Borough Council Meeting Voting Session
October 15, 2025 @ 6:30 PM
This meeting is recorded for public record.

Patrick McCoy, President	Member, 1st Ward	Term Expires: 12/31/25
Nicole Scimone, Vice President	Member, 4th Ward	Term Expires: 12/31/27
Bryan Travis	Member, 2nd Ward	Term Expires: 12/31/27
Brian McGinnis	Member, 3rd Ward	Term Expires: 12/31/25
Sheila Vaccaro	Member, 5th Ward	Term Expires: 12/31/25
Bernie Flynn	Member, 6th Ward	Term Expires: 12/31/27
Lisa Dorsey	Member, 7th Ward	Term Expires: 12/31/25

Mayor: Lillian L. DeBaptiste **Borough Manager:** Sean Metrick

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Borough Council Meeting:

I. Public Hearings

A. Public Hearing regarding Comcast's past performance under its current franchise agreement

B. Public Hearing to amend certain regulations in Subsection 3-38.T - Community Campus Committee

C. Public Hearing to enact an Ordinance reauthorizing the West Chester Business Improvement District five-year Final Plan.

II. Call to Order of the Borough Council Meeting

III. Pledge of Allegiance

IV. Announcements

A. Employee acknowledgment for years of service to the Borough of West Chester:
James Baker, 25 years - Street Department
Tracy Gordon, 25 years - Police - Dispatch
Chad Cook, 15 years - Police - Dispatch

V. Comments

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

VI. Comments by the Borough Council and the Mayor

VII. Reports/Presentations

VIII. New Business

IX. Old Business - Discussion

A. Motion to adopt the preliminary budget and schedule a hearing for November 19 at 630 PM (attachment)

B. Discuss special event procedures for discounted fees (attachment)
Issue: Continue discussion on definition and process of public events

C. Motion to amend the Parking Policy for special event/s parking in Borough parking garages to include a 50% split of parking fees with the applicant (attachment)
Issue: Consider reinstating previously approved revenue sharing with event holders.

D. Motion to approve employee separation agreement

X. Old Business - Consent

A. Motion to approve the September 16th and 17th 2025 Borough Council Meeting Minutes

B. Motion to approve a Resolution for participation in the Pennsylvania Audubon Society Bird Town Program (attachment)
Issue: Review and consider Resolution to commit to ecological initiatives and be recognized as a Bird Town Pennsylvania community

C. Motion to approve contract with Butts Ticket Systems/ParkMobile for on-street parking and lot payment services. (attachment)
Issue: Provide alternative app for payment and redundancy and future planning on the streets and in the lots of the Borough.

D. Motion to approve contract with Butts Ticket Systems/ParkMobile for garage reservation and parking services. (attachment)
Issue: Provide alternative app for payment and redundancy and future planning for reservations and mobile payment in Borough-owned garages.

E. Motion to approve lease for West Chester United Methodist Church at High Street Lot (attachment)
Issue: Extend hours to 9:00 PM Monday through Thursday, and include a two-year renewal with a 90 day termination clause.

F. Motion to approve trash/recycling contract with Blosenski for trash/recycling services for retail spaces at Bicentennial Garage. (attachment)
Issue: Trash and recycling contract needed for three retail spaces at Bicentennial Garage. This money is to be billed back to the tenants, per the leases.

G. Motion to approve purchasing requests (attachment):

1. All Event Party Rentals for $12,185.45
2. Butts Tickets for $40,000.00
3. USALCO for $15,280.00
4. Cody for $18,536.57

5. Horgan Tree Experts for $10,720

Issue: Approve monthly purchase orders over $10,000

H. Motion to revise Chapter 80 pertaining to background checks for solicitation permits - 80-3; and prior approval for fixed locations - 80-10 (attachment)
Issue: Discuss background check process and procedures; and approval of items in a fixed location

I. Motion to approve the Special Events Application for the Veterans Day Parade (attachment)
Issue: Review and consider Special Events Application

J. Motion to approve Resolution for Final Land Development 210-214 W, Washington St, Axel Properties (attachment)
Issue: Approval of new eight townhouse community in the NC-2 Zoning District

K. Motion for no Solicitor attendance at the Zoning Hearing (attachment):

740 S. Matlack St-Zoning relief from required parking curbing in alley
Committee Recommendation 3-0 for no Solicitor attendance

Issue: Review ZHB Appeal and determine solicitor attendance

L. Motion to approve HARB applications (attachment)
2025-29: 225 E. Market St-Sign
2025-30: 220 W. Gay St-Revised Sign
2025-31: 16 S. Church St-Sign
Issue: Review HARB applications and approve Certificates of Appropriateness

M. Motion to schedule a Public Hearing on November 19, 2025 to amend Chapter 112 – 309.B Revise dimensional requirements in the TC Zoning District (attachment)
Issue: Reformatting existing dimensional information

N. Motion to schedule a Public Hearing on November 19, 2025 to amend Zoning Code to add Unified Residential Development Use Zoning; and, amend relative definitions, (attachment)
Issue: Permission for Zoning Amendment to be sent to Chester County Planning Commission to add definitions for "Alley" and "Unified Residential Development"

XI. Other Business

XII. Adjournment

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

PUBLIC NOTICE

Public Hearing Regarding Comcast Cable Franchise Renewal for West Chester Borough.

Notice is hereby given that West Chester Borough will hold a public hearing regarding cable franchise renewal. The public hearing will take place on October 15, 2025 at 6:30 p.m. in Borough Council Chambers at the West Chester Borough Hall, 401 East Gay Street, West Chester, PA 19380. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of the cable operator, Comcast, and to identify the future cable-related community needs of the Borough. Questions may be directed to Sean Metrick, Borough Manager, at 484-319-4118.

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.

Sean Metrick
Borough Manager

Please publish in the Daily Local News (Chester County) on October 6, 2025

ORDINANCE NO. ___ – 2025

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 3 OF THE WEST CHESTER BOROUGH CODE, TITLED "ADMINISTRATIVE CODE", SECTION 3-38, TITLED "ADVISORY BOARDS AND COMMISSIONS", SUBSECTION 3-38.T TO AMEND CERTAIN REGULATIONS FOR THE COMMUNITY CAMPUS COMMITTEE.

BE IT ENACTED AND ORDAINED, and it is hereby enacted by the authority of the Council of the Borough of West Chester that Chapter 3 of the Code of the Borough of West Chester, titled, “ADMINISTRATIVE CODE,” shall be amended as follows:

SECTION 1. Section 3-38, titled, "Advisory Boards and Commissions", is amended by amending Subsection T, titled "COMMUNITY CAMPUS COMMITTEE, as follows:

"T. Community Campus Committee. Pursuant to the authority in § 3-38A, there is hereby established for the Borough of West Chester an Advisory Committee known as the “Community Campus Committee” which may also be referred to as “West Chester Together” which shall be organized for the purposes hereinafter set forth.

(1) Mission. The purpose of the Community Campus Committee is to promote and increase communication and collaboration between Borough of West Chester community leaders and residents and West Chester University officials and students on issues that affect health, safety, and quality of life for the campus and Borough community.

(2) Responsibilities of Committee. The Committee shall serve in an advisory capacity to Borough Council and to West Chester University administration and shall perform the following duties:

(a) Partner in community engagement and conduct regular meetings with Borough and University community members to discuss issues and concerns about University activities, events, policies and affairs.

(b) Promote and encourage cooperation and planning for University events that will have an impact on Borough residents such as move in and move out days, homecoming, graduation and other functions or events that impact the residents of the Borough in and around the University Campus.

(c) Develop and foster relationships and liaise with leaders and committees of the Borough and University.

(d) Promote and encourage cooperation and planning for Borough events that encourage engagement between permanent residents and students.

(e) Identify issues of mutual concern to the Borough and University while maintaining open and transparent communications with all relevant parties and departments within both the Borough and the University.

(f) Initiate and implement solutions for issues or problems that impact the quality of life for Borough residents.

(g) Provide reports to Borough Council on the activities and accomplishments of the Committee either by submission of a written report sent to Council members or by a Committee member presenting an oral report at Council meetings. The Committee shall submit at least one report per University semester to Borough Council.

(3) Membership and Terms of Office. The Committee shall consist of four members representing the Borough (the "Borough Members") who are appointed by Borough Council. The Borough members shall consist of the following:

(a) The West Chester Borough Mayor or his/her designee;

(b) A representative from the West Chester Borough Police Department;

(c) A member of Borough Council; and

(d) A Borough employee.

In addition to the Borough Members, the Committee shall consist of five members representing the residents of the Borough (the “resident members”) who are appointed by Borough Council. The resident members shall consist of the following:

(a) A Borough resident from the 2nd Ward;

(b) A Borough resident from the 4th Ward;

(c) An at-large Borough resident;

(d) A student rental permit holder within the Borough; and

(e) A Borough business owner.

In addition to the members appointed by Council, the Committee shall include five representatives from West Chester University (the "University members") who shall be selected by the University and represent one of the following departments:

(a) Student Affairs;

(b) Civic Engagement and Social Impact;

(c) External Relations;

(d) Fraternity and Sorority Life;

(e) Student Government Association;

(f) Off Campus and Commuter Services;

(g) Public Safety;

(h) Student Conduct; and

(i) Wellness Promotion.

Members shall be appointed to serve a three-year term except for the initial terms which shall be staggered so that the terms of at least three members shall expire every year.

The Committee shall have Co-Chairpersons. One Chairperson shall represent the Borough members and be selected by the Borough members of the Committee. The second Chairperson shall represent the University members and be selected by the University members of the Committee. A Secretary will also be appointed as selected by the full membership. The Co-Chairpersons and Secretary will serve a 2-year term for a maximum of up to two consecutive terms.

(4) Vacancy. A vacancy on the Committee shall be filled in the same manner as the original appointment by the Borough Council for Borough members and by the University for University members.

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

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

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

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2025.

ATTEST:

COUNCIL FOR THE BOROUGH OF WEST CHESTER

_____
Sean Metrick, Secretary

By: _____
Patrick McCoy, President

APPROVED THIS _____ DAY OF _____, 2025.

_____
Lillian L. DeBaptiste, Mayor

PUBLIC NOTICE

NOTICE IS GIVEN that the Borough Council of the Borough of West Chester will hold a public hearing as part of their regularly scheduled public meeting to consider passage of the following ordinance on October 15 , 2025 at 6:30 PM at the West Chester Borough Hall at 401 East Gay Street, West Chester, PA 19380. A summary of the text of the ordinance is as follows:

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AUTHORIZING A NEW FIVE-YEAR TERM FOR THE WEST CHESTER BUSINESS IMPROVEMENT DISTRICT COMMENCING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2030.

Section 1 of the Ordinance provides that Borough Council finds that it is desirable for the Borough to continue its efforts to improve the Business Improvement District under the Neighborhood Improvement District "NID" Act for the purpose of providing business improvement and administrative service to benefit the West Chester Business Improvement District, which is defined on the map and boundary description attached to the Ordinance as Exhibit "A".

Section 2 of the Ordinance provides that The name of the Neighborhood Improvement District shall be referred to as the "West Chester Business Improvement District."

Section 3 of the Ordinance provides that Council adopts The Neighborhood Improvement District Final Business Plan, in the form attached as Exhibit "B".

Section 4 of the Ordinance provides that the West Chester Business Improvement District Authority will be the Managing Authority of the District with all the rights and powers of a neighborhood improvement management association as defined under the NID Act.

Section 5 of Ordinance provides that all prior Ordinances, Resolutions and any parts thereof which are inconsistent with this Ordinance are hereby repealed and Section 6 provides an effective date upon enactment as provided as law.

An opportunity will be afforded to all interested persons in attendance to address Council in the matter of this ordinance. The full text of the Ordinance is available for inspection without charge on the Borough's website at www.west-chester.com and at the Borough of West Chester administrative offices, 401 East Gay Street, West Chester, Pennsylvania 19380, Monday through Friday from 8:30 a.m. to 5:00 p.m. A copy of the full text of the Ordinance may be obtained for a charge not greater than the cost thereof. In addition, a certified copy of the proposed Ordinance is also on file and available for inspection by members of the public at the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 West Market Street, West Chester, Pennsylvania 19380-0989.

Sean Metrick

Borough Manager

Please publish one time on October 2 and send proof of publication and statement to: Sean Metrick, Borough Manager, 401 East Gay Street, West Chester, PA 19380.

ORDINANCE 2025-

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AUTHORIZING A NEW FIVE-YEAR TERM FOR THE WEST CHESTER BUSINESS IMPROVEMENT DISTRICT COMMENCING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2030.

WHEREAS, in Ordinance No. 10-1998, which was adopted by Borough Council for the Borough of West Chester (the "Council") on October 21, 1998, Council authorized the creation of the West Chester Business Improvement District Authority (the "Authority") and the West Chester Business Improvement District (the "Business Improvement District") pursuant to the Municipality Authorities Act of 1945, 53 Pa.C.S.A. § 5601 *et seq*., for the purposes of providing business improvement and administrative services to benefit the properties in the Business Improvement District; and

WHEREAS, Council also authorized the execution and filing of Articles of Incorporation for the Authority in Ordinance No. 10-1998; and

WHEREAS, in Ordinance No. 17-2005, adopted by Council on August 17, 2005, Council approved Amended and Reinstated Articles of Incorporation for the Authority and authorized the Authority to file the same with the Department of State; and

WHEREAS, since the formation of the original Business Improvement District and Authority, a new law was enacted known as the Neighborhood Improvement District Act, 73 P.S. § 831-840 (hereinafter the "NID Act"); and

WHEREAS, pursuant to the NID Act, in Ordinance No. 22-2005, adopted by Council on December 21, 2005, Council re-established the Business Improvement District and approved a five-year plan for a term from January 1, 2006 through December 31, 2010; and

WHEREAS, in Ordinance No. 22-2010, adopted by Council on November 17, 2010, Council agreed to continue the term of the Business Improvement District for another five-year term from January 1, 2010 through December 31, 2015; and

WHEREAS, in Ordinance No. 15-2015, adopted by Council on November 17, 2015, Council agreed to continue the term of the Business Improvement District for another five-year term from January 1, 2015 through December 31, 2020; and

WHEREAS, in Ordinance No. 12-2020, adopted by Council on December 15, 2020, Council agreed to continue the term of the Business Improvement District for another five-year term from January 1, 2021 through December 31, 2025; and

WHEREAS, pursuant to the NID Act, in order for Council to continue the term of the Business Improvement District, it is necessary for Council to adopt a new Ordinance in accordance with the procedures in the NID Act and to adopt a final business plan for the NID and to appoint a managing authority for the NID; and

WHEREAS, pursuant to the procedures in the NID Act, the Borough conducted a public hearing on July 16, 2025 in order to receive public comment on the Preliminary Business Plan which plan includes a description of the proposed improvements and services, the estimated costs thereof and proposed methods of assessment and charges to all property owners and commercial lessees and the benefited properties located within the NID; and

WHEREAS, by Motion at the public meeting on July 16, 2025, Council approved the Preliminary Business Plan (the "Business Plan") for the West Chester Business Improvement District, titled, "West Chester Business Improvement District Five Year Plan 2026 - 2030"; and

WHEREAS, more than 45-days has elapsed since the public hearing and objections totaling 40% or more have not been filed to the Business Plan.

