
Scale: 1" = 10'
Drawn by: DWN
Checked by: DWN
Project No. 12308

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\2 TITLE PLAN.dwg





LOCATION MAP
SCALE: 1" = 2000'

DEMOLITION NOTES:

1. THE EARTHWORK/SITE CONTRACTOR SHALL REMOVE AND/OR DEMOLISH ALL OF THE ANCILLARY FEATURES WHICH INTERFERE AND/OR CONFLICT WITH THE PROPOSED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FENCES FENCE POSTS AND FOOTINGS, POSTS, VEGETATION, PADS, STEPS, SIGNS BOLLARDS, CURBING, RAILINGS, ETC., INCLUDING EXISTING IMPROVEMENTS THAT MAY NOT BE SHOWN ON THESE PLANS. REMOVAL OF TREES MUST INCLUDE REMOVAL OF THE STUMPS.
2. THE EARTHWORK/SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PROVIDERS/OWNERS TO DISCONNECT THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDING(S) AND/OR SITE PRIOR TO BEGINNING DEMOLITION. SERVICES, INCLUDING BUT NOT LIMITED TO STORM SEWER, ELECTRIC, SANITARY SEWER, GAS, TELEPHONE, AND WATER, MUST BE REMOVED AS DIRECTED BY THE APPROPRIATE UTILITY PROVIDERS/OWNERS.
3. THE EXISTING SANITARY SEWER LATERALS IN 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.
4. 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.
5. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY, STATE, AND/OR OTHER GOVERNING BODIES STANDARDS.
6. CONTRACTOR SHALL IMPLEMENT MEASURES TO PREVENT DUST FROM LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
7. 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.
8. 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.
9. 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.
10. WHERE APPLICABLE, THE EARTHWORK/SITE CONTRACTOR SHALL PLUG EXISTING DRAINAGE STRUCTURES WITH BRICK AND NON-SHRINK GROUT.
11. DEMOLITION OF THE EXISTING BUILDINGS SHALL BE COMPLETED SO THAT THE EXISTING ROADWAYS AND ADJACENT PROPERTIES ARE NOT DISTURBED.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TP-5 — TEST PIT LOCATION
- 102 — EXISTING 2' CONTOUR
- 100 — EXISTING 10' CONTOUR
- X102.35 — EXISTING SPOT ELEVATION
- EXISTING SIGN
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING CONCRETE PAD, SIDEWALK OR PATIO
- EXISTING FENCE LINE
- SAN — EXISTING STORM STRUCTURES & PIPE
- SAN — EXISTING SANITARY STRUCTURES & PIPE
- EXISTING SANITARY CLEAN-OUT
- EXISTING WATER VALVE
- W — EXISTING WATER LINE
- EXISTING GAS VALVE
- G — EXISTING GAS LINE
- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD WIRE
- (TBR) — TO BE REMOVED

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.
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NET LOT AREA	16,883 S.F.	0.388 AC.

EXISTING IMPERVIOUS COVERAGE:

DESCRIPTION	UPI: 1-8-147.1	UPI: 1-8-147	UPI: 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	HYDROLIC SOIL GROUP
UrB	URBAN LAND	0% - 8%	---	---	---	---	8s	---

OWNER / APPLICANT:

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

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

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

COMMONWEALTH OF PENNSYLVANIA — Registered Professional — SCOTT V. 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

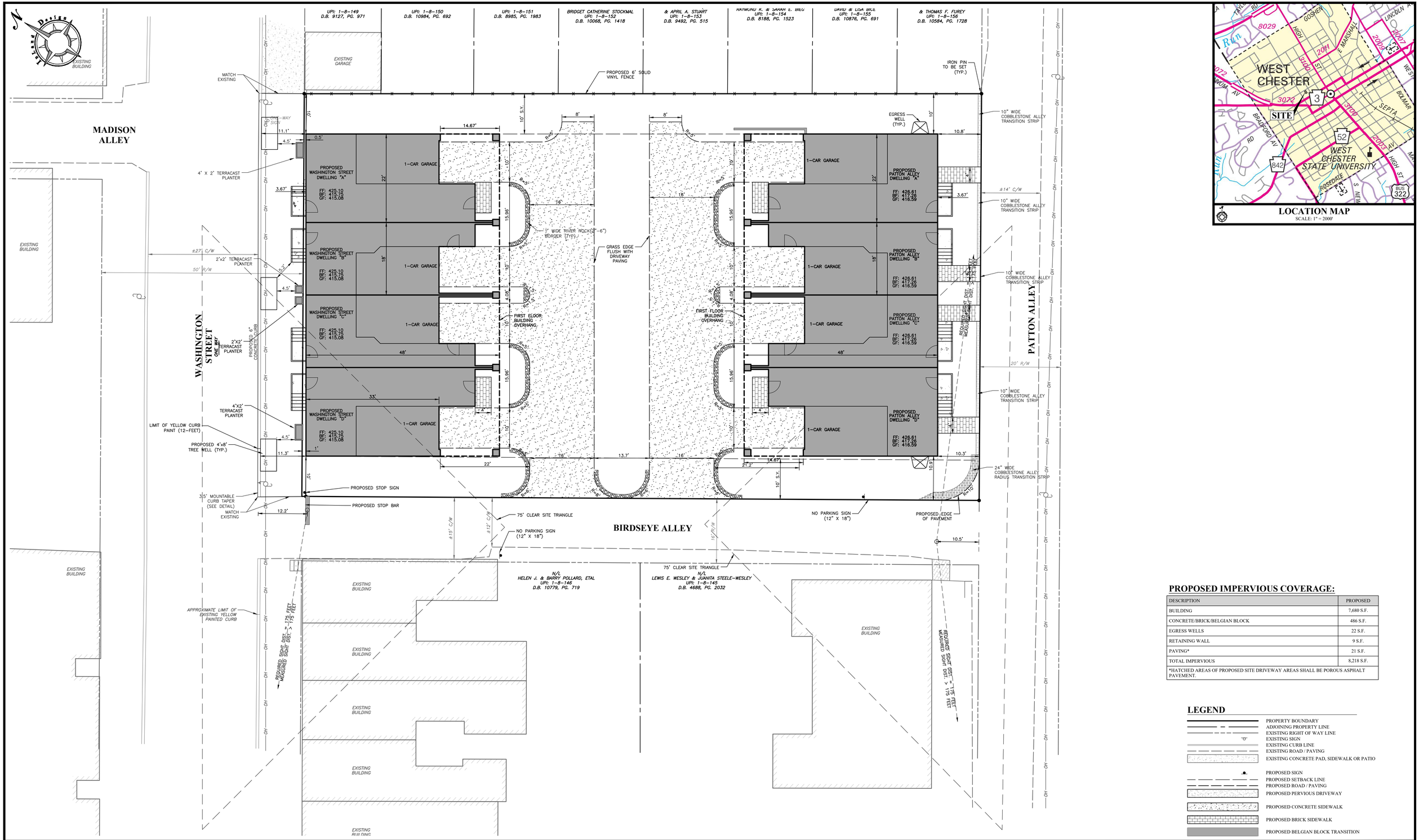
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

Date: 9/30/2024
Scale: 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

N:\12300\12308\dwg\Sheets\Preliminary Submission\3 EXISTING CONDITIONS & DEMOLITION PLAN.dwg



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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LAND DEVELOPMENT PLAN

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(IN FEET)
1 Inch = 10'

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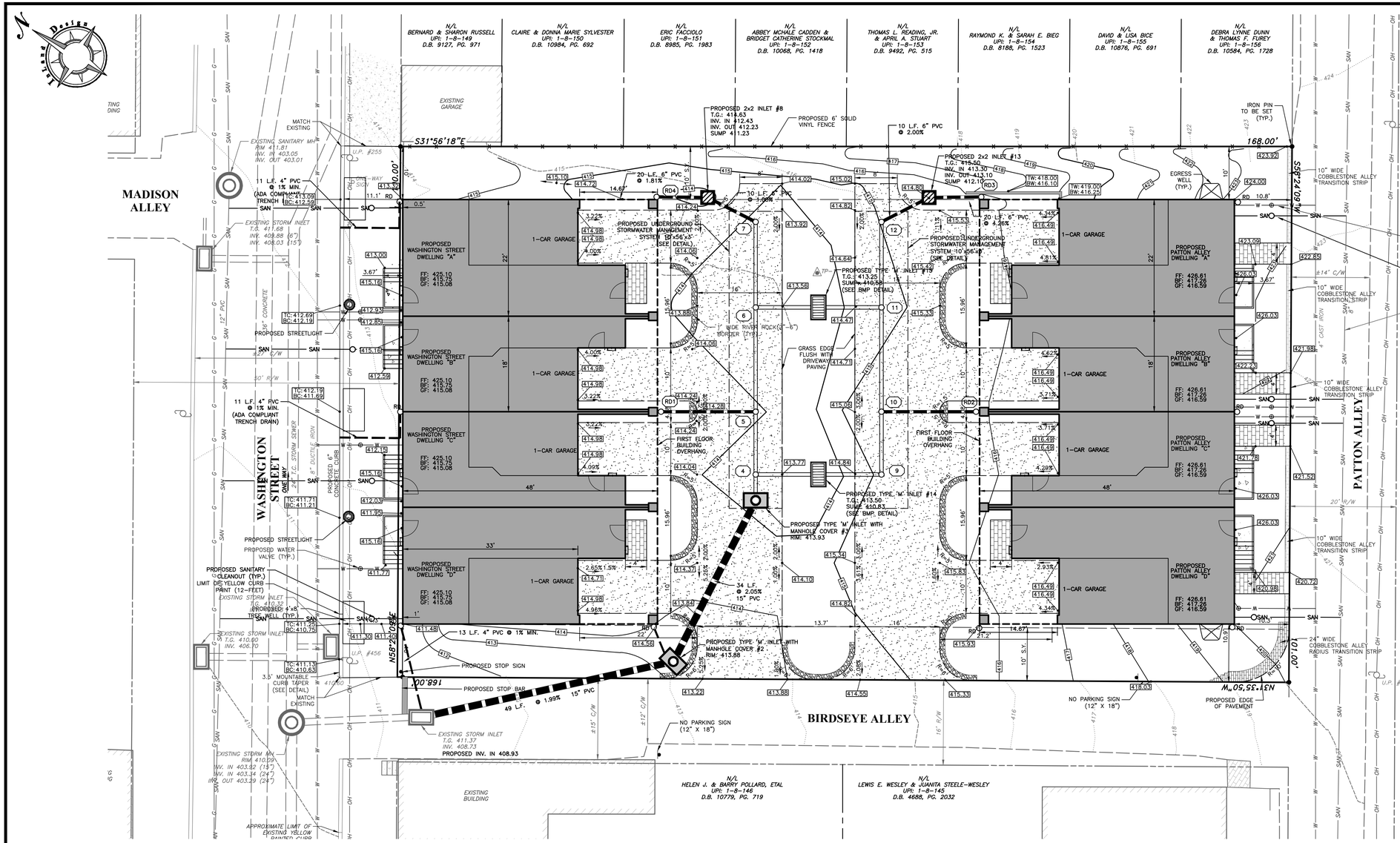
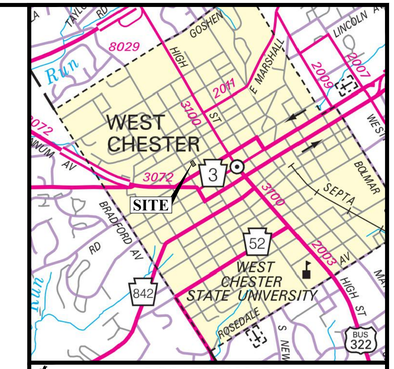
Project No. 12308

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\4 LAYOUT PLAN.dwg





LOCATION MAP
SCALE: 1" = 2000'

CONSTRUCTION NOTES:

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

LEGEND

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- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TP-5 TEST PIT LOCATION
- 102 EXISTING 2' CONTOUR
- 100 EXISTING 10' CONTOUR
- ×102.35 EXISTING SPOT ELEVATION
- EXISTING SIGN
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING CONCRETE PAD, SIDEWALK OR PATIO
- EXISTING FENCE LINE
- EXISTING STORM STRUCTURES & PIPE
- SAN EXISTING SANITARY STRUCTURES & PIPE
- EXISTING SANITARY CLEAN-OUT
- EXISTING WATER VALVE
- W EXISTING WATER LINE
- EXISTING GAS VALVE
- G EXISTING GAS LINE
- EXISTING UTILITY POLE
- OH EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- 102 PROPOSED 2' CONTOUR
- 100 PROPOSED 10' CONTOUR
- 425.35 PROPOSED SPOT ELEVATION
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- 11 12 13 14 PROPOSED STORM STRUCTURES & PIPE
- SAN PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- SAN PROPOSED SANITARY LATERAL
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- W PROPOSED WATER LINE

OWNER / APPLICANT:
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833 LINCOLN AVE, #1
WEST CHESTER, PA 19380
ATTN: MICHAEL ZAPPITELLI

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COMMONWEALTH OF PENNSYLVANIA
SCOTT G. ZWIZANSKI
PROFESSIONAL ENGINEER
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UPI: 1-8-147 | UPI: 1-8-147.1 | UPI: 1-8-148

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FINAL
LAND DEVELOPMENT PLAN

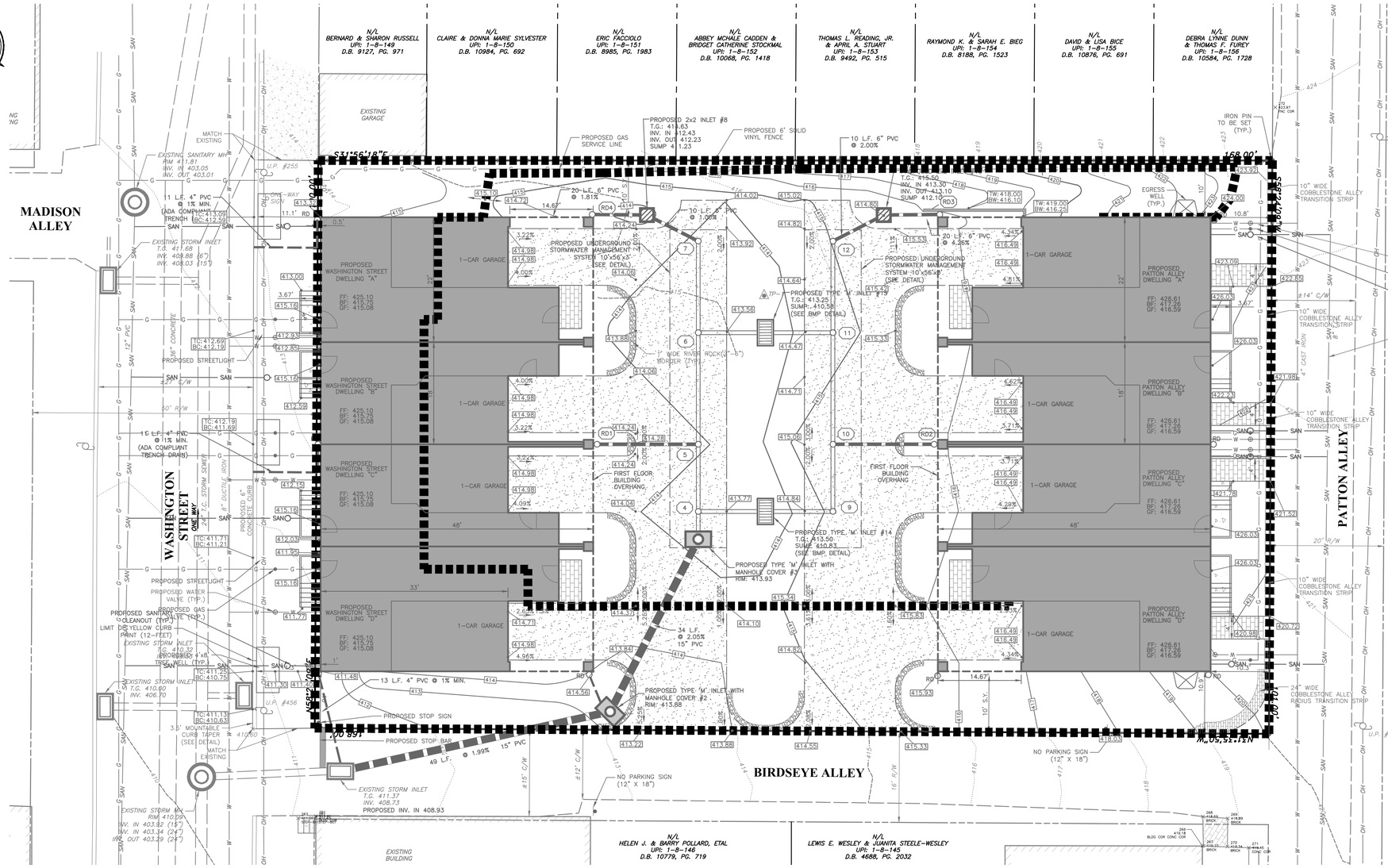
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

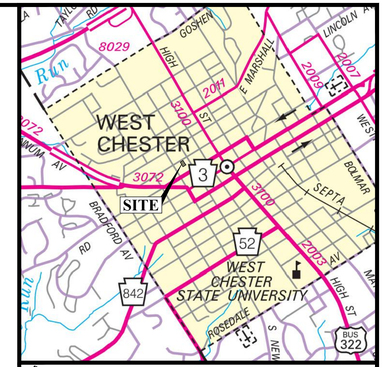
Date:	9/30/2024
Scale:	1" = 10'
Drawn by:	DWN
Checked by:	SJZ
Project No.	12308

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\5 IMPROVEMENTS CONSTRUCTION PLAN.dwg





LOCATION MAP
SCALE: 1" = 2000'

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 BMP'S, AND SHALL RETAIN THE RECORDS FOR AT LEAST FIFTEEN YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED.
6. AN AS-BUILT PLAN OF THE PROPOSED BMPS SHALL BE SUBMITTED TO THE MUNICIPALITY IN ACCORDANCE WITH THE STORMWATER ORDINANCE.
7. THE APPLICANT ACKNOWLEDGES THAT, PER MUNICIPAL ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.
8. 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.
9. DURING CONSTRUCTION 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.
10. 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.
11. ALL ROOF DRAINS ARE TO BE 6" SDR35 PVC AT A MINIMUM 1% SLOPE UNLESS OTHERWISE NOTED.
12. GUTTERS ARE TO BE FITTED WITH GUTTER GUARDS TO KEEP LEAVES DEBRIS OUT OF THE INFILTRATION BED.
13. FOUNDATION PERIMETER DRAINS AND SUMP PUMP OUTLETS ARE NOT TO BE DIRECTED TO STORMWATER BMPS. OUTLET LOCATIONS ARE TO BE LOCATED IN THE FIELD DURING CONSTRUCTION.

LEGEND

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- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- POST DRAINAGE AREA

BMP OPERATIONS AND MAINTENANCE PROCEDURES:

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

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

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

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

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

THE PROPERTY OWNER, HIS SUCCESSOR, OR ASSIGNS SHALL MAKE RECORDS OF THE INSTALLATION, AND OF ALL MAINTENANCE AND REPAIRS OF ALL BMP'S, 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 BMP'S 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 4/2/2025, 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.

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

SCOTT J. ZWIZANSKI, P.E.

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SCOTT G. 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'

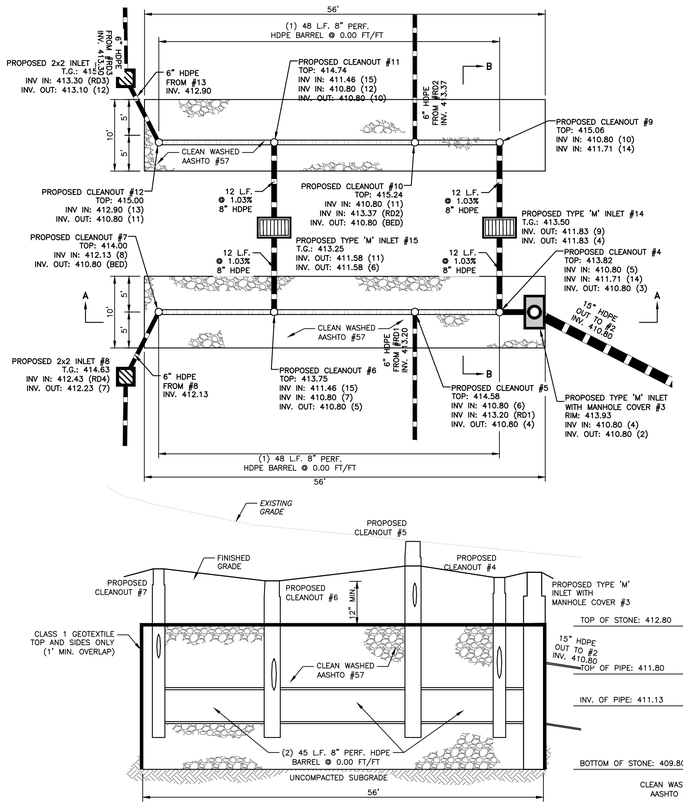
Date: 9/30/2024
Scale: 1" = 10'
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\6 PCSM PLAN.dwg



- SECTION A -

- SECTION B -

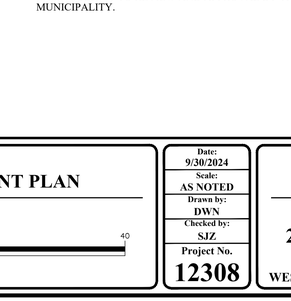
BMP SUBSURFACE INFILTRATION BED
(NOT TO SCALE)

SUBSURFACE INFILTRATION BED CONSTRUCTION SEQUENCE :

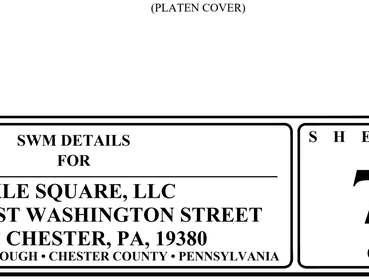
1. THE INSTALLATION OF THE SUBSURFACE INFILTRATION BEDS SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE.
2. EXCAVATE THE SUBSURFACE INFILTRATION BED TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE. INSTALL 12" FILTER SOCK ALONG THE UPSLOPE PERIMETER OF THE EXCAVATED AREA TO PREVENT RUNOFF FROM UNSTABILIZED AREAS FROM ENTERING THE INFILTRATION AREA. IF UNFAVORABLE CONDITIONS, SUCH AS GROUNDWATER AND/OR FACILITY ROCK, ARE ENCOUNTERED DURING INSTALLATION OF THE SUBSURFACE INFILTRATION BED, CONSTRUCTION SHALL CEASE AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED. AN ALTERNATIVE SYSTEM SUITABLE TO THE FIELD CONDITIONS SHALL BE DESIGNED AND APPROVED BY THE MUNICIPALITY AND THE CONSERVATION DISTRICT PRIOR TO FURTHER INSTALLATION BY THE CONTRACTOR.
3. ONCE EXCAVATION IS COMPLETE, PERFORM ADDITIONAL INFILTRATION TESTS IN EACH BED AREA AT THE PROPOSED BOTTOM OF BED ELEVATION USING THE DOUBLE RING INFILTROMETER METHOD TO VERIFY THE DESIGN TEST RESULTS. IF TESTED RATES DO NOT MEET THE DESIGN RATES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. SCARIFY THE BOTTOM OF THE EXCAVATION. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE FACILITY.
   NOTE: SUBSURFACE INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED THE SUBSURFACE INFILTRATION BED, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, EXCAVATION, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE), PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12" OVERLAP 12" ON ALL SEAMS.
5. PLACE AASHTO #57 STONE IN THE BOTTOM OF THE FACILITY AND EVENLY DISTRIBUTE ON THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE FACILITY IS NOT TORN DURING INSTALLATION. ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE. THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO THE FACILITY TO ENSURE THAT IT IS CLEAN WASHED STONE.
6. INSTALL THE INLETS AND DISTRIBUTION PIPE AS SHOWN ON THE PLAN & DETAIL. 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.
7. COMPLETE PLACEMENT OF THE STONE IN THE SUBSURFACE INFILTRATION BED. OVERLAP FILTER FABRIC ON TOP OF THE SUBSURFACE INFILTRATION BED. BACKFILL OVER THE SUBSURFACE INFILTRATION BED WITH SOIL TO FINISHED GRADE. STABILIZE AREA OVER UNDERGROUND FACILITY WITH PERMANENT MEASURES AS STATED ON THE EROSION AND SEDIMENT CONTROL PLAN. INSTALL WATERTIGHT COVERS ON ALL TRIBUTARY INLETS UNTIL THE SUBSURFACE INFILTRATION BED DRAINAGE AREA IS STABILIZED TO PREVENT CONTAMINATION OF STONE WITHIN THE SUBSURFACE INFILTRATION BED.
8. ALL INLETS SHALL BE GIVEN A FINAL INSPECTION AFTER THE SITE HAS BEEN STABILIZED TO ENSURE THEY ARE FREE OF SEDIMENT.