NOW, THEREFORE, be it enacted and ordained by Council of the Borough of West Chester:

SECTION 1. Organization of the Authority. Council finds that it is desirable for the Borough to continue its efforts to improve the Business Improvement District and the Neighborhood Improvement District ("NID") under the NID Act for the purpose of providing business improvement and administrative service to benefit the West Chester Business Improvement District located in the Borough of West Chester, which is defined on the map and boundary description attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. Name of District. The name of the Neighborhood Improvement District shall be referred to as the "West Chester Business Improvement District."

SECTION 3. Adoption of the Neighborhood Improvement District Final Business Plan. The Neighborhood Improvement District Final Business Plan, in the form attached as Exhibit "B" and made a part hereof is hereby adopted by Council.

SECTION 4. Appointment of the Managing Authority. The Managing Authority of the Neighborhood Improvement District established herein, with all the rights and powers of a neighborhood improvement management association as defined under the aforementioned NID Act, shall be the existing West Chester Business Improvement District Authority.

SECTION 5. Repealer. All prior Ordinances, Resolutions and any parts thereof which are inconsistent with this Ordinance are hereby repealed.

SECTION 6. Effective Date. This Ordinance shall become effective upon enactment as provided as law.

ENACTED and ORDAINED on the 15th day of October, 2025.

COUNCIL FOR THE BOROUGH OF WEST CHESTER

By:_____ By:_____
Sean Metrick, Secretary Patrick McCoy, President

APPROVED this 15th day of October, 2025.

By: _____
Lillian L. DeBaptiste, Mayor

BOROUGH OF WEST CHESTER
2026 CAPITAL IMPROVEMENT PLAN

OCTOBER 2025 DRAFT

OCTOBER 2025 DRAFT

2026 Capital Projects - $8.35M

Police

BodyCams & Mobile Video Recording Systems	$	145,000
Patrol Vehicle Upfitting	$	95,000
Handguns & Sights	$	35,000

Information Technology

Scheduled Workstation Replacement	$	20,000
Borough Council Chambers Audio	$	12,414
Servers	$	15,000
Cameras - Borough Hall, Public Works, Wastewater	$	15,000

Public Works

Gay Street Closure - Phase I	$	1,844,000
Intersection Repair - High & Gay Street	$	200,000
Dump Truck	$	150,000
South High Street Streetscape - Design & Bid	$	75,000
Borough Hall HVAC Replacement	$	73,000
Bus Shelter	$	25,000
Big Belly Replacement	$	10,000
Library - Patio Roof Replacement	$	115,000

Parks & Recreation

John O. Green - Phase I	$	118,000
John O. Green - Phase II Design	$	15,000
Hoopes Park Playground - Design	$	20,000
Feasibility Study - Davis Oil Site	$	35,000

Parking

Lot Paving & Improvements	$	100,000
Elevator Upgrades	$	100,000
Chestnut Garage Solar Inverter	$	65,000
Wayfinding Signage	$	20,000
Camera Upgrades for Garages	$	84,000

Wastewater

Goose Creek - Electrical Substation - Phase II	$	1,000,000
Goose Creek - Electrical Substation - Phase II	$	1,200,000
GC Sludge Dewatering System - Phase I	$	200,000
College Ave Pump Station Pump Backup	$	52,000
New Street Pump Sataion Pump Backup	$	32,000
Taylor Run - Driveway	$	150,000
Taylor Run - Digester Sluice	$	30,000
Technology Upgrades	$	20,000
Maple Alley Capacity Upgrade - Phase I	$	1,092,000

Stream Protection Fee

Brick/CMP/VCP Sewer Relining	$	400,000
Taylor Run Stream Restoration	$	350,000

Liquid Fuels

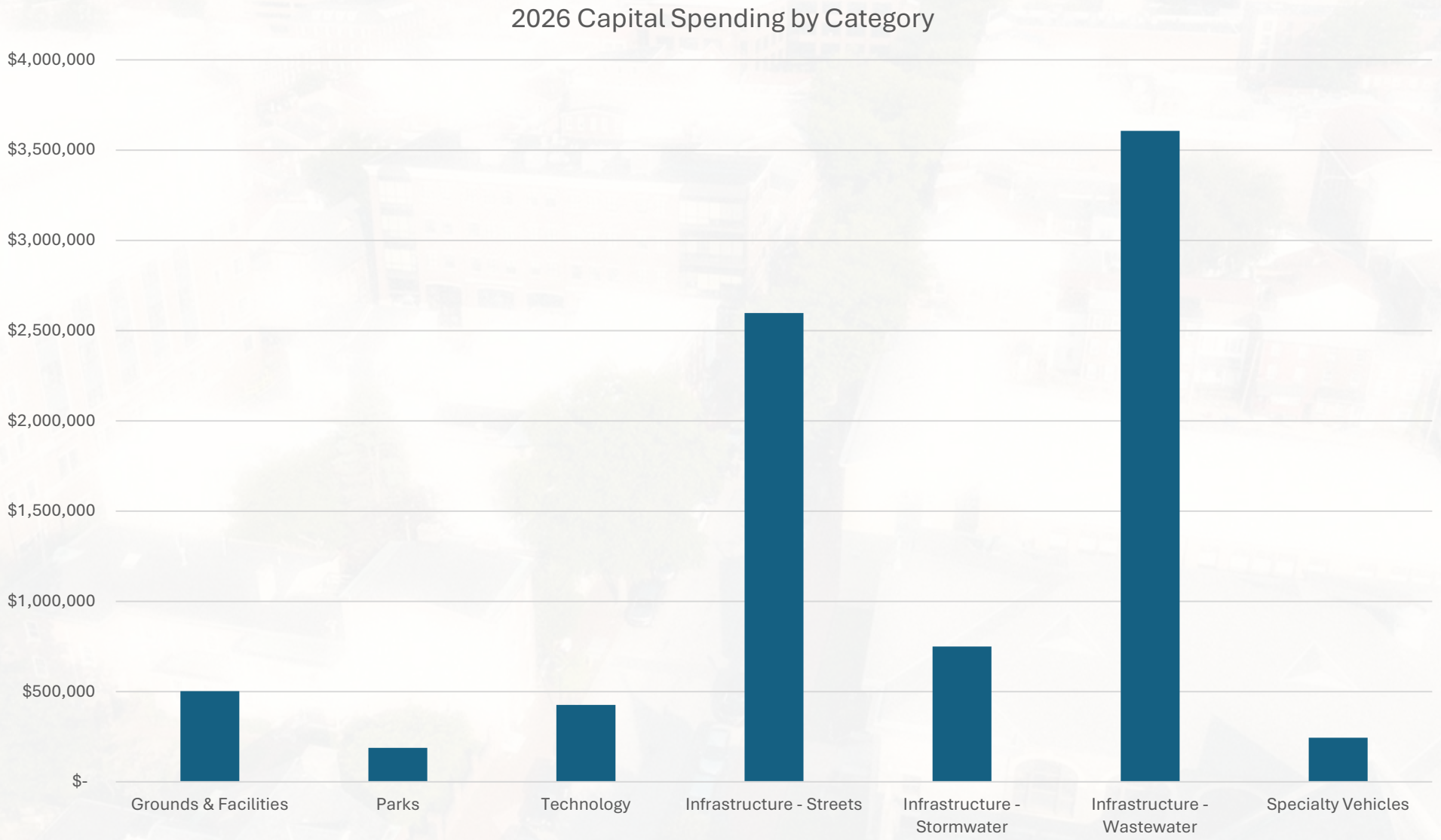
Annual Paving Project	$	323,050

Administration

Accounting Software Upgrade - Implementation	$	115,000

OCTOBER 2025 DRAFT

2026 Capital Projects - $8.35M



Police

Patrol Vehicle Upfitting $95,000
Upfitting of three new patrol vehicles, to be leased from Enterprise in 2025, including emergency equipment, technology, and vehicle striping.

Body Worn Cameras & Mobile Video Recorders $145,000
Replacement of all the department's body worn cameras and vehicle-mounted mobile video recorders, over a 5-year period, commencing in FY 2025. Costs are offset by $165,000 in grant funding acquired in 2024.

Handguns & Sights $35,000
Purchase new firearms and red dot sights.

Information Technology

Workstation Replacements $20,000
Scheduled, routine replacement of staff computers/workstation technology, throughout all departments.

Borough Council Chambers Audio Upgrades $12,414
Upgrade microphone technology to improve audio quality, and to improve public meeting recording and livestreaming experience. COSTARs quote.

Borough Council Technology Upgrades $15,000
5-year lease costs for HP Virtual Servers. Currently in year three of lease.

Cameras $15,000
Updated and additional cameras for Administration, Public Works, and Wastewater sites. COSTARs quote.

Public Works

Gay Street Closure – Phase I $1,844,00
Sliding, crash-proof bollards and sidewalk fixed bollards at Gay Street and Matlack, High, and Darlington Streets. $1.1M in grant funding secured in 2023 and 2025.

Intersection Repair – Gay & High Street $200,000
Replace paver intersection with stamped concrete.

Dump Truck $150,000
Replace existing dump truck in PWD fleet. Truck is used for a variety of purpose, including plowing.

South High Street – Design & Bid $75,000
Professional services for streetscape project. Award bid in Fall 2026.

Borough Hall HVAC Replacement $73,000
Replace old, problematic HVAC unit at Borough Hall, which serves the 24/7 area of the Police department.

Bus Shelter Installation $25,000
Procurement and installation of a bus shelter at High & Linden Streets. $12,500 in grant funding secured in 2024.

Big Belly Replacement $10,000
Scheduled, routine replacement of solar-powered compacting trash and recycling receptacles in public locations.

West Chester Library – Patio Roof Replacement $150,000
Replace roof for section of Library located below entrance/patio.

Parks & Recreation

John O. Green Memorial Park Improvements – Phase I $118,000
Replace poured-in-place rubber splashpad surface with brushed concrete, to alleviate ongoing maintenance issues with existing material.

John O. Green Memorial Park Improvements – Phase II $15,000
Design and bid Phase II improvements. Award bid in Fall 2026.

Hoopes Park Playground – Year 1 $20,000
Conceptual design, scoping, and grant work for relocation and upgrade of the playground at Hoopes Park. The project is expected to be completed in 2027, pending timeline for securing grant funding.

Feasibility Study – Davis Oil Site $35,000
Evaluate options for purchase and design of new park at this property.

Parking

Lot & Paving Improvements $100,000
Repave and improve surface lots and adjacent grounds, to improve safety and aesthetics of these Borough-owned amenities.

Elevator Upgrades $100,000
Necessary repairs/upgrades to aging elevators.

Chestnut Street Solar Inverter $65,000
Replace existing inverter on solar PV system.

Wayfinding Signage $20,000
Additional wayfinding signage to help visitors navigate to Borough lots & garages.

Camera Upgrades $84,000
Updated and additional cameras for parking garages.

Wastewater

Goose Creek Electrical Substation – $2,200,000
Procurement and installation of aging substation. $600,000 grant funding secured 2023.

Sludge Dewatering System – Year 1 $200,000
Design & bid installation of sludge dewatering system at Goose Creek plant. Award bid Fall 2026

Taylor Run – Driveway $150,000
Mill and pave driveway at Taylor Run WWTP

Taylor Run – Digester Sluice Gate $30,000
Manufacture and install new sluice gate. COSTARs quote.

Backup Pump Replacement $84,000
Purchase backup pumps for College Ave. and New Street pump stations.

Technology Upgrades $20,000
Upgrade technology at both treatment plants

Maple Alley Conveyance Upgrade $1,092,000
Phase I of multi-phase project to expand conveyance capacity in Goose Creek “sewershed”.
$750,000 grant funding secured in 2024.

Stream Protection Fee

Capital Storm Sewer Relining $400,000
Relining of dilapidated brick, clay, and corrugated metal storm sewer pipes and inlets in the Borough's MS4. $150,000 grant funding secured in 2025.

Taylor Run Stream Restoration $350,000
Completion and project close-out for stream restoration project breaking ground in 2025. $650,000 in grant funding secured in 2023-2024.

Liquid Fuels

Road Paving Project $323,050

Annual repaving of approximately 1.5 miles of Borough streets and alleys, according to routine conditions assessment conducted by the Public Works department.

Liquid Fuels funding is allocated annually to the Borough of West Chester based on the linear footage of eligible roads, and is sourced from taxes paid by all at the gasoline pump.

Administration

Accounting Software – Implementation

Replace three siloed accounting software platforms with an integrated solution. New product will streamline all aspects of accounting, including purchasing, contract management, AP, AR, resident/property-owner bill-pay (e.g. taxes, sewer, SPF, other fees), billing, budgeting, reporting, etc.

Once implemented, annual software fees are expected to decrease, providing a ~10% return on investment for the implementation of new software package.

An RFP for the software was issued in 2025.

BOROUGH OF WEST CHESTER
2026 CAPITAL IMPROVEMENT PLAN

OCTOBER 2025 DRAFT

CITY SUPPORTED EVENTS

The City maintains a formalized list of Council approved city supported special events receiving in-kind support from the City that focus on the character, diversity and quality of Wilmington and contribute to quality of life, our local economy, celebrate holidays, and raise visibility as a tourism destination or permanent place to relocate.

In an effort to create a process for identifying special events that receive City support as well as to manage these events in a cost-effective and coordinated way, requests for City support will be considered as part of a competitive application process. Application deadline and approval will coincide with the City budget cycle with a call for submission every two years with awards of support for a two year term. Applications will be reviewed by a City cross-departmental committee who will present their recommendations to the City Manager in the form of a budget recommendation for City Council approval.

All existing City supported events shall retain current levels of service but shall be subject to event evaluation and must re-apply for support per the above process. Interviews with applicant may be required. The application for Special Event Support can be found here.

The process for these requests is currently on hold

Criteria for City Support of Special Events:

1. Organizations receiving support shall recognize the City at the appropriate sponsorship levels based on value of support provided and provide the City with at least the same level of recognition as a similar supporter or sponsor. The organization must include in all publicity, including print, video, television and radio that the event is supported by the City. The City will be given name, logo, and banner representation in tandem with any other supporters'/sponsors' representation. Organizations will provide clear spoken recognition of the City and its contribution to any events or functions utilizing live entertainment.