SUBSURFACE INFILTRATION BED NOTES:

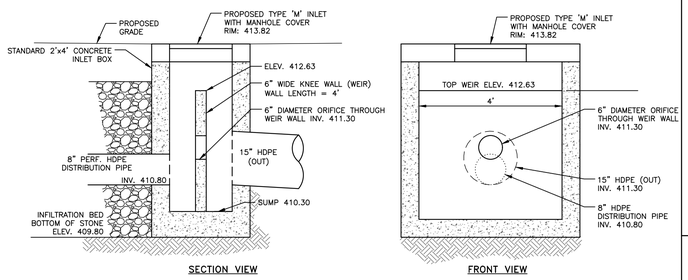
1. DURING SITE CONSTRUCTION, THE INFILTRATION BED SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL AND SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION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



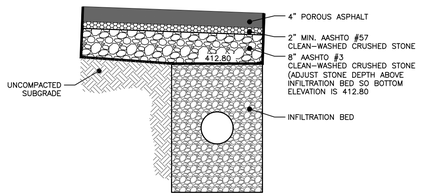
DOWNSPOUT OVERFLOW
NOT TO SCALE



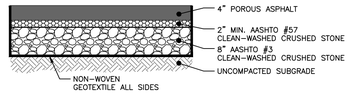
ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL
NOT TO SCALE
FOR CLEANOUT IN PAVED AREA SEET DETAIL ON SHEET 12.



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



POROUS PAVEMENT / INFILTRATION BED DETAIL
(NOT TO SCALE)



POROUS PAVEMENT DETAIL
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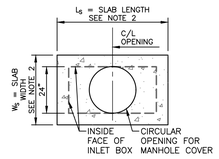
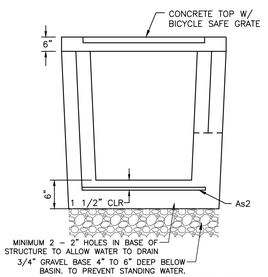


STANDARD INLET BOX

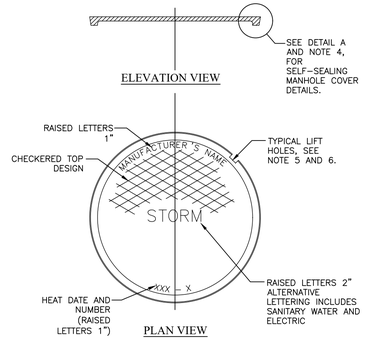
CIRCULAR OPENINGS:
1. FOR A STANDARD BOX, ONLY A 24" OPENING IS PERMITTED.

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



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

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



CAST IRON MANHOLE COVER
(PLATEN COVER)

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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 locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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

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COMMONWEALTH OF PENNSYLVANIA — Registered — PROFESSIONAL ENGINEER — SCOTT G. ZWIZANSKI — PE091752

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SWM DETAILS FOR
AXLE SQUARE, LLC
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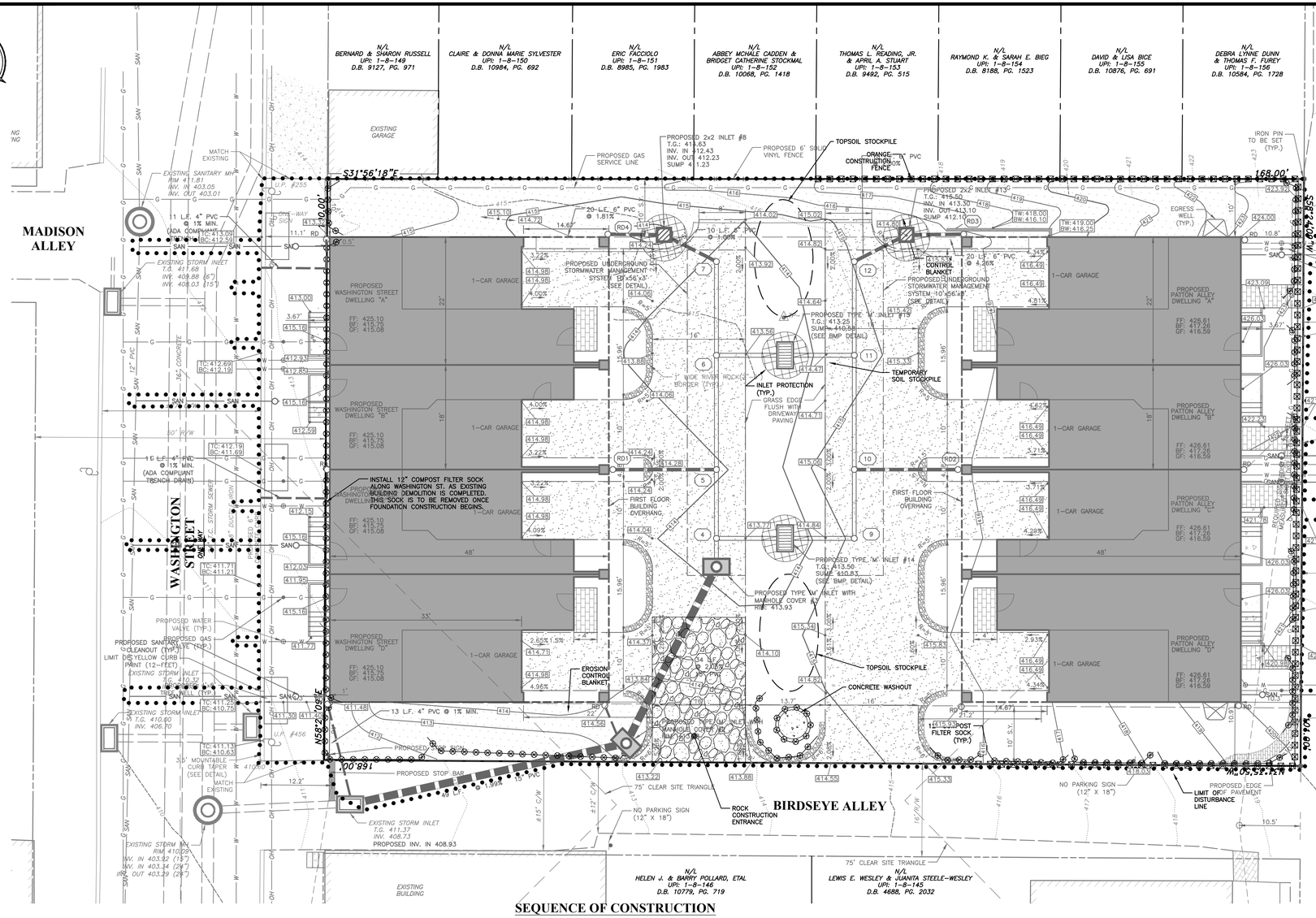
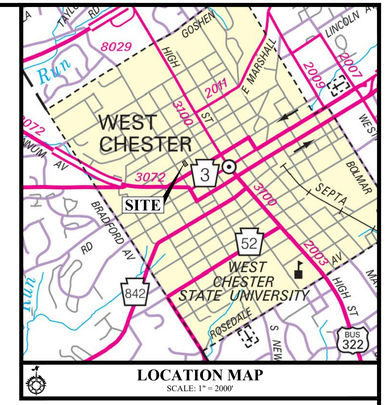
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 7 OF 14

N:\12300\12308\dwg\Sheets\Preliminary Submission\7 PCSM DETAILS.dwg





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 SEEDED, MULCHED OR OTHERWISE PERMANENTLY STABILIZED AND PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION."

1. E&S BMPS SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER APPROVED BMP.
2. 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.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT PCSM BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
4. AREAS WHICH AREA 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.
5. 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.
6. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE O/RP 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.
7. 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/CONVERSION OF THE E&S BMPS.
8. MEASURES AND SPECIFICATIONS FOR LONG TERM PROTECTION USE DURING EARTHMOVING:
   PERMANENT SEEDING - AREAS NOT PAVED SHALL BE PLANTED WITH PERMANENT SEED MIXTURE AND MULCHED. SEEDBED PREPARATION AND SEEDING METHODS:
   (1) 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.)
   (2) 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:
   LIME = 1.0 TON PER ACRE (40 LBS. PER 1,000 S.F.)
   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.)
   (3) 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 SEEDED WITH ALL PERMANENT SEED MIXES AS COVER/NURSE CROP (ANCHORING METHOD). SEEDING RATE (RATE OF ANCHORING) = 40 LBS. PER ACRE (1 LB. PER 1,000 S.F.)
   (B) TURF LAWN 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 = 4/1 - 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): 100 / 61 = 1.63
   THUS, FOR EVERY 1 POUND OF SEED MIXTURE SPECIFIED, 1.63 LBS SHOULD BE APPLIED.
   (4) MULCH
   ALL AREAS THAT ARE SEEDED SHALL BE MULCHED. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF CLEAN STRAW OR HAY. STRAW OR HAY MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN, AND SHALL BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION. NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON SLOPES 3:1 AND STEEPER. MULCH SHALL BE APPLIED AT THE FOLLOWING RATE:
   STRAW/HAY = 3 TONS PER ACRE (140 LBS. PER 1,000 S.F.)
   (5) EROSION CONTROL BLANKET
   ALL SLOPES 3:1 OR STEEPER, AS WELL AS ALL DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER (WITH 100 FEET FOR HQ OR EV WATERS) MUST BE STABILIZED WITH EROSION CONTROL BLANKET.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TP-5 TEST PIT LOCATION
- 102 EXISTING 2' CONTOUR
- 100 EXISTING 10' CONTOUR
- ×102.35 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 V.ALVE
- EXISTING WATER LINE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- 102 PROPOSED 2' CONTOUR
- 100 PROPOSED 10' CONTOUR
- 428.35 PROPOSED SPOT ELEVATION
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- 11 12 13 14 PROPOSED STORM STRUCTURES & PIPE
- SAN PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- L L PROPOSED SANITARY LATERAL
- FM PROPOSED SANITARY FORCE MAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- W W PROPOSED WATER LINE
- 12" COMPOST FILTER SOCK
- ORANGE CONSTRUCTION FENCE
- LIMIT OF DISTURBANCE / NPDES PERMIT BOUNDARY
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET FOR SLOPES
- INLET SEDIMENT FILTER

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 ONLY 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.

1. DELINEATE THE LIMITS OF DISTURBANCE ALONG EASTERN PROPERTY LINE.
2. DEMOLISH ALL EXISTING STRUCTURES AND FEATURES REMOVE DEMOLISHED MATERIAL FROM THE SITE.
3. AS DEMOLITION ALLOWS, INSTALL PERIMETER CONSTRUCTION FENCE, SILT SOCK AND PERIMETER EROSION CONTROLS AS SHOWN ON THE PLAN AND ACCORDING TO DETAILS.
4. INSTALL ROCK CONSTRUCTION ENTRANCE.
5. ONCE BUILDING DEMOLITION IS COMPLETE, SOIL SHALL BE ANALYZED TO CONFIRM NO SOIL REMEDIATION IS NEEDED.
6. PERFORM ADDITIONAL INFILTRATION TESTS IN EACH BED AREA AT THE PROPOSED BOTTOM OF BED ELEVATION USING THE DOUBLE RING INFILTROMETER METHOD TO VERIFY THE DESIGN TEST RESULTS. IF TESTED RATES DO NOT MEET THE DESIGN RATES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
7. CLEAR, GRUB AND BEGIN ROUGH GRADING OPERATIONS. STOCKPILE TOPSOIL IN DESIGNATED AREA.
8. INSTALL BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION.
9. INSTALL NEW SIDEWALK WHEN APPROPRIATE.
10. 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.
11. PRIOR TO POROUS ASPHALT PAVEMENT INSTALLATION, ALL SITE DISTURBED AREA SHALL HAVE EROSION CONTROL BLANKET INSTALLED OR BE SODDED.
12. SEED AND MULCH ALL REMAINING DISTURBED AREAS.
13. ONCE ALL HOUSES ARE CONSTRUCTED AND PERMANENTLY STABILIZED VEGETATED AREAS MUST HAVE A UNIFORM 70% VEGETATIVE COVER), AND AFTER A SITE INSPECTION AND APPROVAL FROM THE BOROUGH, REMOVE ANY REMAINING EROSION CONTROLS.

TEMPORARY SITE STABILIZATION - SECTION 102.22(b)

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

1. E&S BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
2. ANY DISTURBED AREA THAT IS NOT AT FINAL GRADE OR WHERE THERE HAS BEEN A CESSATION OF EARTHMOVING ACTIVITY SHALL BE PLANTED WITH A TEMPORARY SEED MIX AND MULCHED. AREAS THAT ARE TO BE EXPOSED FOR MORE THAN ONE YEAR SHALL BE SEEDED WITH PERMANENT SEED MIX AND MULCHED. SEEDBED PREPARATION AND SEEDING METHODS:
   (1) 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.)
   (2) 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.)
   (3) TEMPORARY SEED MIXTURE
   ANNUAL RYEGRASS IS A QUICK GERMINATING SPECIES OF GRASS, WHICH CAN BE SEEDED 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%)
   (4) MULCH
   ALL AREAS THAT ARE SEEDED SHALL BE MULCHED. MULCHING MAY BE USED AS A TEMPORARY STABILIZATION IN SOME DISTURBED AREAS IN NON-GERMINATING SEASONS. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF CLEAN STRAW OR HAY. STRAW OR HAY MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN, AND SHALL BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION. NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON SLOPES 3:1 AND STEEPER. MULCH SHALL BE APPLIED AT THE FOLLOWING RATE:
   STRAW/HAY = 3 TONS PER ACRE (140 LBS. PER 1,000 S.F.)

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

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

No.	Date:	Description:
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5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

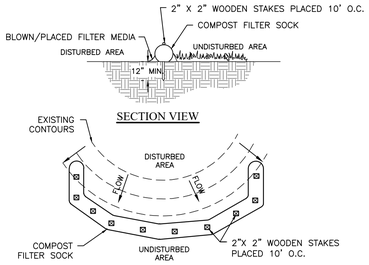
FINAL
LAND DEVELOPMENT PLAN

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

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



SECTION VIEW

PLAN VIEW

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1).

MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

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

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

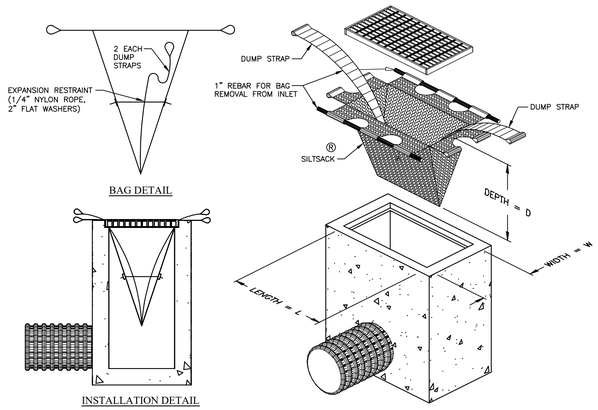
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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

STANDARD CONSTRUCTION DETAIL #4-1

COMPOST FILTER SOCK

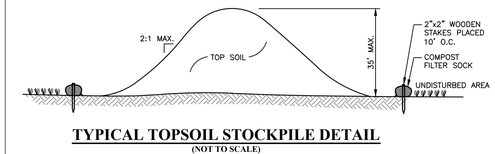
(NOT TO SCALE)



SEDIMENT FILTER BAG INLET PROTECTION DETAIL

(NOT TO SCALE)

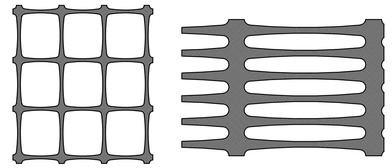
1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY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



TYPICAL TOPSOIL STOCKPILE DETAIL

(NOT TO SCALE)

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

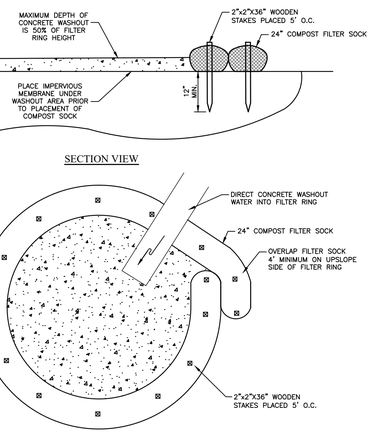


BX2051 UX4250

FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT.,
ORANGE FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT.,
ORANGE INSTALLATION:
ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 5' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL

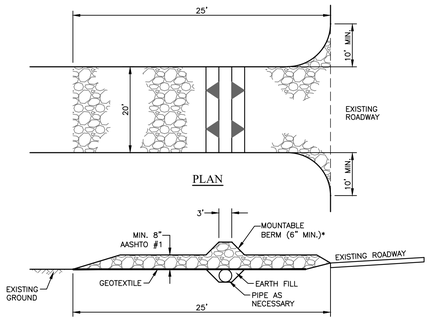
NOT TO SCALE



COMPOST SOCK WASHOUT INSTALLATION

(PADEP STANDARD FIGURE 3.18)
(NOT TO SCALE)

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. 18" FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

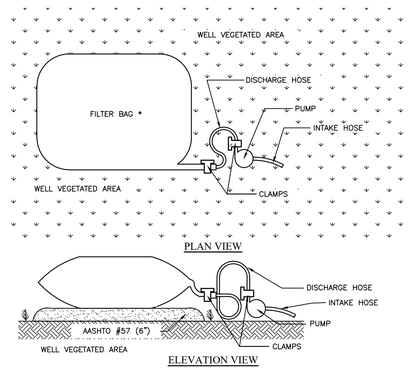


STANDARD CONSTRUCTION DETAIL #3-1

ROCK CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)

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

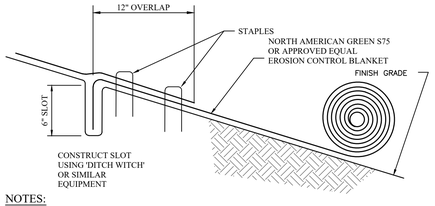


STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG

(NOT TO SCALE)

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



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

EROSION BLANKET INSTALLATION FOR SLOPES

(NOT TO SCALE)

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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

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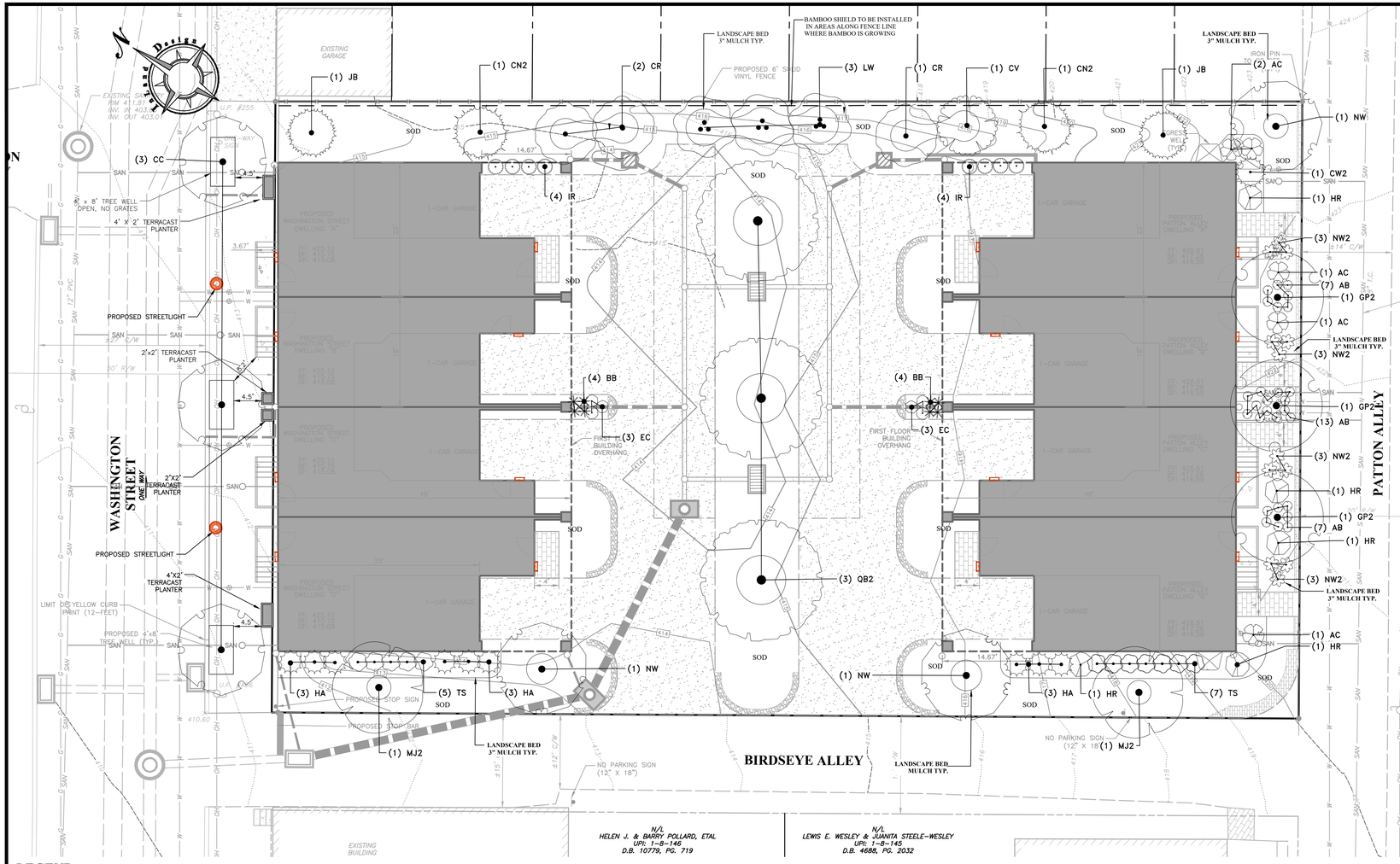
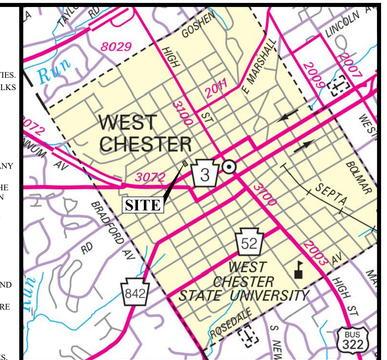




LOCATION MAP
SCALE: 1" = 2000'

LANDSCAPING GENERAL NOTES

1. ALL BEDS SHALL HAVE THREE INCHES OF SHREDDED HARDWOOD MULCH OR EQUAL.
2. TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
3. DO NOT CUT THE LEADER OF DECIDUOUS TREES.
4. NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES.
5. NO PLANTS, EXCEPT GROUND COVER, SHALL BE PLANTED LESS THAN FIVE FEET FROM A STRUCTURE, WALKS OR CURBLINES.
6. ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED. IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
7. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS BY THE LANDSCAPING CONTRACTOR.
8. ALL SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS BY THE LANDSCAPING CONTRACTOR.
9. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
10. ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORM, AND ROOT CONDITION.
11. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP.
12. PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
13. TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY.
14. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLANS.
15. ANY SUBSTITUTIONS OF PLANT MATERIALS MUST BE REVIEWED AND APPROVED BY THE BOROUGH BEFORE INSTALLATION.
16. ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NOT BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING
17. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, FERTILIZING TO MAINTAIN HEALTHY GROWTH, PRUNING, WEEDING, AND CLEANING DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD.
18. ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
19. CONTRACTOR SHALL REMOVE ANY DEAD, DISEASED OR DECAYING TREES FROM THE PROPERTY.
20. STREET TREE SHALL HAVE A MIN. OF 7-FEET OF HEAD CLEARANCE ABOVE SIDEWALK AT PLANTING.
21. PLANTERS ALONG WASHINGTON STREET TO BE MAINTAINED BY THE HOA.
22. ALL DISTURBED AREAS NOT MULCHED TO BE SODDED.