2. Applicants must be nonprofits, businesses or agencies with current IRS status licensed to do business in North Carolina. Individuals are not eligible to apply.

3. Applicants should provide a comprehensive event overview including description of the event and event goals and how the effectiveness of the event will be evaluated.

4. Applicants shall describe what kind of benefits the City will receive including how the event increases awareness of the City as a visitor destination, how the event increases the number of visitors to the area, and their average length of stay.

5. Applicants should describe how the requesting organization generates a return on investment (economic impact) and how the effectiveness of the event will be evaluated.

6. Applicants must demonstrate strong financial management and effective controls, including cost effectiveness.

7. An event budget, which includes an estimate of City services requested, shall be submitted

8. Event shall have multiple funding sources.
    a. City cannot be sole financer
    b. A list of all revenue streams and their ratio to the requested City funding should be included with the application

9. Applicants shall describe what percentage of funds will be expended within city limits and what attempts are made to expend funding in city limits.

10. Applicants should state how their event is aligned with one of more of City Council's Focus Areas

11. A sustainability plan must be submitted with the application.

12. Events shall be open to the public

13. Applicant must demonstrate the ability to produce a well-planned safe event.

14. Satisfactory post-event performance evaluation

15. If applying for more than one event, a separate application and distinct separate budget are required.

Current List of City Supported Events

- Azalea Festival
- Riverfest
- Downtown Tree Lighting
- American Craft Walk
- Rims on the River Car Show
- St. Patrick's Day Parade
- Martin Luther King Parade
- Riverfront Farmers Market
- Orange St. Arts Fest
- Northside Resource Center Back to School
- Juneteenth Celebration
- Veteran's Day Parade

Special Event Fee

1. Establish a garage parking event fee
   a. **Staff Recommendation**: $10 fee for all events, 50% to be credited back

2. Revise 2024 fee schedule
   a. **Staff Recommendation**: $129/hr. for police services/$69/hr. for PW services

3. Fees for Borough services (traffic control devices, meter bags, sign posting, etc.) will be charged in accordance with fee schedule

BOROUGH OF WEST CHESTER COUNCIL POLICY: SPECIAL EVENT PARKING POLICY

July 9th, 2025, Reiner

1. PURPOSE

To provide consistent standards and methods, as determined by Council, for "Special Event" parking in the Town Center District.

2. POLICY

SPECIAL EVENT: A parade, assembly, athletic event, street fair, art and craft show, carnival, soap box derby, rally, or other special event or activity that occurs in a public place or on a Borough street, sidewalk, alley or other street right-of-way and that obstructs, delays or interferes with the normal flow of pedestrian or vehicular traffic or does not comply with traffic laws and controls, but excluding a block party. The term "special event" shall also include indoor or outdoor concerts, displays, fairs and athletic events occurring on private property and designed to attract large crowds such that the event will interfere with normal traffic flow.

All Special Events that take place within the Town Center District, that require use of the main thoroughfare, will engage a $20 fee per car at all Borough owned garages and surface lots. The fee will begin at 8am the day of the event and will end at the time the event ends. For Sunday events, event rates will begin at noon in both garages and lots. This does not include the Open-Air Market, which is not considered a standard Special Event, and is exempt from this requirement.

Vendors that participate in Special Events will be given one parking pass per vendor for free parking in either the garage or the lots.

Monthly account holders at all garages will be permitted to park during their regular hours with no additional fee but will be required to pay the event fee if they park outside of their allotted garage hours. Garages will be posted with notice at least one month prior to the event.

~~Revenue from all Special Event parking will not be shared and will be retained wholly to the Borough of West Chester Parking Services Department.~~ Fifty percent of the parking garage revenue will be credited back to the Special Event Applicant as a reduction in Borough-related costs. If the 50% of garage revenue exceeds the total cost for the special event no overage will be provided as a monetary contribution.

Events that take place on Sundays will allow for church parking in neighboring lots with use of a Borough-generated parking pass until a specified time. All vehicles utilizing the lot after the specified time will be required to pay the event fee. Lots will be posted with signage designating the times. Churches will be notified by the Parking Services Department at least one month prior to the event.

3. PROCEDURE

All Special Events within the Town Center will be required to submit a Special Event Application with the Parks and Recreation Department and follow all procedures dictated by that process.

The Director of Parking Services, or designee thereof, shall notify the garage management company of any Special Events that have been approved by Council at least one month before the event takes place. All kiosks and software related to Special Event parking will be updated by the Director or designee at least one month before the event takes place. Signage will be posted in all lots at least 48 hours prior to the event.

4. DOCUMENT CONTROL INFORMATION

Document Name	2025 Council Policy: Special Event Parking Policy
Owner	Ramsey Reiner, Director of Parking Services
Version Number	Version 3~~2~~
Proposal Date to Council	~~August 19th~~October 14th, 2025
Approval Date	
Approved By	
Date of Commencement	
Date of Last Review	
Date for Next Review	
For Office Use – Keywords for search function	Policy, special event, garage, parking, church

Resolution __-2025

A RESOLUTION OF THE BOROUGH OF WEST CHESTER TO ADOPT INITIATIVES TO BE RECOGNIZED AS A PENNSYLVANIA AUDUBON COUNCIL BIRD TOWN PENNSYLVANIA

"BIRD TOWN"

WHEREAS, West Chester Borough recognizes that birds are indicators of environmental health and pledges to provide resources for them.

WHEREAS, Pennsylvania Audubon Council, owner of the "Bird Town" and "Bird Town Pennsylvania" service and design marks, and offeror of the Bird Town Pennsylvania programs and services, will work with municipalities to engage and educate their residents, schools and businesses about conservation actions they can take to create a healthier, more sustainable environment for birds, wildlife and people.

WHEREAS, the West Chester Borough recognizes that these programs and services could be a powerful tool to increase "green living, promote a culture of conservation in our community and provide positive social, economic and ecological outcomes.

WHEREAS, West Chester Borough recognizes that using native plants, reducing storm water runoff and energy use can help restore natural systems and ecological integrity

WHEREAS, elected representatives of West Chester Borough, we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community, increase property values, and

THEREFORE, BE IT RESOLVED, that to engage in new efforts to live lighter on the land and provide a healthier environment for the people and birds of our town, West Chester Borough wishes to commit to ecological initiatives and by doing so, we will be recognized as a Bird Town Pennsylvania community

BE IT FURTHER RESOLVED by the _____ of _____that we do hereby authorize the _____ to serve as_____ agent for the Bird Town Pennsylvania processes.

RESOLVED this_____

Proposal for Mobile Parking and Reservation Solution: ParkMobile

Submitted to:

Borough of West Chester

Ramsey Reiner, Assistant Borough Manager & Director of Parking Services

401 E. Gay Street

West Chester, PA 19382

E: rreiner@west-chester.com

Submitted by:

Butts Ticket Systems (BTS)

151 Hood Road

Cochranville, PA 19330

Michael Lapidus, Vice President of Off-Street Solutions

C: 732.354.2715

E: michael@buttsticket.com

BOROUGH OF WEST CHESTER
CHESTER COUNTY PENNSYLVANIA

September 23, 2025

Borough of West Chester
Ramsey Reiner, Assistant Borough Manager & Director of Parking Services
401 E. Gay Street
West Chester, PA 19382
E: rreiner@west-chester.com

Dear Ms. Reiner:

Butts Ticket Systems (BTS), the local authorized ParkMobile distributor, is pleased to present this proposal for implementing ParkMobile, the best-in-class mobile payment and reservations application, as the Borough of West Chester's solution for on-street and off-street parking. ParkMobile is a trusted, user-friendly platform that simplifies payments and reservations for residents, visitors, and businesses while streamlining parking operations for municipalities.

ParkMobile is the nation's leading parking payment platform, trusted by over 50 million users and thousands of municipalities, universities, and private operators across the United States. With its proven reliability and widespread adoption, ParkMobile provides the Borough of West Chester with a future-ready solution that will improve the parking experience for both residents and visitors.

Why ParkMobile?

- Flexible Deployment – ParkMobile can serve as a stand-alone mobile payment and reservations solution or work in conjunction with the Borough's existing mobile application, Flowbird's mobile app, allowing a seamless experience for users.
- Nationwide Reach & Familiarity - Many drivers already have the ParkMobile app installed, reducing friction for first-time users.
- Easy to Use - Drivers can pay by phone in seconds, extend parking sessions remotely, reserve spaces in advance for both on-street and off-street locations, and receive notifications before time expires.
- Reservations for Events & Daily Parking – Imagine heading downtown for a concert, sports game, or business meeting, and a parking spot is waiting for you. ParkMobile has partnered with over 750 venues and more than 60,000 events nationwide to provide seamless event reservations. Users can filter by amenities such as ADA accessibility, covered parking, elevator access, and digital or printed permits. In addition, ParkMobile supports daily or transient reservations for commuters, office workers, or occasional downtown visitors—whether parking near transit hubs or in off-street garages. This flexibility reduces congestion, saves time, and ensures drivers arrive at their destination stress-free.

- Integration with PARCS – ParkMobile's reservation system integrates seamlessly with most PARCS (Parking Access and Revenue Control Systems), allowing smooth entry and exit at gated off-street facilities and ensuring a complete parking management solution.
- Flexible Payment Options - Accepts credit/debit cards, mobile wallets (Apple Pay, Google Pay), and PayPal.
- No Upfront or Ongoing Cost to the Borough - The system is funded through a small convenience fee paid by the end user.
- Customer as Merchant of Record (MoR) – The Borough of West Chester can serve as the Merchant of Record for all credit card transactions, retaining full control over payments. BTS can facilitate merchant processing services through our preferred partner, AMG Payment Solutions, a boutique firm specializing in the U.S. parking industry. AMG partners with hundreds of municipalities nationwide to reduce credit card processing costs at parking meters, pay stations, and mobile payment apps such as Flowbird and ParkMobile. They focus on the small $1–$5 parking transactions municipalities encounter daily and provide preferred interchange rates with Visa and MasterCard on these "regulated" debit card transactions—rates only available through AMG. AMG clients typically save 15%–50% compared to their previous merchant service provider. BTS will coordinate with AMG to ensure rapid implementation and go-live, providing the Borough with both control and cost savings.
- Integration Capabilities - ParkMobile seamlessly integrates with Flash Parking, Flowbird Multi-Space Meters and Park Loyalty enforcement solutions, if selected, while also being fully compatible with the Borough's current enforcement provider, UPsafety.
- Data & Analytics - The Borough gains access to real-time parking and reservations data, reports, and insights to help guide decision-making and improve policy.

Local Partnership - As a Pennsylvania-based company, Butts Ticket Systems (BTS) is committed to supporting the Borough of West Chester with hands-on service, implementation support, and long-term partnership. We have decades of experience providing municipalities with parking and revenue control solutions tailored to their needs.

Several municipalities in the region, including Allentown, Bethlehem, Harrisburg, Lancaster, Lower Merion, Philadelphia, Pittsburgh and Reading, have successfully implemented ParkMobile, reporting increased convenience for users and improved operational efficiency. BTS ensures West Chester will receive the same level of service and support.

Next Steps - BTS and ParkMobile are ready to move forward at the Borough's convenience. Upon approval, we will:

- Finalize designated on-street parking zones.
- Provide customized signage and marketing materials.
- Launch the ParkMobile system within weeks of authorization.

Implementation Plan/System Integration – ParkMobile provides full flexibility to the Borough of West Chester: it can operate as a stand-alone mobile payment solution or integrate with the existing Flowbird mobile payment application. Additionally, ParkMobile seamlessly integrates with Flowbird Multi-Space Meters, most PARCS systems, and Park Loyalty enforcement systems, while continuing to support the Borough's current UPsafety enforcement workflow, ensuring smooth adoption with minimal disruption.

Phase	Activities	Timeline
Planning	Site assessment, system design	Week 1-6
Installation	Integration with meters, signage placement	Week 7-8
Launch	Marketing, user onboarding, public education	Week 9
Ongoing Support	Customer service, data reporting, updates	Continuous

Financial Overview

- Borough Costs: $0 upfront; no recurring fees.
- Consumer Convenience Fee: Paid by users at the time of parking or reservations.
- BTS Support: Included as part of the implementation package.
- Procurement: ParkMobile is available to the Borough of West Chester through the COSTARS cooperative purchasing program (Contract #033-E22-042), ensuring a streamlined, compliant, and cost-effective procurement process.

Adopting ParkMobile as the Borough of West Chester's official mobile payment and reservations provider for both on-street and off-street parking offers a modern, cost-effective, and customer-friendly solution. With no financial burden to the Borough and the backing of BTS as a trusted local partner, this initiative will deliver immediate improvements to parking operations while positioning West Chester as a forward-thinking Borough in mobility and smart parking.

BTS would welcome the opportunity to discuss this proposal with Borough leadership and answer any questions. Upon approval, we can begin the planning and implementation process immediately to provide West Chester with a seamless mobile parking and reservations solution.

Sincerely,

Michael Lapidus

Michael Lapidus – Vice President of Off-Street Solutions

ParkMobile Zone Parking Pricing Proposal for West Chester, PA

Pricing - Transaction Fee:

ParkMobile works on a per transaction basis with a convenience fee charged to the end user while paying for your parking fee on our application.

Proposed Convenience Fee (On-Demand Mobile Payment) = $.40 per transaction

Example: If the rate is $2.00 for 1 hour, the total cost would be $2.40.

- $2.00 to Client
- $0.40 to BTS/ParkMobile

Example: If the rate is $1.00 for 1 hour, the total cost would be $1.40.

- $1.00 to Client
- $0.40 to BTS/ParkMobile

Example: If the rate is $0.75 for 1 hour, the total cost would be $1.15.

- $0.75 to Client
- $0.40 to BTS/ParkMobile

Proposed Convenience Fee (Reservations): 15% of parking fee per transaction, with a minimum of $1.00

Example: If the reservation rate is $10.00, the total cost would be $11.50

- $10.00 to Client
- $1.50 to BTS/ParkMobile

Example: If the reservation rate is $5.00, the total cost would be $6.00

- $5.00 to Client
- $1.00 minimum to BTS/ParkMobile

Summary of Transaction Fees	
Mobile Payment (OnDemand) Transaction Fee Due to BTS/ParkMobile	$0.40 per transaction **(charged to customer)**
Reservations Transaction Fee Due to BTS/ParkMobile	15% of parking fee transaction, minimum $1.00 **(charged to customer)**

ParkMobile Services Included at No Cost:

- Signage and decal stickers for the initial rollout
- Setup and Implementation
- Call Center, Customer Support, Hosting and Maintenance
- Social media, PR, standard marketing, and advertising for program launch
- Integrations with meter, enforcement and LPR vendors
- ParkMobile 360 Customizable Self – Administration Tools for reporting and setting rates.

Timeline for getting started:

From the time a contract is finalized, the time to launch is typically 30-60 days. Through our streamlined onboarding process, our implementation team will configure your rates, train your staff on back-office systems, collaborate with our marketing team to plan your launch promotion, and create signage.

All BTS and ParkMobile standard terms & conditions shall apply to this parking proposal
Proposal pricing valid for 90 days

AGREEMENT TO PURCHASE PARKING TECHNOLOGY
AND RELATED SERVICES - MOBILE PARKING SOLUTIONS (APPS).

This Agreement to Purchase Parking Technology and Related Services ("Agreement") is made effective as of October 14, 2025, (the "Effective Date"), by and between Borough of West Chester with its principal offices located at 401 E. Gay Street, West Chester, PA 19382, (hereinafter referred to as "CLIENT"), and Butts Ticket Company (BTS), a corporation organized and existing under the laws of the State of Pennsylvania with its offices at 151 Hood Road, Cochranville, PA 19330, (hereinafter referred to as "BTS") with reference to the following:

RECITALS

A. **CLIENT** is a duly organized and validly existing entity under the laws of the Commonwealth of Pennsylvania, with the authority to carry on its business as it is presently conducted and to enter into this Agreement.

B. **BTS** is a Pennsylvania corporation qualified to do business in the Commonwealth of Pennsylvania. BTS markets and supports a variety of parking technologies, including hardware, software, and related services.

C. WHEREAS, BTS, acting as a reseller of ParkMobile, enters into this Agreement to facilitate access to ParkMobile's services.

D. CLIENT and BTS desire to enter into this Agreement for BTS to provide Client with the Services related to the following types of parking transactions: **On-Demand and Reservations via ParkMobile** (the "**Services**,") for use by the CLIENT, all in accordance with the terms and conditions set forth herein.

E. **Reseller Acknowledgement.** The parties acknowledge that BTS is acting as a reseller of ParkMobile under this Agreement. Accordingly, references to BTS shall be interpreted to include its role as such, and where applicable, ParkMobile shall be acknowledged as the underlying service provider.

Notwithstanding the foregoing, this Agreement does not create a direct contractual relationship between the Client and ParkMobile, and nothing herein shall be construed to impose on ParkMobile any obligations, liabilities, or responsibilities beyond those applicable to BTS as a reseller, unless otherwise expressly agreed in writing by ParkMobile.

Now, therefore, the parties agree as follows:

TERMS AND CONDITIONS

1. Service Terms.

1.1. Initial Term. The term of this Agreement shall commence on the Effective Date and shall remain in effect for a period of three (3) years (the "Initial Term").

1.2. Renewal. The Agreement shall **automatically renew** for **successive one (1) year terms with no limit** on the number of renewals, unless earlier terminated pursuant to the Agreement's express provisions or either party provides written notice of non-renewal at least sixty (60) days before the end of the then-current term (each a "**Renewal Term**" and, collectively, together with the Initial Term, the "**Term**").

1.3 Termination. Either party may terminate this Agreement effective immediately on written notice to the other party, if the breaching party materially breaches this Agreement, and such breach: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) days after the non-breaching party provides the breaching party with written notice of such breach.

1.4 Parking Locations. The services will be provided to Client in the following locations / geographical territory: **All Client locations**

1.5 Signage. Client will receive one free welcome kit that includes the aluminum signs and/or decal stickers necessary to complete implementation (installation not included). All signage included in the welcome kit is designed using ParkMobile's standard signage templates. Custom signage may be made available to Client for purchase at BTS's current signage rates. Any requested changes to ParkMobile's standard signage templates will be treated as custom signage. Additional and/or replacement signage may be purchased by Client at BTS's then current signage rates. Installation and maintenance of all signage is Client's sole responsibility.

2. **Pricing.** Pricing shall be in accordance with **COSTARS Contract Number:** 033-E22-042 Street Lighting, Parking Meters, and Street Furniture (AKA Streetscape) including Mobile Parking Solutions (Apps).

IMPLEMENTATION FEES			
Description	**Units**	**Rate**	**Price**
Implementation Fee	0	$250.00	$0.00
Custom Development	0	$165.00/hr.	$0.00
		Total Implementation Fees:	$0.00

ADDITIONAL FEES	
Call Center & Customer Support	WAIVED
Client Support & Maintenance	WAIVED
Hosting	WAIVED
Reporting Portal	WAIVED
Marketing & Advertising	WIAVED

USER FEES		
On-Demand User Fee	$0.40	Per transaction
Reservation User Fee	15%	Of parking fee (minimum $1 per transaction)
“No Charge” Reservation Service Fee	$1.00	Per no-charge reservation

3. Attachments.

This Agreement incorporates the following Attachments: 'Attachment A': On-Demand Parking Services and 'Attachment B': Reservation Parking Services.

4. Services.

4.1. General. During the term, BTS will provide the Services to the Client in accordance with the terms and conditions of this Agreement.

4.2. Launch Date. The parties will mutually agree upon the launch date for the Services.

4.3. ParkMobile Application. On and after the launch date, Client's Parking Locations, along with associated Parking Information, will be made available to the general public through the ParkMobile Application.

4.4. Parking Management Services. Subject to the license granted in Section 5, Client will be provided access to the Platform to manage Client's Parking Locations and associated Parking Information.

4.5. Parking Locations. The parties agree that BTS does not own, operate, manage, or maintain any Parking Location. Client agrees that BTS is not responsible for the condition or operation of any Parking Location, including, but not limited to, the operation of third-party hardware and/or software-based solutions used by Client at the Parking Location or for the delivery and/or fulfillment of parking or other services at the Parking Location.

4.6. Publicity of Services. Each party, including ParkMobile will use commercially reasonable efforts to market the Services throughout the Term. All brochures and promotional material to be distributed by Client will be in a form mutually agreed upon by the parties, which will not be unreasonably withheld or delayed.

4.7. PCI DSS. ParkMobile has obtained, and will continue to maintain throughout the term, Payment Card Industry – Data Security Standard (PCI DSS) certification.

5. Access & Use of Platform.

5.1. Provision of Access. Subject to and conditioned on Client's and its Authorized Users' compliance with the terms and conditions of this Agreement, all applicable laws and regulations, and Client's payment of fees, BTS grants Client a non-exclusive, non-transferable right to access and use the Platform during the Term. Such use is limited to Client's internal use. BTS will provide Client the Access Credentials within a reasonable time following the Effective Date

5.2. Documentation License. BTS hereby grants to Client a non-exclusive, non-sublicensable, non-transferable license to use the Documentation during the Term solely for Client's internal business purposes in connection with its use of the Services.

5.3. Use Restrictions. Client will not, directly or indirectly, and will not permit any third party to, access or use the Platform except as expressly permitted by this Agreement. For purposes of clarity and without limiting the generality of the foregoing, Client shall not, except as this Agreement expressly permits: (a) copy, modify, or create derivative works of the Platform or Documentation, in whole or in part; (b) rent, lease, copy, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available the Platform or Documentation to

any person or entity; (c) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Platform, in whole or in part; (d) bypass or breach any security device or protection used by the Platform or access or use the Platform other than by an Authorized User through the use of his or her own then valid Access Credentials; (e) remove any proprietary notices from the Platform or Documentation; (f) use the Platform or Documentation in any manner or for any purpose that infringes, misappropriates, or otherwise violates any IP Right or other right of any person, or that violates any applicable law; (g) upload invalid data, malware, or other software agents through the Platform; or (h) use the Platform for any purpose beyond the scope of the access granted in this Agreement.

5.4. Reservation of Rights. Nothing in this Agreement grants any right, title, or interest in or to (including any license under) any IP Rights in or relating to, the Services, whether expressly, by implication, estoppel, or otherwise. All right, title, and interest in and to the Services are and will remain with ParkMobile.

5.5. Changes. ParkMobile reserves the right, in its sole discretion, to make any changes to the Services that it deems necessary or useful to: (a) maintain or enhance: (i) the quality or delivery of ParkMobile's services to its customers; (ii) the competitive strength of or market for ParkMobile's services; or (iii) the Services' cost efficiency or performance; or (b) to comply with applicable law.

5.6. Suspension or Termination of Services. Notwithstanding anything to the contrary in this Agreement, BTS may suspend, terminate, or otherwise Client's, any Authorized User's, or any other person's access to or use of all or any part of the Services, without incurring any resulting obligation or liability, if: (a) BTS receives a judicial or other governmental demand or order, subpoena, or law enforcement request that expressly or by reasonable implication requires BTS to do so; or (b) BTS believes, in its good faith and sole discretion, that (i) Client or any Authorized User has failed to comply with any material term of this Agreement, or accessed or used the Services beyond the scope of the rights granted or for a purpose not authorized under this Agreement; (ii) Client or any Authorized User is, has been, or is likely to be using the Services for fraudulent, misleading, or unlawful activities; (iii) there is a threat or attack on any of the Services; (iv) Client's or any Authorized User's use of the Services disrupts or poses a security risk to BTS or to any other client, end user, vendor or partner of BTS and ParkMobile; or (v) this Agreement expires or is terminated. This Section does not limit any of BTS's other rights or remedies, whether at law, in equity, or under this Agreement.

6. Client Responsibilities.

6.1. Use of Platform Account. Client is responsible and liable for all uses of the Platform resulting from access provided by Client, directly or indirectly, whether such access or use is permitted by or in violation of this Agreement. Client must notify BTS immediately of any breach of security or unauthorized use of Client's account.

6.2. Parking Information. Client is responsible for setting all rates, zones, and other required information regarding its Parking Locations offered through the ParkMobile Application and for keeping such information up to date within the Platform.

6.3. Effect of Client Failure or Delay. BTS is not responsible or liable for any delay or failure of performance caused in whole or in part by Client's delay in performing, or failure to perform, any of its obligations under this Agreement. Access & Use of Platform.

7. Service and Support.

7.1. Scheduled Maintenance. ParkMobile will use commercially reasonable efforts to schedule downtime for routine maintenance of the Services between the hours of 12:00 a.m. and 4:00 a.m., Eastern Time; however, ParkMobile may modify this window from time-to-time by providing Client with advance notice. If ParkMobile anticipates that it will need to perform maintenance activities that are likely to be disruptive to the use of the Services outside of the scheduled maintenance window, BTS and ParkMobile will use commercially reasonable efforts to give Client at least 24 hours prior notice. Notwithstanding the foregoing, ParkMobile reserves the right to perform any required emergency maintenance work outside of the scheduled maintenance window. To the extent practicable, BTS and ParkMobile will use commercially reasonable efforts to notify Client before commencing any emergency maintenance outside of the scheduled maintenance window and will use commercially reasonable efforts to limit or avoid impact to use of the Services.

7.2 Client Support. BTS will use commercially reasonable efforts to assist Client with any technical support that Client may reasonably require in using the Services. BTS and ParkMobile will provide technical support for rate and configuration changes to Client Monday – Friday (excluding holidays) between the hours of 8:00 a.m. and 6:00 p.m. (ET). For issues relating to On-Demand Parking Services, Client may submit a support request via email to support@parkmobile.io. ParkMobile will provide Client with emergency technical support 24 hours a day, seven days a week, 365 days a year. In the event of an emergency involving technical and/or system availability issues, Client may contact the on-call engineer via email to applicationsupport@parkmobile.io.

7.3. End-User Support. ParkMobile will provide customer support for ParkMobile Users 24 hours a day, seven days a week, 365 days a year. There are multiple methods that ParkMobile Users can access customer support, such as: ParkMobile's online ticketing system, in-app chat feature, and toll-free phone number.

8. Confidential Information.

8.1. General. Neither party will disclose the other party's Confidential Information except to its employees, affiliates, agents, or professional advisors ("Representatives") who need to know it and who have a legal obligation to keep it confidential. The receiving party will use the disclosing party's Confidential Information only to exercise rights and fulfill obligations under this Agreement. The receiving party will ensure that its Representatives are also subject to the same non-disclosure and use obligations. The receiving party may disclose the other party's Confidential Information when required by law after giving reasonable notice to the disclosing party, if permitted by law.

8.2. Personal Data. In the event a party discloses Personal Data to the other party, the receiving party will have the right to use the Personal Data only as required and necessary to perform its obligations under this Agreement.

9. Intellectual Property Ownership.

9.1. Client Data. Client Data remains the sole and exclusive property of Client. Client grants BTS and ParkMobile a perpetual, irrevocable, royalty-free license to use Client Data in connection with the Services.

9.2. Client Brand Features. Client grants to BTS and ParkMobile a nonexclusive, nonsublicensable, nontransferable, royalty free license during the term to display Client's Brand Features in connection with providing and/or marketing the Services. BTS and ParkMobile will not make any use of Client's Brand Features in a manner that dilutes, tarnishes or blurs the value of such Brand Features.

9.3. ParkMobile IP. Client acknowledges that, as between Client, BTS and ParkMobile, ParkMobile owns all right, title, and interest, including all IP Rights, in and to the Services, including but not limited to the ParkMobile Application and the Platform.

9.4. ParkMobile Brand Features. BTS grants to Client a nonexclusive, nonsublicensable, nontransferable, royalty free license during the term to display ParkMobile's Brand Features in connection with the Services, subject to ParkMobile's Brand Guidelines available at https://parkmobile.io/company/parkmobile-media assets/logos/. Client will not make any use of ParkMobile's Brand Features in a manner that dilutes, tarnishes or blurs the value of such Brand Features.

9.5. ParkMobile User Data. ParkMobile User Data remains the sole and exclusive property of ParkMobile. ParkMobile may sublicense certain ParkMobile User Data to Client upon Client's execution of ParkMobile's Data Protection Agreement. Client will not, directly or indirectly: (i) sell or resell ParkMobile User Data in any capacity or form; (ii) create any derivative work using ParkMobile User Data; or (iii) use ParkMobile User Data for purposes other than those specifically allowed in this Agreement. Notwithstanding the foregoing, the parties acknowledge and agree that ParkMobile will not sublicense or provide any PCI Data to Client.

9.6. Resultant Data. Resultant Data remains the sole and exclusive property of ParkMobile. ParkMobile grants Client a revocable, royalty-free, non-exclusive, non-assignable, non-transferable license to applicable Resultant Data for the duration of the term only for Client's internal use in connection with the Services.