WEST CHESTER BOROUGH LANDSCAPING SPECIFICATIONS

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

1. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS. ANY TREE THAT DIES WITHIN THE GUARANTEE SHALL BE REPLACED.
2. ALL TREES WITHIN THE RIGHTS-OF-WAY SHALL BE AN APPROVED SPECIES, AND SHALL CONFORM TO REQUIREMENTS OF THE BOROUGH RELATIVE TO SPACING.
3. ALL TREES SHALL BE TRUE TO NAME, NURSERY GROWN, AND FREE OF ALL PEST INFESTATION, PLANT DISEASE, OR UNHEALED TRUNK OR BASAL SCARS.
4. TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS AND FIBROUS ROOT SYSTEMS.
5. ALL TREES, OR AT A MINIMUM REPRESENTATIVE SAMPLES OF ALL TREES, SHALL BE SUBJECT TO INSPECTION AT THE PLANTING SITE PRIOR TO PLANTING (IT IS RECOMMENDED THAT THE REPRESENTATIVE SAMPLES OF ALL TREES BE INSPECTED, RATHER THAN ALL TREES, IN THE EVENT ANY OR ALL TREES ARE REJECTED PLANTINGS WILL BE APPROVED OR REJECTED FOR CAUSE. ALL PLANTINGS SHALL CONFORM TO THE STANDARDS OF THE PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) OF THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.
6. ALL TREES SHALL BE DUG WITH BALL AND BURLAP AND SHALL CONFORM WITH THE BALL DIAMETER TO DEPTH RATIO STANDARDS OF THE PUBLICATION "AMERICAN NURSERY STOCK"(ANSI Z60.a) OF THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION, I.E. ONE FOOT OF BALL FOR EACH TRUNK CALIPER MEASURED ONE FOOT ABOVE GROUND AND SHALL NOT BE LESS IN DEPTH THAN ¼ OF THE BALL DIAMETER. WIRE BASKETS WHICH MAY BE USED TO TRANSPORT TREES SHALL BE REMOVED PRIOR TO PLANTING.

   TREES SHOULD BE PLANTED IN ELLIPTICAL PLANTING HOLES RATHER THAN THE STRAIGHT SIDED HOLES. HOLES SHOULD BE DUG AT LEAST TWO (2) FEET WIDER THAN THE GREATEST WIDTH OF THE TREE BALL FOR TREES OF LESS THAN FIVE INCH (5) CALIPER AND FOUR (4) FEET WIDER FOR TREES OF GREATER THAN FIVE INCH (5") CALIPER. ALL TREES SHALL BE SET ON FIRM SOIL THAT HAS NOT BEEN LOOSENED OR TO WHICH SOIL AMENDMENTS HAVE BEEN ADDED (THIS IS TO PREVENT FUTURE SETTLING OF THE TREE TO BELOW THE POINT THAT THE TREE WAS ORIGINALLY GROWN NATURALLY OR IN THE NURSERY.)

   CHECK EACH TREE FOR THE START OF THE FLAIR OR ROOT SYSTEM AND PLANT AT THAT DEPTH. UNTIE THE BURLAP ON THE BALL AND REMOVE IT FROM THE TOP ⅓ OF THE BALL. PLASTIC BURLAP, IF USED, SHALL BE REMOVED. USED GOOD QUALITY TOPSOIL FOR PLANTING. FIRM UP SOIL TO ENSURE SOIL CONTACT TO ROOT MASS. WATER THE TREE UNTIL THE ENTIRE ROOT BALL IS WET. THEREAFTER, KEEP ROOT SYSTEM MOIST BUT NOT WET.

   INJURED, DISEASED TREES AND TREES WITH BROKEN BRANCHES OR DOUBLE LEADERS SHOULD BE PRUNED. FOR TREES WITH DOUBLE LEADERS, REMOVE ONE OF THE DOUBLE LEADERS TOTALLY. DO NOT TOP THE CENTRAL LEADER.

   MULCH SAUCER OF TREE AT A MINIMUM THICKNESS OF THREE INCHES (3"), BUT DO NOT PILE MULCH ON TREE TRUNK. MAINTAINING A PERMANENTLY MULCHED AREA AROUND THE TREE PROMOTES GROWTH AND HELPS PREVENT MOWING INJURIES.
7. TAKE CUSTOMARY PRECAUTIONS ACCORDING TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN IN PREPARING PLANTS FOR DIGGING, MOVING, TRANSPLANTING, AND PLANTING.

SPECIFICATIONS FOR SHRUBS

1. ALL SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS. ANY SHRUB THAT DIES WITHIN THE GUARANTEE PERIOD SHALL BE REPLACED.
2. SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS AND FIBROUS ROOT SYSTEMS.
3. SHRUBS SHOULD BE BALLED AND BURLAPPED OR CONTAINER GROWN.

   A. SPACING: UNLESS A HEDGE IS PROPOSED, GIVE SHRUBS ROOM TO GROW BY PROVIDING PROPER SPACING; PLACE PLANTING HOLES ON CENTERS THAT APPROXIMATE TGHE HEIGHT OF THE SHRUB AT MATURITY. IF SET AGAINST A BUILDING, SHRUBS SHOULD NOT TOUCH WALLS OR BE PLANTED IN THE BUILDING'S DRIP LINE WHERE PLANTS CAN BE DAMAGED BY EXCESSIVE WATER RUN-OFF, AND/OR FALLING ICE AND SNOW. DO NOT PLANT IN AREAS THAT WILL HAVE LARGE PILES OF SNOW FROM PLOWING OF PARKING LOTS OR ROADWAYS.

   B. PLANTING: DIG A SEPARATE HOLE FOR EACH SHRUB. ADD ORGANIC MATERIALS SUCH AS PEAT MOSS OR COMPOST TO SOIL. HOLES SHOULD BE DUG AT LEAST EIGHT INCHES (8") WIDER THAN THE SHRUB, AND THE SAME DEPTH AS THE BALL. PLANTS SHALL BE REMOVED FROM CONTAINERS, AND ALL PLASTIC BURLAP SHALL BE REMOVED. NATURAL FIBER BURLAP MAY BE LEFT, BUT LOOSEN THE TOP AND REMOVE FROM THE STEM OF THE SHRUB. SET SHRUB AT SAME LEVEL AS GROWN AT THE NURSERY OR ONE INCH (1") HIGHER, FILL WITH MIXTURE OF SOIL AND ORGANIC MATERIAL UNTIL THE HOLEIS ⅔ FULL, THEN ADD WATER. BUILD SAUCER AROUND SHRUB AND FINISH FILLING, TAMPING TO ENSURE GOOD SOIL TO ROOT CONTACT. WATER AND COVER WITH MULCH, DO NOT PILE MULCH DEEPER THAN THREE INCHES (3"). PRUNE OUT ANY BROKEN BRANCHES. MAINTAIN A WATERING SCHEDULE WHENEVER RAINFALL IS INSUFFICIENT TO KEEP THE SOIL MOIST. A SLOW RELEASE FERTILIZER SHOULD BE ADDED EARLY IN THE SPRING OF THE SECOND YEAR.

   AZALEAS AND RHODODENDRONS AND OTHER ERICACEOUS PLANTS SHALL BE PLANTED IN SOIL WITH A pH VALUE BETWEEN 4.5 pH AND 6.5 pH. THESE PLANTS ARE FIBROUS ROOTED AND GROW WITHIN THE UPPER 12 INCHES OF SOIL. A MULCH WILL KEEP THE TOPSOIL COOL AND AID IN GROWTH.

   MULCH ON ALL SHRUBS SHOULD BE RENEWED YEARLY TO KEEP DOWN WEEDS, CONSERVE WATER, AND INCREASE SOIL HUMUS.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TP--5 TEST PIT LOCATION
- 102 EXISTING 2' CONTOUR
- 100 EXISTING 10' CONTOUR
- ×102.35 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 LINE
- EXISTING GAS VALVE
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- 125.35 PROPOSED SPOT ELEVATION
- PROPOSED ROAD / PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED BAMBOO SHIELD
- PROPOSED SCONCE LIGHT
- PROPOSED LANDSCAPE
- PROPOSED STREET LIGHT

TERRACAST SELF-WATERING RESERVOIRS

NOTES:
1. MANUFACTURER: TERRA CAST
2. MODEL NUMBER: FOR MILLENNIUM RECTANGULAR II TC-REC3794 FOR MILLENNIUM SQUARE II TC-WWR21
3. CONTACT INFORMATION: TERRACAST HTTPS://WWW.TERRACASTPRODUCTS.COM/ 844-285-9556

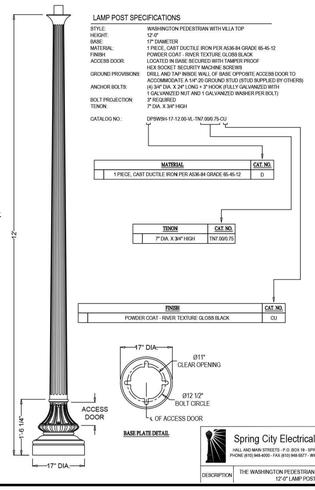
TERRACAST PLANTERS:MILLENNIUM II

NOTES:
1. MANUFACTURER: TERRA CAST
2. -MODEL NUMBER: MILLENNIUM RECTANGULAR II TSR48-24 (OR APPROVED EQUAL) -MILLENNIUM SQUARE II TSS24-24 (OR APPROVED EQUAL)
3. COLOR: CHARCOAL
4. LUMINOUS FRONT :STANDARD-NONE
5. CONTACT INFORMATION: TERRACAST HTTPS://WWW.TERRACASTPRODUCTS.COM/ 844-285-9556

WALL SCONCE:CYPHER

NOTES:
1. MANUFACTURER: KIM LIGHTING
2. MODEL NUMBER: CY1-15-3K7-2-SP-SP-R (3000K) (OR APPROVED EQUAL)
3. COLOR: TO MATCH FACADE
4. FASCIA FORM: E-ROUNDED EDGE
5. LUMINOUS FRONT :STANDARD-NONE
6. CONTACT INFORMATION: https://www.currentlighting.com/kimlighting 1 (864) 678-1000

LIGHTING NOTE:
1. CONTRACTOR SHALL COORDINATE EXACT STREETLIGHT LOCATION ON WASHINGTON STREET WITH WEST CHESTER BOROUGH AT THE TIME OF INSTALLATION.