9.7. Reservation of Rights. BTS reserves all rights not expressly granted to Client in this Agreement. Except for the limited rights and licenses expressly granted under this Agreement, nothing in this Agreement grants, by implication, waiver, estoppel, or otherwise, to Client or any third party any IP Rights or other right, title, or interest in or to the ParkMobile Application and/or the Platform.

10. Fees and Payments.

10.1. Fees. Client shall pay BTS the fees set forth in the Agreement that incorporates these Client General Terms & Conditions ("Fees") in accordance with this Section 10.

10.2 Payment Terms. BTS will issue invoices to Client on a monthly basis for all fees due to BTS under this Agreement. Client shall pay each invoice within thirty (30) days of the invoice date. Client shall make all payments hereunder in US dollars to the address or account specified on the applicable invoice.

10.3 Taxes. All fees and other amounts payable by Client under this Agreement are exclusive of taxes and similar assessments. Without limit the foregoing, Client is responsible for all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, or local governmental or regulatory authority on any amounts payable by Client hereunder, other than any taxes imposed on BTS's income.

10.5. No Deductions or Setoffs. All amounts payable to BTS under this Agreement shall be paid by Client to BTS in full without any setoff, recoupment, counterclaim, deduction, debit, or withholding for any reason (other than any deduction or withholding of tax as may be required by applicable law).

10.6. Fee Increases. Beginning the first renewal term following the initial three-year term, and continuing annually thereafter, BTS shall have the option to increase fees on a compounding basis, by ten percent (10%) or the percentage equal to the average increase in all items under the Consumer Price Index over the prior 12-month period, whichever is greater. Based on these criteria, fees shall then round up to the nearest two (2) decimal

places. BTS shall provide Client with at least sixty (60) calendar days written notice of any such fee adjustment prior to the start of each applicable renewal term.

11. Representations and Warranties.

11.1. Mutual. Each party represents, warrants and covenants to the other party that (a) it is duly organized, validly existing, and in good standing as a corporation or other legal entity under the laws of the jurisdiction of its incorporation or other organization; (b) it has the full right, power, and authority to enter into and perform its obligations and grant the rights, licenses, consents, and authorizations it grants or is required to grant under this Agreement; (c) the representative that is executing this Agreement has been duly authorized by all necessary corporate or organizational action of such party; and (d) when executed and delivered by both parties, this Agreement will constitute the legal, valid, and binding obligation of such party, enforceable against such party in accordance with its terms.

11.2. BTS. BTS represents, warrants, and covenants to Client that BTS will perform the Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and will devote adequate resources to meet its obligations under this Agreement.

11.3. Disclaimers. EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH IN SECTION 11.1 AND SECTION 11.2, ALL SERVICES ARE PROVIDED “AS IS.” BTS AS A RESELLER OF PARKMOBILE, SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE. WITHOUT LIMITING THE FOREGOING, BTS DOES NOT WARRANT THAT THE SERVICES OR ANY PRODUCTS OR RESULTS OF THE USE THEREOF WILL BE UNINTERRUPTED OR ERROR FREE. BTS SHALL NOT BE LIABLE FOR DELAYS, INTERRUPTIONS, SERVICE FAILURES, OR OTHER PROBLEMS INHERENT IN USE OF THE INTERNET AND ELECTRONIC COMMUNICATIONS.

12. Indemnification.

12.1. Mutual. Each party will indemnify, defend, and hold harmless the other party from and against any and all losses, damages, liabilities, costs (including reasonable attorneys' fees) ("Losses") incurred as a result from any third-party claim, suit, action, or proceeding ("Third-Party Claim") to the extent it arises from a breach of the indemnifying party's representations and warranties under this Agreement.

12.2. BTS. BTS will indemnify, defend, and hold harmless Client from and against any and all Losses incurred by Client resulting from any Third-Party Claim that the Platform or any use of the Platform in accordance with this Agreement, infringes or misappropriates such third party’s IP Rights, provided that Client promptly notifies BTS in writing of the claim, cooperates with BTS, and allows BTS sole authority to control the defense and settlement of such claim.

12.3. Client. Client will indemnify, defend, and hold harmless BTS and ParkMobile from and against any and all Losses incurred by BTS resulting from any Third-Party Claim arising out of Client’s disclosure or use of ParkMobile User Data in violation of this Agreement.

12.4. Mitigation. If any of the Services are claimed to, or in BTS’s opinion are likely to, infringe, misappropriate, or otherwise violate any third-party IP Rights, or if Client’s use of the Services is enjoined or threatened to be enjoined, BTS may, at its option and sole cost and expense: (a) obtain the right for Client to continue to use the

Services as contemplated by this Agreement; (b) modify or replace the Services, in whole or in part, to seek to make the Services (as so modified or replaced) non-infringing, while providing equivalent features and functionality, in which case such modifications or replacements will constitute the Services, as applicable, under this Agreement; or (c) by written notice to Client, terminate this Agreement and require Client to immediately cease any use of the Services.

12.5. Sole Remedy. THIS SECTION 12 SETS FORTH CLIENT'S SOLE REMEDIES AND BTS'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS THAT THE SERVICES OR ANY SUBJECT MATTER OF THIS AGREEMENT INFRINGES, MISAPPROPRIATES, OR OTHERWISE VIOLATES ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY.

13. Damages.

13.1. Exclusion of Damages. IN NO EVENT WILL BTS, PARKMOBILE OR ANY OF ITS LICENSORS, SERVICE PROVIDERS, OR SUPPLIERS BE LIABLE UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ITS SUBJECT MATTER UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE, FOR ANY: (A) LOSS OF PRODUCTION, USE, BUSINESS, REVENUE, OR PROFIT OR DIMINUTION IN VALUE; (B) IMPAIRMENT, INABILITY TO USE OR LOSS, INTERRUPTION, OR DELAY OF THE SERVICES; (C) LOSS, DAMAGE, CORRUPTION, OR RECOVERY OF DATA, OR BREACH OF DATA OR SYSTEM SECURITY; (D) COST OF REPLACEMENT GOODS OR SERVICES; (E) LOSS OF GOODWILL OR REPUTATION; OR (F) CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED, OR PUNITIVE DAMAGES, REGARDLESS OF WHETHER SUCH PERSONS WERE ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES OR SUCH LOSSES OR DAMAGES WERE OTHERWISE FORESEEABLE, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

13.2. Cap on Monetary Liability. In no event will the collective aggregate liability of BTS and ParkMobile, collectively, arising out of or related to this agreement, whether arising under or related to breach of contract, tort (including negligence), strict liability, or any other legal or equitable theory, exceed one times the total amounts paid to BTS under this agreement in the thirty (30) day period preceding the event giving rise to the claim. The foregoing limitations apply even if any remedy fails of its essential purpose.

14. General Terms.

14.1. Assignment. Client shall not assign or otherwise transfer any of its rights, or delegate or otherwise transfer any of its obligations or performance under this Agreement, in each case whether voluntary, involuntarily, by operation of law, or otherwise, without BTS's prior written consent. No assignment, delegation, or transfer will relieve Client of any of its obligations or performance under this Agreement. Any purported assignment, delegation, or transfer in violation of this Section 14.1 is void. This Agreement is binding upon and inures to the benefit of the parties and their respective successors and permitted assigns.

14.2 Severability. If a court of competent jurisdiction holds any term or provision of this Agreement to be invalid, illegal or unenforceable, the rest of the Agreement will remain in effect.

14.3 Headings. The headings in this Agreement are for reference only and do not affect the interpretation of this Agreement.

14.4 Notices. Any notice or communication permitted or required under this Agreement must be in writing and will be deemed received by the addressee: (a) when received, if delivered by hand with signed confirmation of

receipt; (b) when received, if sent by a nationally recognized overnight courier, signature required; (c) when sent, if by email (with confirmation of transmission), if sent during the addressee's normal business hours, and on the next business day, if sent after the addressee's normal business hours; and (d) on the third business day after the date mailed by certified or registered mail, return receipt requested, postage prepaid. Notices must be sent to the attention of the respective party's legal department at the address set forth at the beginning of this Agreement or such other address as either party may specific in writing. Any notice permitted or required under this Agreement that is sent to BTS shall also be sent via email to michael@buttsticket.com.

14.5 Governing Law. This Agreement and all related documents, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State of Pennsylvania, United States of America (including its statutes of limitations).

14.6 Amendment; Waivers. Any amendment must be in writing, signed by both parties, and expressly state that it is amending this Agreement. No waiver by any party will be effective unless explicitly set forth in writing and signed by the party so waiving. No terms or conditions stated in a Client purchase order, vendor onboarding process or web portal, or any other Client order documentation shall be incorporated into or form any part of this Agreement, and all such terms or conditions shall be null and void, notwithstanding any language to the contrary therein, whether signed before or after this Agreement.

14.7. Entire Agreement. This Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all understandings, prior agreements, and contemporaneous representations, and warranties, both written and oral, with respect to such subject matter.

14.8 Third-Party Beneficiaries. There are no third-party beneficiaries under this Agreement.

14.9 Force Majeure. Neither party will be liable to the other for any delay or failure to perform any obligation under this Agreement (except for a failure to pay Fees) if the delay or failure results from any cause beyond such party's reasonable control, including acts of God, labor disputes or other industrial disturbances, systemic electrical, telecommunications, or other utility failures, earthquakes, storms or other elements of nature, pandemics, blockages, embargoes, riots, acts or orders of government, acts of terrorism, or war.

14.10 Independent Contractors. The parties to this Agreement are independent contractors. The parties do not intend, and nothing in this Agreement should be construed, to create or enter into any partnership, joint venture, employment, franchise, agency, or similar relationship. Neither party has the power to bind the other or incur obligations on the other party's behalf without the other party's prior written consent.

14.11 Export Control. Client will comply with all export and import laws and regulations of the United States and other applicable jurisdictions. Without limiting the foregoing, Client: (i) represents and warrants that it is not listed on any U.S. government list of prohibited or restricted parties or located (or a national of) a country that is subject to a U.S. government embargo or that has been designated by the U.S. government as a "terrorist supporting" country; (ii) will not (and will not permit any third parties to) access or use any Service in violation of any U.S. export embargo, prohibition or restriction, and (iii) will not submit to any Service any information that is controlled under the U.S. International Traffic in Arms Regulation.

14.12 Interpretation. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted. The Schedules referred to herein shall be construed with, and as an integral part of, this Agreement to the same extent as if they were set forth verbatim herein.

14.13 Counterparts. The parties may execute this Agreement in counterparts, including PDF and other electronic copies, which taken together will constitute one instrument.

15. Definitions.

"Access Credentials" means any user name, identification number, password, license or security key, security token, PIN, or other security code, method, technology, or device, used alone or in combination, to verify an individual's identity and authorization to access and use the Platform.

"Authorized User" means Client 's employee, consultant, contractor, and agent who is authorized by Client to access and use the Platform under the rights granted to Client pursuant to this Agreement.

"Brand Features" means a party's trade names, trademarks, service marks, logos, domain names, and other distinctive brand features.

"Client Data" means any data specific to Client's operation that is provided by Client to BTS to be used in the provision of Services that is not available to BTS publicly or by other means.

"Confidential Information" means information that one party (or an affiliate) discloses to the other party under this Agreement, and that is marked as confidential or would normally be considered confidential information under the circumstances. It does not include information that is independently developed by the recipient, is rightfully given to the recipient by a third party without confidentiality obligations or becomes public through no fault of the recipient.

"Documentation" means any manuals, instructions, or other documents or materials that BTS provides or makes available to Client in any form or medium and which describe the functionality, components, features, or requirements of the Services.

"IP Rights" means any and all registered and unregistered rights granted, applied for, or otherwise now or hereafter in existence under or related to any patent, copyright, trademark, trade secret, database protection, or other intellectual property rights laws, and all similar or equivalent rights or forms of protection, in any part of the world.

"Parking Information" means parking zones, parking rates, parking restrictions, selected payment methods, and other information necessary for the provision of the Services for a specific Parking Location.

"Parking Location" means the location or locations of Client's on-street parking, off-street parking, parking lots, parking decks, permitted parking, and other facilities where ParkMobile Users may park.

"ParkMobile Application" means any and all mobile and/or web applications, services, or interfaces developed, hosted, or managed by, on behalf of, or in partnership with ParkMobile and that are made available to the general public and that facilities the payment of parking transactions.

"ParkMobile User" means an end user that uses the ParkMobile Application.

"ParkMobile User Data" means information, data, and other content, in any form or media, that is submitted, posted, or otherwise transmitted by or on behalf of a ParkMobile User, directly or indirectly, through the ParkMobile Application.

"PCI Data" means, as applicable, payment card number, cardholder name, expiration date, card verification code or value, service code, and/or security-related information used to authenticate cardholders and/or authorize payment card transactions

"Personal Data" means (i) any information about an identified or identifiable individual; or (ii) information that is not specifically about an identifiable individual but, when combined with other information, may identify an individual. Personal Data includes names, email addresses, postal addresses, telephone numbers, government identification numbers, financial account numbers, payment card information, license plate information, online identifiers (including IP addresses and cookie identifiers), network and hardware identifiers, geolocation information, and any information that constitutes “personal data” or “personal information” within the meaning of any relevant and applicable data privacy or protection laws.

"Platform" means access-controlled mobile and/or web applications, services or interfaces developed, hosted, or managed by, on behalf of, or in partnership with ParkMobile that are made available to Client to administer, configure, manage and/or monitor parking sessions, parking rates, and/or parking restrictions associated with Client’s Parking Locations.

"Resultant Data" means data and information related to Client’s, Authorized Users' and/or ParkMobile Users' use of the Services that is used by BTS in an aggregate and anonymized manner, including to compile statistical and performance information related to the provision and operation of the Services.

"Services" means the ParkMobile Application, the Platform, and all other services provided by BTS under this Agreement.

SIGNATURE PAGES AND ATTACHMENT A WILL FOLLOW

In WITNESS WHEREOF, the parties have executed this Parking Technology and Related Services Agreement as of the date stipulated in the introductory paragraph.

CLIENT:
Borough of West Chester

By: _____
Name: Ramsey Reiner
Title: Assistant Borough Manager & Director of Parking Services

Date: _____

ATTEST:

By: _____
Name:
Title: Borough Clerk

Date: _____

APPROVED AS TO FORM:

By: _____
Name:
Title: Borough Attorney

Date: _____

BTS:
BTS, a Pennsylvania Corporation

By: _____
Name: Michael Lapidus
Title: Vice President Off-Street Solutions

Date: _____

ATTACHMENT A: SERVICES

ON-DEMAND PARKING SERVICES

BTS offers a service to ParkMobile Users that facilitates the activation of and payment for on-demand parking using the ParkMobile Application ("On-Demand Parking").

ParkMobile Users may begin and, if applicable, end a parking transaction in a variety of ways: (1) visiting https://app.parkmobile.io; (2) calling ParkMobile's IVR System, or (3) using the ParkMobile Application. In order to register with ParkMobile and begin a parking session, a consumer simply provide ParkMobile with the information required by ParkMobile to create an account, including payment method information and license plate number. Thereafter, subsequent parking sessions only require the ParkMobile User to enter or select the applicable parking duration available for the applicable location.

The parking zone code of the Client parking areas are indicated on parking signs or on parking meters. Enforcers of the Client check the validity of parking status real time against the Platform via a web service offering, provided as part of the Services, to determine if a valid parking right exists. This information can be accessed by using a handheld terminal, mobile device or personal digital assistant (PDA).

BTS does not provide or pay for Client's use of handheld terminals, mobile devices or PDAs for enforcement or any data plans or other items needed for communication between such items and the Services.

At their option, ParkMobile Users will receive parking alert services from ParkMobile via SMS, ParkMobile Application push notification or email. The ParkMobile User may be notified, for example, when parked for an extended period of time or when the maximum parking time nears expiration.

ParkMobile Users can use On-Demand Parking anywhere the Services are available. All parking charges are automatically charged to the ParkMobile User's payment method, and ParkMobile Users have real time access to an online account-based personal page accessible from https://app.parkmobile.io to access and print parking history, receipts, and statements.

ATTACHMENT B: SERVICES

RESERVATION PARKING SERVICES

BTS offers a service to ParkMobile Users that facilitates the activation of and payment for reservation parking using the ParkMobile Application ("Reservation Parking").

For each Parking Location that the parties agree to on-board for Reservation Parking Services, BTS shall make the Parking Location's parking inventory available for sale through the ParkMobile Application and shall market and advertise such availability. The number of parking spaces and corresponding reservation periods and parking rates making up the parking inventory shall be specified by Client and may be altered by Client at any time for unreserved parking inventory.

Responsibilities of Client.

In order for BTS to provide Reservation Parking Services, Client shall maintain an agreed upon number of parking spaces or transportation services at the Parking Location which shall be maintained at all times unless BTS is notified otherwise in writing by Client.

If access to the Parking Location is denied for any reason other than a ParkMobile User's error or failure to abide by Client's rules and regulations, Client agrees to forfeit its share of the applicable parking fee and authorizes ParkMobile to refund the entire Parking Fee to the ParkMobile User. If access to the Parking Location is denied because of a ParkMobile User's error or failure to abide by Client's rules and regulations, no Parking Fees will be refunded to the ParkMobile User.

Client shall promote and market the Services through mutually agreed upon methods which shall include:

- a persistent, prominent "call to action" link/button on the parking and/or transportation pages of the Parking Location and Clients website(s) that directs users to the Client-branded website created by ParkMobile (e.g. a "Reserve Parking Now" button);
- Embedded content on the parking and/or transportation pages of the Parking Location and Clients website(s) describing why and how to reserve parking through ParkMobile (e.g. FAQs, videos, etc.), such content to be provided by ParkMobile; and
- mentions in emails promoting the Parking Location and to the Clients fan base, including game day and game-related "know before you go" emails, all of which shall include a "call to action" to reserve event parking and link to the Client-branded website created by ParkMobile.

Client agrees to use commercially reasonable efforts to obtain for BTS a license to use photo and video assets of the Parking Location (where Client is not the Parking Location owner) and any tenants of a Parking Location, including sports teams, in connection with ParkMobile's marketing of the Services as available at such Parking Location.

Proposal for Mobile Parking and Reservation Solution: ParkMobile

Submitted to:

Borough of West Chester

Ramsey Reiner, Assistant Borough Manager & Director of Parking Services

401 E. Gay Street

West Chester, PA 19382

E: rreiner@west-chester.com

Submitted by:

Butts Ticket Systems (BTS)

151 Hood Road

Cochranville, PA 19330

Michael Lapidus, Vice President of Off-Street Solutions

C: 732.354.2715

E: michael@buttsticket.com

BOROUGH OF WEST CHESTER
CHESTER COUNTY PENNSYLVANIA

September 23, 2025

Borough of West Chester
Ramsey Reiner, Assistant Borough Manager & Director of Parking Services
401 E. Gay Street
West Chester, PA 19382
E: rreiner@west-chester.com

Dear Ms. Reiner:

Butts Ticket Systems (BTS), the local authorized ParkMobile distributor, is pleased to present this proposal for implementing ParkMobile, the best-in-class mobile payment and reservations application, as the Borough of West Chester's solution for on-street and off-street parking. ParkMobile is a trusted, user-friendly platform that simplifies payments and reservations for residents, visitors, and businesses while streamlining parking operations for municipalities.

ParkMobile is the nation's leading parking payment platform, trusted by over 50 million users and thousands of municipalities, universities, and private operators across the United States. With its proven reliability and widespread adoption, ParkMobile provides the Borough of West Chester with a future-ready solution that will improve the parking experience for both residents and visitors.

Why ParkMobile?

- Flexible Deployment – ParkMobile can serve as a stand-alone mobile payment and reservations solution or work in conjunction with the Borough's existing mobile application, Flowbird's mobile app, allowing a seamless experience for users.
- Nationwide Reach & Familiarity - Many drivers already have the ParkMobile app installed, reducing friction for first-time users.
- Easy to Use - Drivers can pay by phone in seconds, extend parking sessions remotely, reserve spaces in advance for both on-street and off-street locations, and receive notifications before time expires.
- Reservations for Events & Daily Parking – Imagine heading downtown for a concert, sports game, or business meeting, and a parking spot is waiting for you. ParkMobile has partnered with over 750 venues and more than 60,000 events nationwide to provide seamless event reservations. Users can filter by amenities such as ADA accessibility, covered parking, elevator access, and digital or printed permits. In addition, ParkMobile supports daily or transient reservations for commuters, office workers, or occasional downtown visitors—whether parking near transit hubs or in off-street garages. This flexibility reduces congestion, saves time, and ensures drivers arrive at their destination stress-free.

- Integration with PARCS – ParkMobile's reservation system integrates seamlessly with most PARCS (Parking Access and Revenue Control Systems), allowing smooth entry and exit at gated off-street facilities and ensuring a complete parking management solution.
- Flexible Payment Options - Accepts credit/debit cards, mobile wallets (Apple Pay, Google Pay), and PayPal.
- No Upfront or Ongoing Cost to the Borough - The system is funded through a small convenience fee paid by the end user.
- Customer as Merchant of Record (MoR) – The Borough of West Chester can serve as the Merchant of Record for all credit card transactions, retaining full control over payments. BTS can facilitate merchant processing services through our preferred partner, AMG Payment Solutions, a boutique firm specializing in the U.S. parking industry. AMG partners with hundreds of municipalities nationwide to reduce credit card processing costs at parking meters, pay stations, and mobile payment apps such as Flowbird and ParkMobile. They focus on the small $1–$5 parking transactions municipalities encounter daily and provide preferred interchange rates with Visa and MasterCard on these "regulated" debit card transactions—rates only available through AMG. AMG clients typically save 15%–50% compared to their previous merchant service provider. BTS will coordinate with AMG to ensure rapid implementation and go-live, providing the Borough with both control and cost savings.
- Integration Capabilities - ParkMobile seamlessly integrates with Flash Parking, Flowbird Multi-Space Meters and Park Loyalty enforcement solutions, if selected, while also being fully compatible with the Borough's current enforcement provider, UPsafety.
- Data & Analytics - The Borough gains access to real-time parking and reservations data, reports, and insights to help guide decision-making and improve policy.

Local Partnership - As a Pennsylvania-based company, Butts Ticket Systems (BTS) is committed to supporting the Borough of West Chester with hands-on service, implementation support, and long-term partnership. We have decades of experience providing municipalities with parking and revenue control solutions tailored to their needs.

Several municipalities in the region, including Allentown, Bethlehem, Harrisburg, Lancaster, Lower Merion, Philadelphia, Pittsburgh and Reading, have successfully implemented ParkMobile, reporting increased convenience for users and improved operational efficiency. BTS ensures West Chester will receive the same level of service and support.

Next Steps - BTS and ParkMobile are ready to move forward at the Borough's convenience. Upon approval, we will:

- Finalize designated on-street parking zones.
- Provide customized signage and marketing materials.
- Launch the ParkMobile system within weeks of authorization.

Implementation Plan/System Integration – ParkMobile provides full flexibility to the Borough of West Chester: it can operate as a stand-alone mobile payment solution or integrate with the existing Flowbird mobile payment application. Additionally, ParkMobile seamlessly integrates with Flowbird Multi-Space Meters, most PARCS systems, and Park Loyalty enforcement systems, while continuing to support the Borough's current UPsafety enforcement workflow, ensuring smooth adoption with minimal disruption.

Phase	Activities	Timeline
Planning	Site assessment, system design	Week 1-6
Installation	Integration with meters, signage placement	Week 7-8
Launch	Marketing, user onboarding, public education	Week 9
Ongoing Support	Customer service, data reporting, updates	Continuous

Financial Overview

- Borough Costs: $0 upfront; no recurring fees.
- Consumer Convenience Fee: Paid by users at the time of parking or reservations.
- BTS Support: Included as part of the implementation package.
- Procurement: ParkMobile is available to the Borough of West Chester through the COSTARS cooperative purchasing program (Contract #033-E22-042), ensuring a streamlined, compliant, and cost-effective procurement process.

Adopting ParkMobile as the Borough of West Chester's official mobile payment and reservations provider for both on-street and off-street parking offers a modern, cost-effective, and customer-friendly solution. With no financial burden to the Borough and the backing of BTS as a trusted local partner, this initiative will deliver immediate improvements to parking operations while positioning West Chester as a forward-thinking Borough in mobility and smart parking.

BTS would welcome the opportunity to discuss this proposal with Borough leadership and answer any questions. Upon approval, we can begin the planning and implementation process immediately to provide West Chester with a seamless mobile parking and reservations solution.

Sincerely,

Michael Lapidus

Michael Lapidus – Vice President of Off-Street Solutions

ParkMobile Zone Parking Pricing Proposal for West Chester, PA

Pricing - Transaction Fee:

ParkMobile works on a per transaction basis with a convenience fee charged to the end user while paying for your parking fee on our application.

Proposed Convenience Fee (On-Demand Mobile Payment) = $.40 per transaction

Example: If the rate is $2.00 for 1 hour, the total cost would be $2.40.

- $2.00 to Client
- $0.40 to BTS/ParkMobile

Example: If the rate is $1.00 for 1 hour, the total cost would be $1.40.

- $1.00 to Client
- $0.40 to BTS/ParkMobile

Example: If the rate is $0.75 for 1 hour, the total cost would be $1.15.

- $0.75 to Client
- $0.40 to BTS/ParkMobile

Proposed Convenience Fee (Reservations): 15% of parking fee per transaction, with a minimum of $1.00

Example: If the reservation rate is $10.00, the total cost would be $11.50

- $10.00 to Client
- $1.50 to BTS/ParkMobile

Example: If the reservation rate is $5.00, the total cost would be $6.00

- $5.00 to Client
- $1.00 minimum to BTS/ParkMobile

Summary of Transaction Fees	
Mobile Payment (OnDemand) Transaction Fee Due to BTS/ParkMobile	$0.40 per transaction **(charged to customer)**
Reservations Transaction Fee Due to BTS/ParkMobile	15% of parking fee transaction, minimum $1.00 **(charged to customer)**

ParkMobile Services Included at No Cost:

- Signage and decal stickers for the initial rollout
- Setup and Implementation
- Call Center, Customer Support, Hosting and Maintenance
- Social media, PR, standard marketing, and advertising for program launch
- Integrations with meter, enforcement and LPR vendors
- ParkMobile 360 Customizable Self – Administration Tools for reporting and setting rates.

Timeline for getting started:

From the time a contract is finalized, the time to launch is typically 30-60 days. Through our streamlined onboarding process, our implementation team will configure your rates, train your staff on back-office systems, collaborate with our marketing team to plan your launch promotion, and create signage.

All BTS and ParkMobile standard terms & conditions shall apply to this parking proposal
Proposal pricing valid for 90 days

AGREEMENT TO PURCHASE PARKING TECHNOLOGY
AND RELATED SERVICES - MOBILE PARKING SOLUTIONS (APPS).

This Agreement to Purchase Parking Technology and Related Services ("Agreement") is made effective as of October 14, 2025, (the "Effective Date"), by and between Borough of West Chester with its principal offices located at 401 E. Gay Street, West Chester, PA 19382, (hereinafter referred to as "CLIENT"), and Butts Ticket Company (BTS), a corporation organized and existing under the laws of the State of Pennsylvania with its offices at 151 Hood Road, Cochranville, PA 19330, (hereinafter referred to as "BTS") with reference to the following:

RECITALS

A. **CLIENT** is a duly organized and validly existing entity under the laws of the Commonwealth of Pennsylvania, with the authority to carry on its business as it is presently conducted and to enter into this Agreement.

B. **BTS** is a Pennsylvania corporation qualified to do business in the Commonwealth of Pennsylvania. BTS markets and supports a variety of parking technologies, including hardware, software, and related services.

C. WHEREAS, BTS, acting as a reseller of ParkMobile, enters into this Agreement to facilitate access to ParkMobile's services.

D. CLIENT and BTS desire to enter into this Agreement for BTS to provide Client with the Services related to the following types of parking transactions: **On-Demand and Reservations via ParkMobile** (the "**Services**,") for use by the CLIENT, all in accordance with the terms and conditions set forth herein.

E. **Reseller Acknowledgement.** The parties acknowledge that BTS is acting as a reseller of ParkMobile under this Agreement. Accordingly, references to BTS shall be interpreted to include its role as such, and where applicable, ParkMobile shall be acknowledged as the underlying service provider.

Notwithstanding the foregoing, this Agreement does not create a direct contractual relationship between the Client and ParkMobile, and nothing herein shall be construed to impose on ParkMobile any obligations, liabilities, or responsibilities beyond those applicable to BTS as a reseller, unless otherwise expressly agreed in writing by ParkMobile.

Now, therefore, the parties agree as follows:

TERMS AND CONDITIONS

1. Service Terms.

1.1. Initial Term. The term of this Agreement shall commence on the Effective Date and shall remain in effect for a period of three (3) years (the "Initial Term").

1.2. Renewal. The Agreement shall **automatically renew** for **successive one (1) year terms with no limit** on the number of renewals, unless earlier terminated pursuant to the Agreement's express provisions or either party provides written notice of non-renewal at least sixty (60) days before the end of the then-current term (each a "**Renewal Term**" and, collectively, together with the Initial Term, the "**Term**").