STREET LIGHT:AUGUSTA
WITH VILLANOVA LARGE FITTER

NOTES:
1. MANUFACTURER: SPRING CITY ELECTRICAL MFG., COOMPANY
2. CATALOGUE NUMBER: ALMAGS-M10-LE060-EVX-2F2-30-CR3-YPLO-FPA-CU (OR APPROVED EQUAL)
3. COLOR: POWDER COAT - RIVER TEXTURE GLOSS BLACK
4. COLOR TYPE 3000K (WARM WHITE)
5. DISTRIBUTION TYPE III
6. QUANTITY : 2 ALONG WASHINGTON STREET
7. CONTACT INFORMATION: WWW.SPRINGCITY.COM (610) 948-4000

LANDSCAPE REQUIREMENTS

	NO. PLANTS	REQUIRED	PROPOSED
§ 97-A.24 - STREET TREES: 1 SHADE TREE (3-31/2" CAL.) FOR EVERY 35 FEET OF ROAD LENGTH.			
WASHINGTON STREET LENGTH : 100' (100' / 35' = 2.86 ~ 3)		1	3	3
PATTON ALLEY LENGTH : 101' (101' / 35' = 2.88 ~ 3)		1	3	4
BIRDSIDE ALLEY LENGTH: 168' (168' / 35')= 4.8 ~ 5		1	5	4
	TOTAL	11	11
LANDSCAPING AND SCREENING			
§ 97-33.D.(5)(b) / (c)- BUILDING FACADE	BUILDING FACADE LENGTH: 160'		
1 (2 4"-3" CAL.) SPECIMEN DECIDUOUS TREE PER 50' LENGTH OF BUILDING FACADE (160'/50' = 3.2 ~ 4)	1	4	4
1 (6'-7') SPECIMEN EVERGREEN TREE PER 50' LENGTH OF BUILDING FACADE (160'/50' = 3.2 ~ 4)	1	4	4
5 (30" HT) EVERGREEN/DECIDUOUS SHRUB PER 20' LENGTH OF BUILDING FACADE (160'/20' = 8) (8 * 5=40 SHRUBS)	5	40	40

TOTAL LANDSCAPE	REQUIRED	PROPOSED
DECIDUOUS TREES	15	15
EVERGREEN TREES	4	4
SHRUBS	40	40

PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
BUILDING EVERGREEN TREES				
CN2	2	CHAMAECYPARIS NOOTKATENSIS / NOOTKA CYPRESS	6'-7' MIN. HT.	CONT.
JB	2	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	6'-7' MIN. HT.	B&B
DECIDUOUS TREES				
LW	3	LAGERSTROEMIA INDICA 'WHIT IV' / RED ROCKET® CRAPE MYRTLE	3"- 3 1/2" CAL.	B&B
QB2	3	QUERCUS BICOLOR / SWAMP WHITE OAK	3"- 3 1/2" CAL.	B&B
SPECIMAN DECIDUOUS TREES				
CV	1	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	21/2"-3" CAL.	B&B
CR	3	CORNUS X 'RUTCAN' / CONSTELLATION® FLOWERING DOGWOOD	21/2"-3" CAL.	B&B
STREET TREES				
CC	3	CERCIS CANADENSIS / EASTERN REDBUD	3"- 3 1/2" CAL.	B&B
GP2	3	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	3"- 3 1/2" CAL.	B&B
MJ2	2	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW® SWEETBAY MAGNOLIA	3"- 3 1/2" CAL.	B&B
NW	3	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO	3"- 3 1/2" CAL.	B&B
SHRUBS				
AC	5	AZALEA X 'CONLEN' / AUTUMN BRAVO® ENCORE® AZALEA	30" HT MIN.	B&B
CW2	1	CHAMAECYPARIS OBTUSA 'WELLS SPECIAL' / WELLS SPECIAL HINOKI FALSE CYPRESS	#5	CONT.
HA	9	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	30" HT MIN.	CONT.
HR	5	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS OAKLEAF HYDRANGEA	30" HT MIN.	CONT.
IR	8	ITEA VIRGINICA 'SMNIVMM' / FIZZY MIZZY® SWEETSPIRE	24"-36"	CONT.
TS	12	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	5' HT.	CONT.
PERENNIALS				
AB	27	ASTILBE X ARENDSII 'BRAUTSCHLEIER' / BRIDAL VEIL ASTILBE	#2	CONT.
BB	8	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1	CONT.
EC	6	ECHINACEA X 'CHEYENNE SPIRIT' / CHEYENNE SPIRIT CONEFLOWER	#2	CONT.
NW2	12	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	#2	CONT.

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

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

REGISTERED LANDSCAPE ARCHITECT — COMMONWEALTH OF PENNSYLVANIA — REGISTRATION NUMBER LA-000317 — MELANIE ANDERSON

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

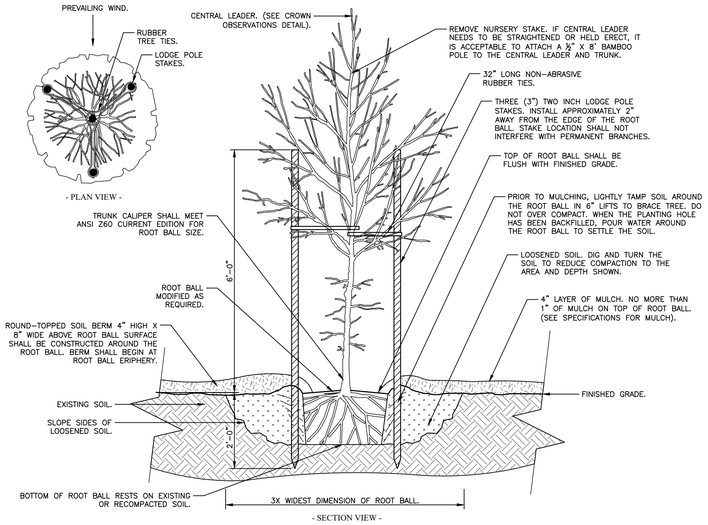
FINAL LAND DEVELOPMENT PLAN

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

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

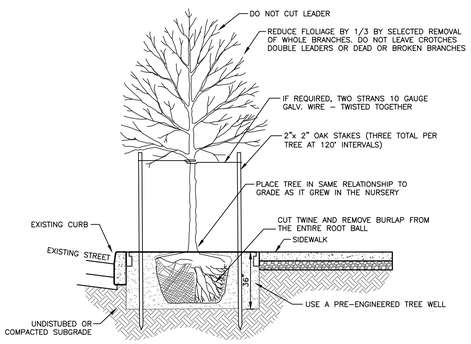
LANDSCAPE PLAN FOR
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 10 OF 14



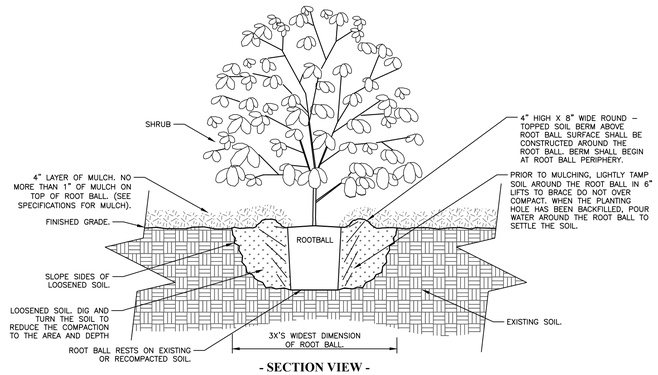
TYPICAL TREE PLANTING DETAIL

(NOT TO SCALE)



TYPICAL STREET TREE PLANTING DETAIL

(NOT TO SCALE)



TYPICAL SHRUB PLANTING DETAIL

(NOT TO SCALE)

TERRACAST MILLENIUM 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/

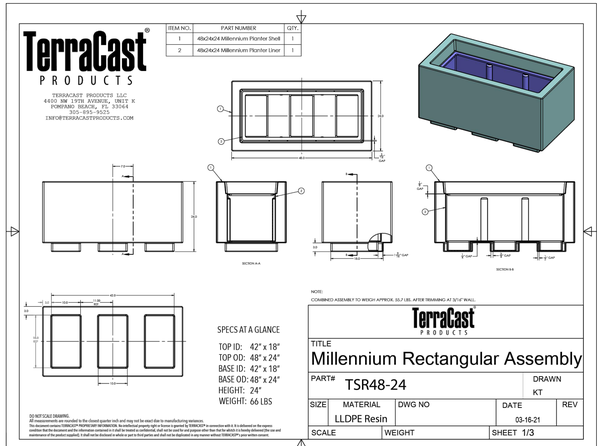
- INFO@TERRACASTPRODUCTS.COM
- (844) 285-9556

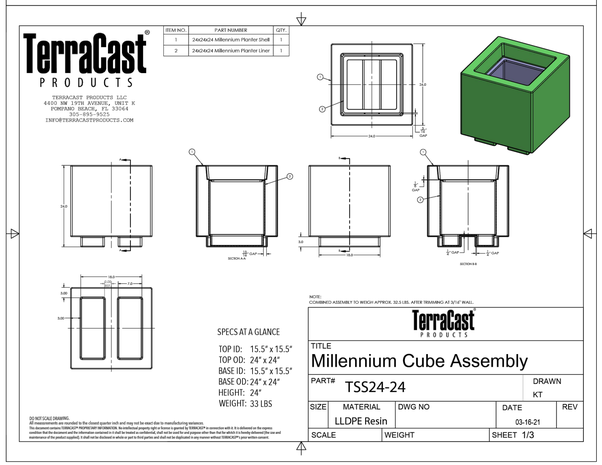
STREET PLANTER PLANTING OPTIONS

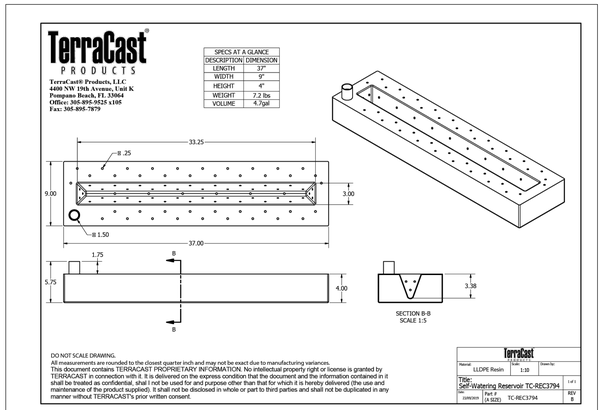
NOTES:

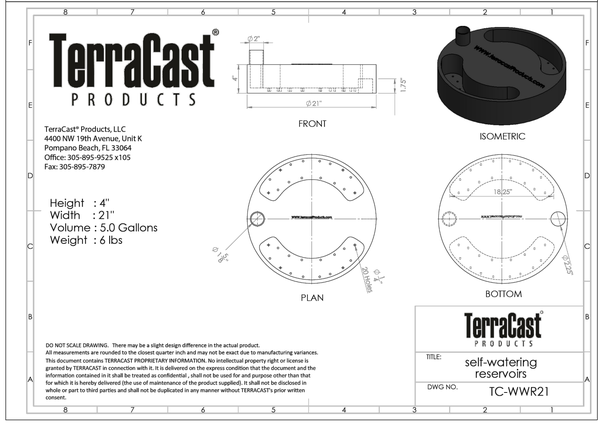
- USE PLANTER AND WATERING INSERT AS SPECIFIED
- PLANTER TO BE FILLED WITH POTTING SOIL-NOT GARDEN SOIL OR TOPSOIL
- LARGE PLANT IN CENTER OF PLANTER AS A FOCAL POINT
- SMALL AND TRAILING PLANTS AROUND THE FOCAL POINT.
- WATER, PRUNE, DEADHEAD AND WEED AS NEEDED.
- FERTILIZE AT MINIMUM TWICE A GROWING 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 AVAIABLE.

PHOTO	BOTANICAL / COMMON NAME	SIZE	CONTAINER
STREET PLANTERS			
	COLEUS 'SCUTELLARIOIDES / COLEUS	4"	POT
	IPOMOEA BATATAS / ORNAMENTAL SWEET POTATO	4"	POT
	LOBELIA X 'WNLOLASKBU' / LAGUNA SKY BLUE LOBELIA	4"	POT
	LYSIMACHIA NUMMULARIA / CREEPING JENNY	4"	POT
	PELARGONEUM X HORTORUM / GERANIUM	4"	POT
	PENNISETUM SETACEUM 'FIREWORKS' / FIREWORKS FOUNTAIN GRASS	#2	CONT.
	PETUNIA X HYBRIDA 'PAS841974' / EASY WAVE® MYSTIC PINK PETUNIA	4"	POT
	SALVIA LONGISPICATA X FARINACEA 'PAS1365777' / BIG BLUE SALVIA	4"	POT
	TAGETES 'NELSON01' / MARIGOLD	4"	POT
	VERBENA OFFICINALIS / VERBENA	4"	POT
	VIOLA TRICOLOR / PANSY	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/
  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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UPI: 1-8-147 | UPI: 1-8-147.1 | UPI: 1-8-148

InLand Design
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3	4/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.

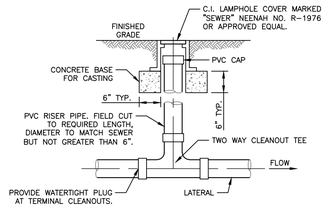
FINAL
LAND DEVELOPMENT PLAN

Date: 9/30/2024
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

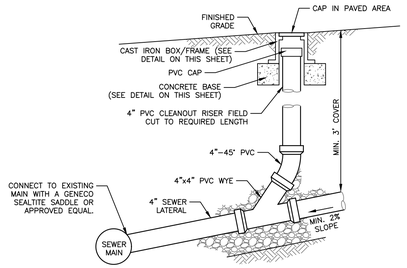
SHEET 11 OF 14

N:\12300\12308\dwg\Sheets\Preliminary Submission\11 LANDSCAPE & LIGHTING DETAILS.dwg



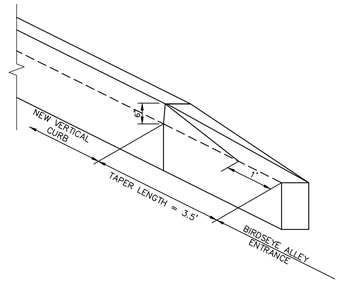
TYPICAL CLEANOUT FRAME AND COVER DETAIL PAVED SURFACES OR SIDEWALKS

(NOT TO SCALE)



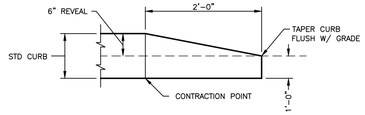
TYPICAL SANITARY SEWER LATERAL

(NOT TO SCALE)



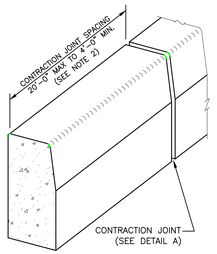
WASHINGTON ST./BIRDSEYE ALY CONCRETE CURB MOUNTABLE TAPER DETAIL

NOT TO SCALE

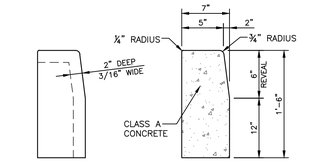


CURB END TREATMENT DETAIL

NOT TO SCALE



PLAIN CEMENT CONCRETE CURB



DETAIL A CONTRACTION JOINT

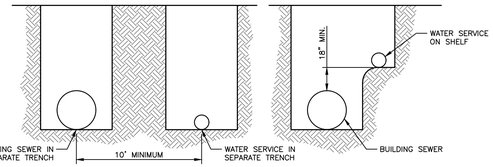
TYPICAL CROSS SECTION

NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, 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" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. WHERE CURBS ARE INSTALLED ADJACENT TO PARKING LANES A 6" HIGH CURB REVEAL CAN BE UTILIZED WITH APPROVAL FROM THE LOCAL MUNICIPALITY.
5. PROVIDE AN ASPHALTIC SEALER AT THE CURB TO PAVEMENT JOINT.

6" REVEAL - CONCRETE CURB

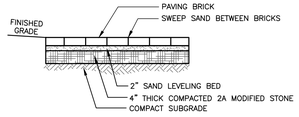
(NOT TO SCALE)



TYPICAL WATER & SEWER SERVICES SEPARATION DETAIL

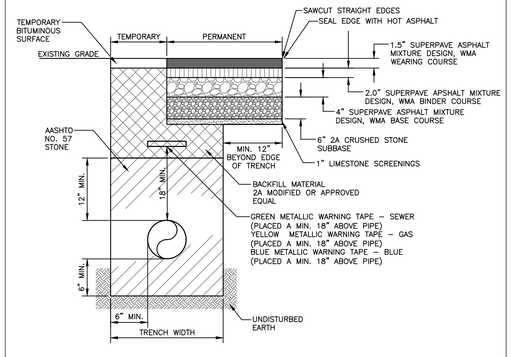
(NOT TO SCALE)

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).



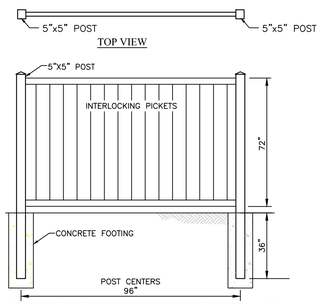
TYPICAL BRICK SIDEWALK SECTION

(NOT TO SCALE)



PAVEMENT RESTORATION DETAIL FOR WASHINGTON STREET, BIRDSEYE ALLEY AND PATTON ALLEY

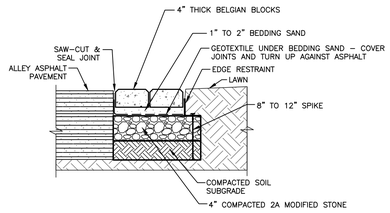
(NOT TO SCALE)



TYPICAL 6-FOOT VINYL PRIVACY FENCE DETAIL

(NOT TO SCALE)

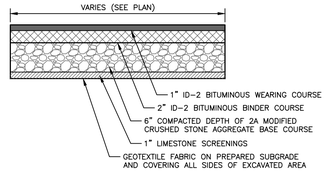
NOTE:
1. THE FENCE INSTALLED FOR THIS PROJECT SHALL BE A NON-WHITE COLOR.



PATTON ALLEY PAVEMENT BORDER

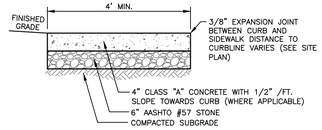
(NOT TO SCALE)

NOTE:
1. ALONG PATTON ALLEY, THE BLOCK BORDER SHALL BE 10" WIDE.
2. ALONG THE PAVEMENT RADIUS BETWEEN PATTON ALLEY AND BIRDSEYE ALLEY, THE BLOCK BORDER SHALL BE 24" WIDE, AS SHOWN ON THE PLAN.



TYPICAL DRIVEWAY / PARKING LOT SECTION

(NOT TO SCALE)



TYPICAL SIDEWALK SECTION

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

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Fax: (484) 947-2946
Info@InLandDesign.net

COMMONWEALTH OF PENNSYLVANIA — Registered — PROFESSIONAL — SCOTT G. 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

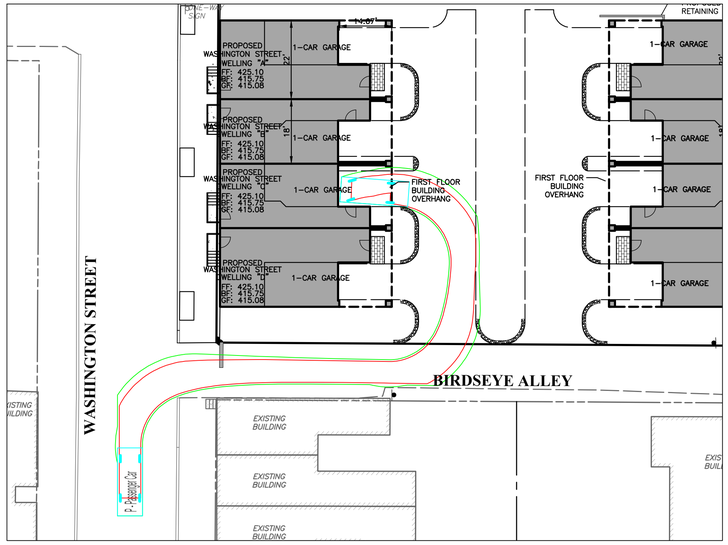
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

CONSTRUCTION DETAILS FOR

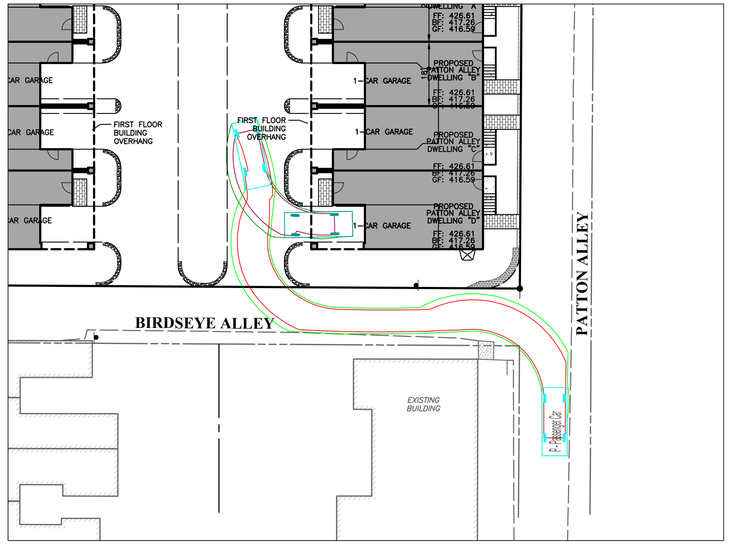
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 12 OF 14

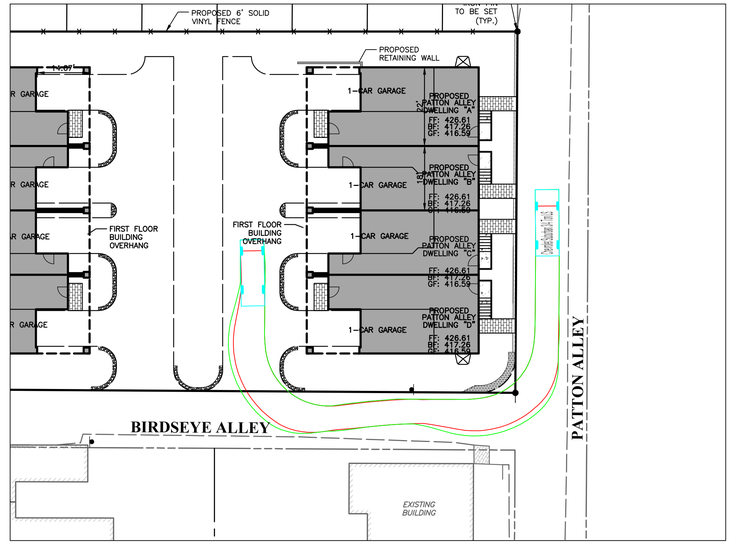
N:\12300\12308\dwg\Sheets\Preliminary Submission\12 CONSTRUCTION DETAILS.dwg



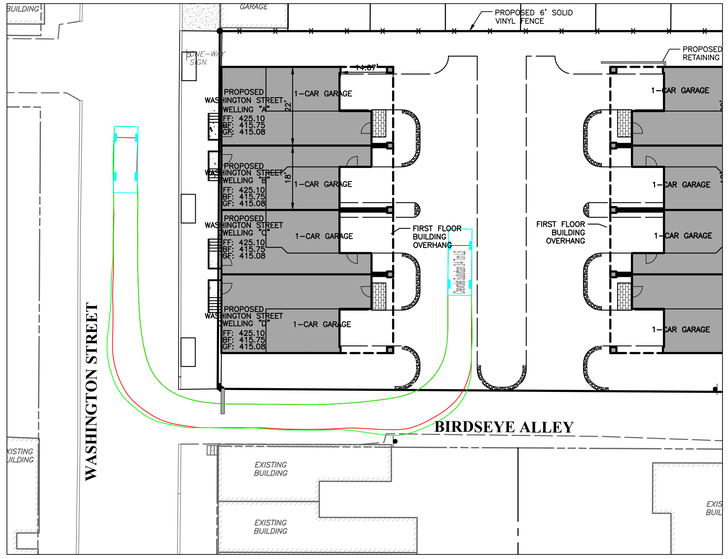
ENTERING SITE FROM WASHINGTON STREET



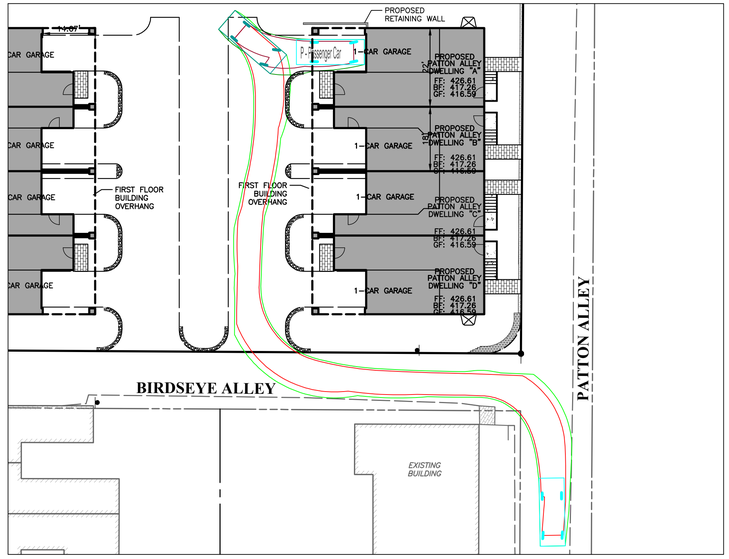
ENTERING SITE FROM NORTHBOUND PATTON ALLEY