1.3 Termination. Either party may terminate this Agreement effective immediately on written notice to the other party, if the breaching party materially breaches this Agreement, and such breach: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) days after the non-breaching party provides the breaching party with written notice of such breach.

1.4 Parking Locations. The services will be provided to Client in the following locations / geographical territory: **All Client locations**

1.5 Signage. Client will receive one free welcome kit that includes the aluminum signs and/or decal stickers necessary to complete implementation (installation not included). All signage included in the welcome kit is designed using ParkMobile's standard signage templates. Custom signage may be made available to Client for purchase at BTS's current signage rates. Any requested changes to ParkMobile's standard signage templates will be treated as custom signage. Additional and/or replacement signage may be purchased by Client at BTS's then current signage rates. Installation and maintenance of all signage is Client's sole responsibility.

2. **Pricing.** Pricing shall be in accordance with **COSTARS Contract Number:** 033-E22-042 Street Lighting, Parking Meters, and Street Furniture (AKA Streetscape) including Mobile Parking Solutions (Apps).

IMPLEMENTATION FEES			
Description	**Units**	**Rate**	**Price**
Implementation Fee	0	$250.00	$0.00
Custom Development	0	$165.00/hr.	$0.00
		Total Implementation Fees:	$0.00

ADDITIONAL FEES	
Call Center & Customer Support	WAIVED
Client Support & Maintenance	WAIVED
Hosting	WAIVED
Reporting Portal	WAIVED
Marketing & Advertising	WIAVED

USER FEES		
On-Demand User Fee	$0.40	Per transaction
Reservation User Fee	15%	Of parking fee (minimum $1 per transaction)
“No Charge” Reservation Service Fee	$1.00	Per no-charge reservation

3. Attachments.

This Agreement incorporates the following Attachments: 'Attachment A': On-Demand Parking Services and 'Attachment B': Reservation Parking Services.

4. Services.

4.1. General. During the term, BTS will provide the Services to the Client in accordance with the terms and conditions of this Agreement.

4.2. Launch Date. The parties will mutually agree upon the launch date for the Services.

4.3. ParkMobile Application. On and after the launch date, Client's Parking Locations, along with associated Parking Information, will be made available to the general public through the ParkMobile Application.

4.4. Parking Management Services. Subject to the license granted in Section 5, Client will be provided access to the Platform to manage Client's Parking Locations and associated Parking Information.

4.5. Parking Locations. The parties agree that BTS does not own, operate, manage, or maintain any Parking Location. Client agrees that BTS is not responsible for the condition or operation of any Parking Location, including, but not limited to, the operation of third-party hardware and/or software-based solutions used by Client at the Parking Location or for the delivery and/or fulfillment of parking or other services at the Parking Location.

4.6. Publicity of Services. Each party, including ParkMobile will use commercially reasonable efforts to market the Services throughout the Term. All brochures and promotional material to be distributed by Client will be in a form mutually agreed upon by the parties, which will not be unreasonably withheld or delayed.

4.7. PCI DSS. ParkMobile has obtained, and will continue to maintain throughout the term, Payment Card Industry – Data Security Standard (PCI DSS) certification.

5. Access & Use of Platform.

5.1. Provision of Access. Subject to and conditioned on Client's and its Authorized Users' compliance with the terms and conditions of this Agreement, all applicable laws and regulations, and Client's payment of fees, BTS grants Client a non-exclusive, non-transferable right to access and use the Platform during the Term. Such use is limited to Client's internal use. BTS will provide Client the Access Credentials within a reasonable time following the Effective Date

5.2. Documentation License. BTS hereby grants to Client a non-exclusive, non-sublicensable, non-transferable license to use the Documentation during the Term solely for Client's internal business purposes in connection with its use of the Services.

5.3. Use Restrictions. Client will not, directly or indirectly, and will not permit any third party to, access or use the Platform except as expressly permitted by this Agreement. For purposes of clarity and without limiting the generality of the foregoing, Client shall not, except as this Agreement expressly permits: (a) copy, modify, or create derivative works of the Platform or Documentation, in whole or in part; (b) rent, lease, copy, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available the Platform or Documentation to

any person or entity; (c) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Platform, in whole or in part; (d) bypass or breach any security device or protection used by the Platform or access or use the Platform other than by an Authorized User through the use of his or her own then valid Access Credentials; (e) remove any proprietary notices from the Platform or Documentation; (f) use the Platform or Documentation in any manner or for any purpose that infringes, misappropriates, or otherwise violates any IP Right or other right of any person, or that violates any applicable law; (g) upload invalid data, malware, or other software agents through the Platform; or (h) use the Platform for any purpose beyond the scope of the access granted in this Agreement.

5.4. Reservation of Rights. Nothing in this Agreement grants any right, title, or interest in or to (including any license under) any IP Rights in or relating to, the Services, whether expressly, by implication, estoppel, or otherwise. All right, title, and interest in and to the Services are and will remain with ParkMobile.

5.5. Changes. ParkMobile reserves the right, in its sole discretion, to make any changes to the Services that it deems necessary or useful to: (a) maintain or enhance: (i) the quality or delivery of ParkMobile's services to its customers; (ii) the competitive strength of or market for ParkMobile's services; or (iii) the Services' cost efficiency or performance; or (b) to comply with applicable law.

5.6. Suspension or Termination of Services. Notwithstanding anything to the contrary in this Agreement, BTS may suspend, terminate, or otherwise Client's, any Authorized User's, or any other person's access to or use of all or any part of the Services, without incurring any resulting obligation or liability, if: (a) BTS receives a judicial or other governmental demand or order, subpoena, or law enforcement request that expressly or by reasonable implication requires BTS to do so; or (b) BTS believes, in its good faith and sole discretion, that (i) Client or any Authorized User has failed to comply with any material term of this Agreement, or accessed or used the Services beyond the scope of the rights granted or for a purpose not authorized under this Agreement; (ii) Client or any Authorized User is, has been, or is likely to be using the Services for fraudulent, misleading, or unlawful activities; (iii) there is a threat or attack on any of the Services; (iv) Client's or any Authorized User's use of the Services disrupts or poses a security risk to BTS or to any other client, end user, vendor or partner of BTS and ParkMobile; or (v) this Agreement expires or is terminated. This Section does not limit any of BTS's other rights or remedies, whether at law, in equity, or under this Agreement.

6. Client Responsibilities.

6.1. Use of Platform Account. Client is responsible and liable for all uses of the Platform resulting from access provided by Client, directly or indirectly, whether such access or use is permitted by or in violation of this Agreement. Client must notify BTS immediately of any breach of security or unauthorized use of Client's account.

6.2. Parking Information. Client is responsible for setting all rates, zones, and other required information regarding its Parking Locations offered through the ParkMobile Application and for keeping such information up to date within the Platform.

6.3. Effect of Client Failure or Delay. BTS is not responsible or liable for any delay or failure of performance caused in whole or in part by Client's delay in performing, or failure to perform, any of its obligations under this Agreement. Access & Use of Platform.

7. Service and Support.

7.1. Scheduled Maintenance. ParkMobile will use commercially reasonable efforts to schedule downtime for routine maintenance of the Services between the hours of 12:00 a.m. and 4:00 a.m., Eastern Time; however, ParkMobile may modify this window from time-to-time by providing Client with advance notice. If ParkMobile anticipates that it will need to perform maintenance activities that are likely to be disruptive to the use of the Services outside of the scheduled maintenance window, BTS and ParkMobile will use commercially reasonable efforts to give Client at least 24 hours prior notice. Notwithstanding the foregoing, ParkMobile reserves the right to perform any required emergency maintenance work outside of the scheduled maintenance window. To the extent practicable, BTS and ParkMobile will use commercially reasonable efforts to notify Client before commencing any emergency maintenance outside of the scheduled maintenance window and will use commercially reasonable efforts to limit or avoid impact to use of the Services.

7.2 Client Support. BTS will use commercially reasonable efforts to assist Client with any technical support that Client may reasonably require in using the Services. BTS and ParkMobile will provide technical support for rate and configuration changes to Client Monday – Friday (excluding holidays) between the hours of 8:00 a.m. and 6:00 p.m. (ET). For issues relating to On-Demand Parking Services, Client may submit a support request via email to support@parkmobile.io. ParkMobile will provide Client with emergency technical support 24 hours a day, seven days a week, 365 days a year. In the event of an emergency involving technical and/or system availability issues, Client may contact the on-call engineer via email to applicationsupport@parkmobile.io.

7.3. End-User Support. ParkMobile will provide customer support for ParkMobile Users 24 hours a day, seven days a week, 365 days a year. There are multiple methods that ParkMobile Users can access customer support, such as: ParkMobile's online ticketing system, in-app chat feature, and toll-free phone number.

8. Confidential Information.

8.1. General. Neither party will disclose the other party's Confidential Information except to its employees, affiliates, agents, or professional advisors ("Representatives") who need to know it and who have a legal obligation to keep it confidential. The receiving party will use the disclosing party's Confidential Information only to exercise rights and fulfill obligations under this Agreement. The receiving party will ensure that its Representatives are also subject to the same non-disclosure and use obligations. The receiving party may disclose the other party's Confidential Information when required by law after giving reasonable notice to the disclosing party, if permitted by law.

8.2. Personal Data. In the event a party discloses Personal Data to the other party, the receiving party will have the right to use the Personal Data only as required and necessary to perform its obligations under this Agreement.

9. Intellectual Property Ownership.

9.1. Client Data. Client Data remains the sole and exclusive property of Client. Client grants BTS and ParkMobile a perpetual, irrevocable, royalty-free license to use Client Data in connection with the Services.

9.2. Client Brand Features. Client grants to BTS and ParkMobile a nonexclusive, nonsublicensable, nontransferable, royalty free license during the term to display Client's Brand Features in connection with providing and/or marketing the Services. BTS and ParkMobile will not make any use of Client's Brand Features in a manner that dilutes, tarnishes or blurs the value of such Brand Features.

9.3. ParkMobile IP. Client acknowledges that, as between Client, BTS and ParkMobile, ParkMobile owns all right, title, and interest, including all IP Rights, in and to the Services, including but not limited to the ParkMobile Application and the Platform.

9.4. ParkMobile Brand Features. BTS grants to Client a nonexclusive, nonsublicensable, nontransferable, royalty free license during the term to display ParkMobile's Brand Features in connection with the Services, subject to ParkMobile's Brand Guidelines available at https://parkmobile.io/company/parkmobile-media assets/logos/. Client will not make any use of ParkMobile's Brand Features in a manner that dilutes, tarnishes or blurs the value of such Brand Features.

9.5. ParkMobile User Data. ParkMobile User Data remains the sole and exclusive property of ParkMobile. ParkMobile may sublicense certain ParkMobile User Data to Client upon Client's execution of ParkMobile's Data Protection Agreement. Client will not, directly or indirectly: (i) sell or resell ParkMobile User Data in any capacity or form; (ii) create any derivative work using ParkMobile User Data; or (iii) use ParkMobile User Data for purposes other than those specifically allowed in this Agreement. Notwithstanding the foregoing, the parties acknowledge and agree that ParkMobile will not sublicense or provide any PCI Data to Client.

9.6. Resultant Data. Resultant Data remains the sole and exclusive property of ParkMobile. ParkMobile grants Client a revocable, royalty-free, non-exclusive, non-assignable, non-transferable license to applicable Resultant Data for the duration of the term only for Client's internal use in connection with the Services.

9.7. Reservation of Rights. BTS reserves all rights not expressly granted to Client in this Agreement. Except for the limited rights and licenses expressly granted under this Agreement, nothing in this Agreement grants, by implication, waiver, estoppel, or otherwise, to Client or any third party any IP Rights or other right, title, or interest in or to the ParkMobile Application and/or the Platform.

10. Fees and Payments.

10.1. Fees. Client shall pay BTS the fees set forth in the Agreement that incorporates these Client General Terms & Conditions ("Fees") in accordance with this Section 10.

10.2 Payment Terms. BTS will issue invoices to Client on a monthly basis for all fees due to BTS under this Agreement. Client shall pay each invoice within thirty (30) days of the invoice date. Client shall make all payments hereunder in US dollars to the address or account specified on the applicable invoice.

10.3 Taxes. All fees and other amounts payable by Client under this Agreement are exclusive of taxes and similar assessments. Without limit the foregoing, Client is responsible for all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, or local governmental or regulatory authority on any amounts payable by Client hereunder, other than any taxes imposed on BTS's income.

10.5. No Deductions or Setoffs. All amounts payable to BTS under this Agreement shall be paid by Client to BTS in full without any setoff, recoupment, counterclaim, deduction, debit, or withholding for any reason (other than any deduction or withholding of tax as may be required by applicable law).

10.6. Fee Increases. Beginning the first renewal term following the initial three-year term, and continuing annually thereafter, BTS shall have the option to increase fees on a compounding basis, by ten percent (10%) or the percentage equal to the average increase in all items under the Consumer Price Index over the prior 12-month period, whichever is greater. Based on these criteria, fees shall then round up to the nearest two (2) decimal

places. BTS shall provide Client with at least sixty (60) calendar days written notice of any such fee adjustment prior to the start of each applicable renewal term.

11. Representations and Warranties.

11.1. Mutual. Each party represents, warrants and covenants to the other party that (a) it is duly organized, validly existing, and in good standing as a corporation or other legal entity under the laws of the jurisdiction of its incorporation or other organization; (b) it has the full right, power, and authority to enter into and perform its obligations and grant the rights, licenses, consents, and authorizations it grants or is required to grant under this Agreement; (c) the representative that is executing this Agreement has been duly authorized by all necessary corporate or organizational action of such party; and (d) when executed and delivered by both parties, this Agreement will constitute the legal, valid, and binding obligation of such party, enforceable against such party in accordance with its terms.

11.2. BTS. BTS represents, warrants, and covenants to Client that BTS will perform the Services using personnel of required skill, experience, and qualifications and in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and will devote adequate resources to meet its obligations under this Agreement.

11.3. Disclaimers. EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH IN SECTION 11.1 AND SECTION 11.2, ALL SERVICES ARE PROVIDED “AS IS.” BTS AS A RESELLER OF PARKMOBILE, SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE. WITHOUT LIMITING THE FOREGOING, BTS DOES NOT WARRANT THAT THE SERVICES OR ANY PRODUCTS OR RESULTS OF THE USE THEREOF WILL BE UNINTERRUPTED OR ERROR FREE. BTS SHALL NOT BE LIABLE FOR DELAYS, INTERRUPTIONS, SERVICE FAILURES, OR OTHER PROBLEMS INHERENT IN USE OF THE INTERNET AND ELECTRONIC COMMUNICATIONS.