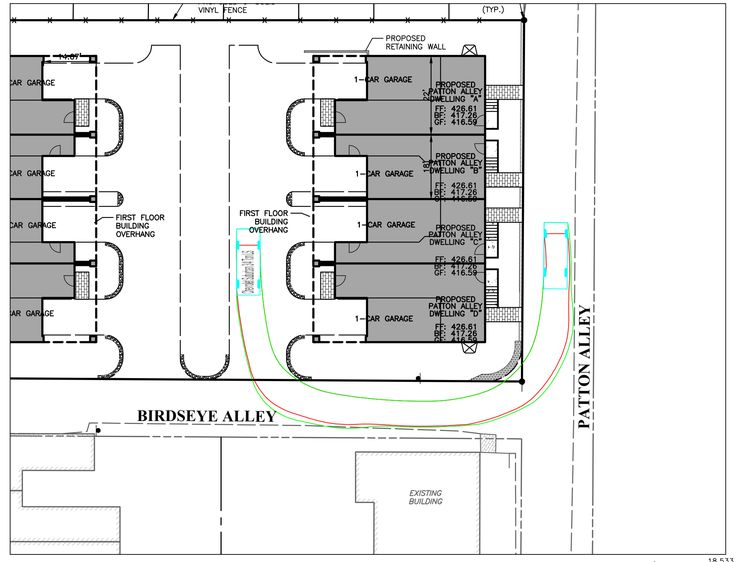
ENTERING SITE FROM SOUTHBOUND PATTON ALLEY



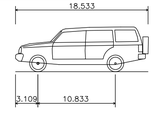
EXITING SITE TO WASHINGTON STREET



EXITING SITE TO SOUTHBOUND PATTON ALLEY



EXITING SITE TO NORTHBOUND PATTON ALLEY



Chevrolet Suburban 3/4 Ton LS	
Overall Length	18.533ft
Overall Width	6.583ft
Overall Body Height	6.250ft
Minimum Ground Clearance	0.690ft
Track Width	6.583ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	22.650ft

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4	6/2/2025	REVISED PER MUNICIPAL REVIEW LETTERS.
5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

FINAL
LAND DEVELOPMENT PLAN

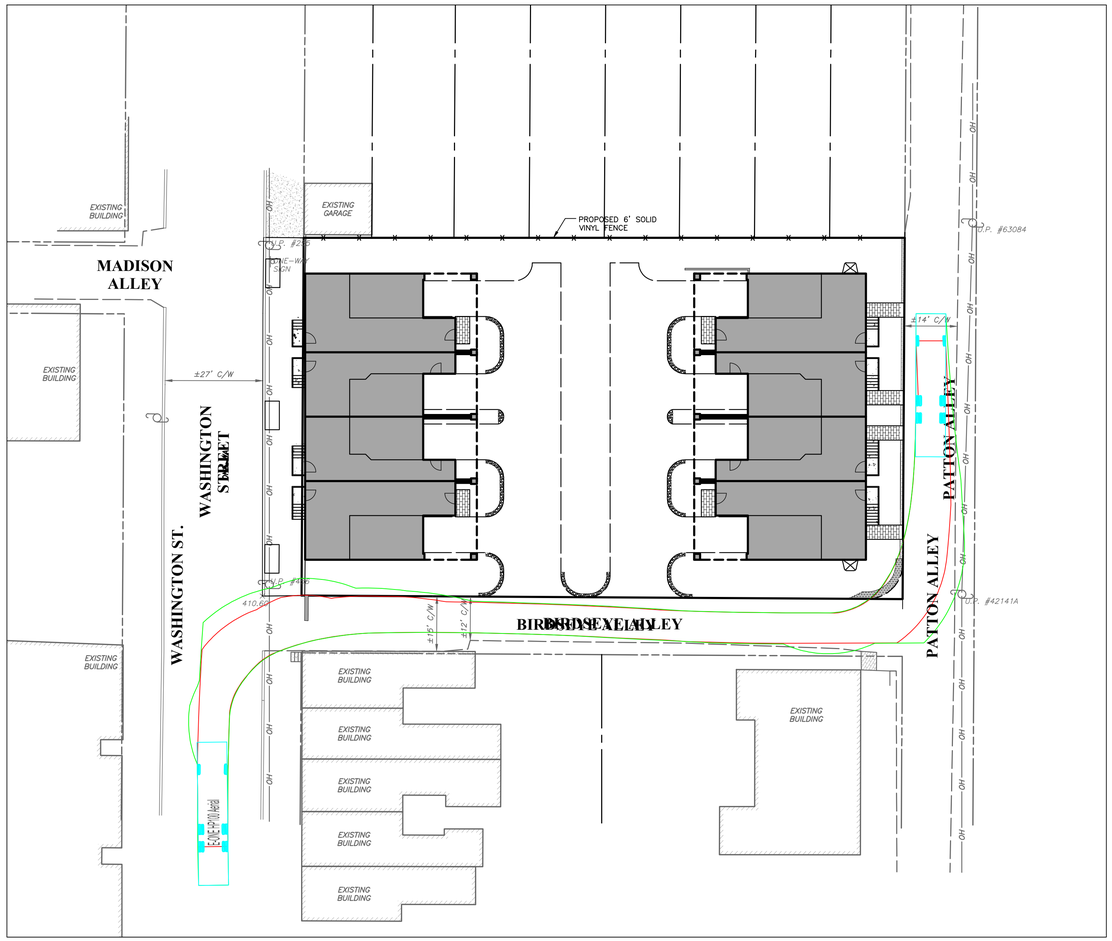
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

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

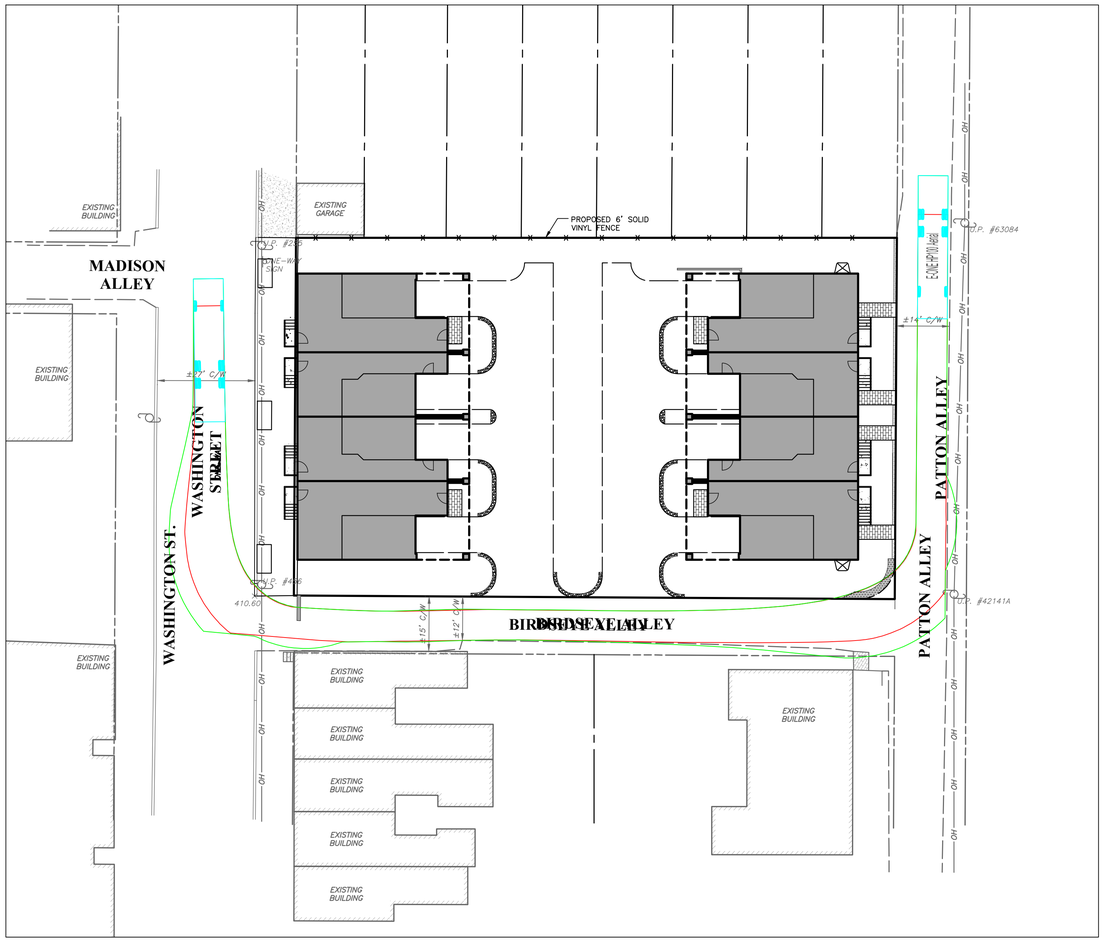
VEHICLE TURNING PLAN
FOR
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET **13** OF 14

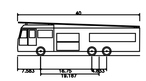
N:\12300\12308\dwg\Sheets\Preliminary Submission\13 VEHICLE TURNING PLAN.dwg



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	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.383ft
Track Width	8.333ft
Lock-to-lock time	4.00s
Max Wheel Angle	45.00°

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PENNSYLVANIA ONE CALL SYSTEM, INC. — CALL BEFORE YOU DIG!

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FINAL
LAND DEVELOPMENT PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(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

N:\12300\12308\dwg\Sheets\Preliminary Submission\14 TRUCK TURNING PLAN.dwg

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**
Lot width, minimum **Detached** **Semidetached** **Attached**	 **40 feet** **30 feet** **20 feet**	 **Single family attached 100'**
Build-to-line **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**
Height, Max.	**35 feet**	**34.17 ft.**
Impervious Coverage **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 %**
Building Coverage **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**	
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.)		

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

INLAND DESIGN

Engineering, Surveying & Land Planning

August 27, 2025

West Chester Borough
Zoning Hearing Board
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
Zoning Appeal for Proposed Building Coverage

Dear Zoning Hearing Board:

The owner and applicant, Axle Square, LLC, proposes to demolish the existing garage/auto repair shop and two dwellings located on UPI's 1-8-147.1, 1-8-147 & 1-8-148 and construct eight (8) townhouse units. Associated stormwater management, access, parking and landscaping are proposed. The site is within the Neighborhood Conservation 2 (NC-2) Zoning District. The site will be served by public water and sewer. Access is proposed via Birdseye Alley.

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. 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 and as recommended by the Borough Building, Housing and Codes Enforcement Director's Zoning Pre-Determination letter dated August 4, 2025, we are requesting relief from Section 112-307.B. the design and dimensional requirements for building coverage on a lot over 5,000 S.F.

Sincerely,

Scott J. Zwizanski, P.E.
Project Manager

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**
Lot width, minimum **Detached** **Semidetached** **Attached**	 **40 feet** **30 feet** **20 feet**	 **Single family attached 100'**
Build-to-line **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**
Height, Max.	**35 feet**	**34.17 ft.**
Impervious Coverage **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 %**
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Sincerely,

Aaron Flook, Director
Borough of West Chester
610.696.1773/housing@west-chester.com

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

401 East Gay Street ▪ West Chester, Pennsylvania 19380
610-696-1773 ▪ Fax: 610-692-7958 ▪ web: www.west-chester.com

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at **6:00 pm, on September 22, 2025**. The purpose of this meeting is to hear following appeal:

Appeal # 1033	*Applicant*	Axle Square, LLC
	Site Address	210-214 West Washington Street
	Zoning District	Neighborhood Conservation 2
	Parcels #	1-8-147, 1-8-147.1 & 1-8-148

The Applicant, Axle Square, LLC is requesting a variance relief from Section 112-307.B of the West Chester Zoning Ordinance to allow for a total building coverage of 45.5 percent not the required 35 percent for a lot exceeding 5000 square feet in area.

In addition, the Zoning Hearing Board will hear such other relief deemed necessary per the Application.

The Application is available for public review at the Department of Building & Housing at 401 E. Gay St., West Chester, Pennsylvania or online at www.west-chester.com. All interested persons will be given an opportunity to be heard at this Public Meeting.

Those individuals with disabilities and ADA accommodations for effective participation in the meeting should call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Yerkes Associates, Inc
MICHAEL BARBIERI
Michael Barbeiri
Borough of West Chester Zoning Officer

BOARD EXHIBIT 2