12. Indemnification.

12.1. Mutual. Each party will indemnify, defend, and hold harmless the other party from and against any and all losses, damages, liabilities, costs (including reasonable attorneys' fees) ("Losses") incurred as a result from any third-party claim, suit, action, or proceeding ("Third-Party Claim") to the extent it arises from a breach of the indemnifying party's representations and warranties under this Agreement.

12.2. BTS. BTS will indemnify, defend, and hold harmless Client from and against any and all Losses incurred by Client resulting from any Third-Party Claim that the Platform or any use of the Platform in accordance with this Agreement, infringes or misappropriates such third party’s IP Rights, provided that Client promptly notifies BTS in writing of the claim, cooperates with BTS, and allows BTS sole authority to control the defense and settlement of such claim.

12.3. Client. Client will indemnify, defend, and hold harmless BTS and ParkMobile from and against any and all Losses incurred by BTS resulting from any Third-Party Claim arising out of Client’s disclosure or use of ParkMobile User Data in violation of this Agreement.

12.4. Mitigation. If any of the Services are claimed to, or in BTS’s opinion are likely to, infringe, misappropriate, or otherwise violate any third-party IP Rights, or if Client’s use of the Services is enjoined or threatened to be enjoined, BTS may, at its option and sole cost and expense: (a) obtain the right for Client to continue to use the

Services as contemplated by this Agreement; (b) modify or replace the Services, in whole or in part, to seek to make the Services (as so modified or replaced) non-infringing, while providing equivalent features and functionality, in which case such modifications or replacements will constitute the Services, as applicable, under this Agreement; or (c) by written notice to Client, terminate this Agreement and require Client to immediately cease any use of the Services.

12.5. Sole Remedy. THIS SECTION 12 SETS FORTH CLIENT'S SOLE REMEDIES AND BTS'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS THAT THE SERVICES OR ANY SUBJECT MATTER OF THIS AGREEMENT INFRINGES, MISAPPROPRIATES, OR OTHERWISE VIOLATES ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY.

13. Damages.

13.1. Exclusion of Damages. IN NO EVENT WILL BTS, PARKMOBILE OR ANY OF ITS LICENSORS, SERVICE PROVIDERS, OR SUPPLIERS BE LIABLE UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ITS SUBJECT MATTER UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE, FOR ANY: (A) LOSS OF PRODUCTION, USE, BUSINESS, REVENUE, OR PROFIT OR DIMINUTION IN VALUE; (B) IMPAIRMENT, INABILITY TO USE OR LOSS, INTERRUPTION, OR DELAY OF THE SERVICES; (C) LOSS, DAMAGE, CORRUPTION, OR RECOVERY OF DATA, OR BREACH OF DATA OR SYSTEM SECURITY; (D) COST OF REPLACEMENT GOODS OR SERVICES; (E) LOSS OF GOODWILL OR REPUTATION; OR (F) CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED, OR PUNITIVE DAMAGES, REGARDLESS OF WHETHER SUCH PERSONS WERE ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES OR SUCH LOSSES OR DAMAGES WERE OTHERWISE FORESEEABLE, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

13.2. Cap on Monetary Liability. In no event will the collective aggregate liability of BTS and ParkMobile, collectively, arising out of or related to this agreement, whether arising under or related to breach of contract, tort (including negligence), strict liability, or any other legal or equitable theory, exceed one times the total amounts paid to BTS under this agreement in the thirty (30) day period preceding the event giving rise to the claim. The foregoing limitations apply even if any remedy fails of its essential purpose.

14. General Terms.

14.1. Assignment. Client shall not assign or otherwise transfer any of its rights, or delegate or otherwise transfer any of its obligations or performance under this Agreement, in each case whether voluntary, involuntarily, by operation of law, or otherwise, without BTS's prior written consent. No assignment, delegation, or transfer will relieve Client of any of its obligations or performance under this Agreement. Any purported assignment, delegation, or transfer in violation of this Section 14.1 is void. This Agreement is binding upon and inures to the benefit of the parties and their respective successors and permitted assigns.

14.2 Severability. If a court of competent jurisdiction holds any term or provision of this Agreement to be invalid, illegal or unenforceable, the rest of the Agreement will remain in effect.

14.3 Headings. The headings in this Agreement are for reference only and do not affect the interpretation of this Agreement.

14.4 Notices. Any notice or communication permitted or required under this Agreement must be in writing and will be deemed received by the addressee: (a) when received, if delivered by hand with signed confirmation of

receipt; (b) when received, if sent by a nationally recognized overnight courier, signature required; (c) when sent, if by email (with confirmation of transmission), if sent during the addressee's normal business hours, and on the next business day, if sent after the addressee's normal business hours; and (d) on the third business day after the date mailed by certified or registered mail, return receipt requested, postage prepaid. Notices must be sent to the attention of the respective party's legal department at the address set forth at the beginning of this Agreement or such other address as either party may specific in writing. Any notice permitted or required under this Agreement that is sent to BTS shall also be sent via email to michael@buttsticket.com.

14.5 Governing Law. This Agreement and all related documents, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State of Pennsylvania, United States of America (including its statutes of limitations).

14.6 Amendment; Waivers. Any amendment must be in writing, signed by both parties, and expressly state that it is amending this Agreement. No waiver by any party will be effective unless explicitly set forth in writing and signed by the party so waiving. No terms or conditions stated in a Client purchase order, vendor onboarding process or web portal, or any other Client order documentation shall be incorporated into or form any part of this Agreement, and all such terms or conditions shall be null and void, notwithstanding any language to the contrary therein, whether signed before or after this Agreement.

14.7. Entire Agreement. This Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all understandings, prior agreements, and contemporaneous representations, and warranties, both written and oral, with respect to such subject matter.

14.8 Third-Party Beneficiaries. There are no third-party beneficiaries under this Agreement.

14.9 Force Majeure. Neither party will be liable to the other for any delay or failure to perform any obligation under this Agreement (except for a failure to pay Fees) if the delay or failure results from any cause beyond such party's reasonable control, including acts of God, labor disputes or other industrial disturbances, systemic electrical, telecommunications, or other utility failures, earthquakes, storms or other elements of nature, pandemics, blockages, embargoes, riots, acts or orders of government, acts of terrorism, or war.

14.10 Independent Contractors. The parties to this Agreement are independent contractors. The parties do not intend, and nothing in this Agreement should be construed, to create or enter into any partnership, joint venture, employment, franchise, agency, or similar relationship. Neither party has the power to bind the other or incur obligations on the other party's behalf without the other party's prior written consent.

14.11 Export Control. Client will comply with all export and import laws and regulations of the United States and other applicable jurisdictions. Without limiting the foregoing, Client: (i) represents and warrants that it is not listed on any U.S. government list of prohibited or restricted parties or located (or a national of) a country that is subject to a U.S. government embargo or that has been designated by the U.S. government as a "terrorist supporting" country; (ii) will not (and will not permit any third parties to) access or use any Service in violation of any U.S. export embargo, prohibition or restriction, and (iii) will not submit to any Service any information that is controlled under the U.S. International Traffic in Arms Regulation.

14.12 Interpretation. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted. The Schedules referred to herein shall be construed with, and as an integral part of, this Agreement to the same extent as if they were set forth verbatim herein.

14.13 Counterparts. The parties may execute this Agreement in counterparts, including PDF and other electronic copies, which taken together will constitute one instrument.

15. Definitions.

"Access Credentials" means any user name, identification number, password, license or security key, security token, PIN, or other security code, method, technology, or device, used alone or in combination, to verify an individual's identity and authorization to access and use the Platform.

"Authorized User" means Client 's employee, consultant, contractor, and agent who is authorized by Client to access and use the Platform under the rights granted to Client pursuant to this Agreement.

"Brand Features" means a party's trade names, trademarks, service marks, logos, domain names, and other distinctive brand features.

"Client Data" means any data specific to Client's operation that is provided by Client to BTS to be used in the provision of Services that is not available to BTS publicly or by other means.

"Confidential Information" means information that one party (or an affiliate) discloses to the other party under this Agreement, and that is marked as confidential or would normally be considered confidential information under the circumstances. It does not include information that is independently developed by the recipient, is rightfully given to the recipient by a third party without confidentiality obligations or becomes public through no fault of the recipient.

"Documentation" means any manuals, instructions, or other documents or materials that BTS provides or makes available to Client in any form or medium and which describe the functionality, components, features, or requirements of the Services.

"IP Rights" means any and all registered and unregistered rights granted, applied for, or otherwise now or hereafter in existence under or related to any patent, copyright, trademark, trade secret, database protection, or other intellectual property rights laws, and all similar or equivalent rights or forms of protection, in any part of the world.

"Parking Information" means parking zones, parking rates, parking restrictions, selected payment methods, and other information necessary for the provision of the Services for a specific Parking Location.

"Parking Location" means the location or locations of Client's on-street parking, off-street parking, parking lots, parking decks, permitted parking, and other facilities where ParkMobile Users may park.

"ParkMobile Application" means any and all mobile and/or web applications, services, or interfaces developed, hosted, or managed by, on behalf of, or in partnership with ParkMobile and that are made available to the general public and that facilities the payment of parking transactions.

"ParkMobile User" means an end user that uses the ParkMobile Application.

"ParkMobile User Data" means information, data, and other content, in any form or media, that is submitted, posted, or otherwise transmitted by or on behalf of a ParkMobile User, directly or indirectly, through the ParkMobile Application.

"PCI Data" means, as applicable, payment card number, cardholder name, expiration date, card verification code or value, service code, and/or security-related information used to authenticate cardholders and/or authorize payment card transactions

"Personal Data" means (i) any information about an identified or identifiable individual; or (ii) information that is not specifically about an identifiable individual but, when combined with other information, may identify an individual. Personal Data includes names, email addresses, postal addresses, telephone numbers, government identification numbers, financial account numbers, payment card information, license plate information, online identifiers (including IP addresses and cookie identifiers), network and hardware identifiers, geolocation information, and any information that constitutes “personal data” or “personal information” within the meaning of any relevant and applicable data privacy or protection laws.

"Platform" means access-controlled mobile and/or web applications, services or interfaces developed, hosted, or managed by, on behalf of, or in partnership with ParkMobile that are made available to Client to administer, configure, manage and/or monitor parking sessions, parking rates, and/or parking restrictions associated with Client’s Parking Locations.

"Resultant Data" means data and information related to Client’s, Authorized Users' and/or ParkMobile Users' use of the Services that is used by BTS in an aggregate and anonymized manner, including to compile statistical and performance information related to the provision and operation of the Services.

"Services" means the ParkMobile Application, the Platform, and all other services provided by BTS under this Agreement.

SIGNATURE PAGES AND ATTACHMENT A WILL FOLLOW

In WITNESS WHEREOF, the parties have executed this Parking Technology and Related Services Agreement as of the date stipulated in the introductory paragraph.

CLIENT:
Borough of West Chester

By: _____
Name: Ramsey Reiner
Title: Assistant Borough Manager & Director of Parking Services

Date: _____

ATTEST:

By: _____
Name:
Title: Borough Clerk

Date: _____

APPROVED AS TO FORM:

By: _____
Name:
Title: Borough Attorney

Date: _____

BTS:
BTS, a Pennsylvania Corporation

By: _____
Name: Michael Lapidus
Title: Vice President Off-Street Solutions

Date: _____

ATTACHMENT A: SERVICES

ON-DEMAND PARKING SERVICES

BTS offers a service to ParkMobile Users that facilitates the activation of and payment for on-demand parking using the ParkMobile Application ("On-Demand Parking").

ParkMobile Users may begin and, if applicable, end a parking transaction in a variety of ways: (1) visiting https://app.parkmobile.io; (2) calling ParkMobile's IVR System, or (3) using the ParkMobile Application. In order to register with ParkMobile and begin a parking session, a consumer simply provide ParkMobile with the information required by ParkMobile to create an account, including payment method information and license plate number. Thereafter, subsequent parking sessions only require the ParkMobile User to enter or select the applicable parking duration available for the applicable location.

The parking zone code of the Client parking areas are indicated on parking signs or on parking meters. Enforcers of the Client check the validity of parking status real time against the Platform via a web service offering, provided as part of the Services, to determine if a valid parking right exists. This information can be accessed by using a handheld terminal, mobile device or personal digital assistant (PDA).

BTS does not provide or pay for Client's use of handheld terminals, mobile devices or PDAs for enforcement or any data plans or other items needed for communication between such items and the Services.

At their option, ParkMobile Users will receive parking alert services from ParkMobile via SMS, ParkMobile Application push notification or email. The ParkMobile User may be notified, for example, when parked for an extended period of time or when the maximum parking time nears expiration.

ParkMobile Users can use On-Demand Parking anywhere the Services are available. All parking charges are automatically charged to the ParkMobile User's payment method, and ParkMobile Users have real time access to an online account-based personal page accessible from https://app.parkmobile.io to access and print parking history, receipts, and statements.

ATTACHMENT B: SERVICES

RESERVATION PARKING SERVICES

BTS offers a service to ParkMobile Users that facilitates the activation of and payment for reservation parking using the ParkMobile Application ("Reservation Parking").

For each Parking Location that the parties agree to on-board for Reservation Parking Services, BTS shall make the Parking Location's parking inventory available for sale through the ParkMobile Application and shall market and advertise such availability. The number of parking spaces and corresponding reservation periods and parking rates making up the parking inventory shall be specified by Client and may be altered by Client at any time for unreserved parking inventory.

Responsibilities of Client.

In order for BTS to provide Reservation Parking Services, Client shall maintain an agreed upon number of parking spaces or transportation services at the Parking Location which shall be maintained at all times unless BTS is notified otherwise in writing by Client.

If access to the Parking Location is denied for any reason other than a ParkMobile User's error or failure to abide by Client's rules and regulations, Client agrees to forfeit its share of the applicable parking fee and authorizes ParkMobile to refund the entire Parking Fee to the ParkMobile User. If access to the Parking Location is denied because of a ParkMobile User's error or failure to abide by Client's rules and regulations, no Parking Fees will be refunded to the ParkMobile User.

Client shall promote and market the Services through mutually agreed upon methods which shall include:

- a persistent, prominent "call to action" link/button on the parking and/or transportation pages of the Parking Location and Clients website(s) that directs users to the Client-branded website created by ParkMobile (e.g. a "Reserve Parking Now" button);
- Embedded content on the parking and/or transportation pages of the Parking Location and Clients website(s) describing why and how to reserve parking through ParkMobile (e.g. FAQs, videos, etc.), such content to be provided by ParkMobile; and
- mentions in emails promoting the Parking Location and to the Clients fan base, including game day and game-related "know before you go" emails, all of which shall include a "call to action" to reserve event parking and link to the Client-branded website created by ParkMobile.

Client agrees to use commercially reasonable efforts to obtain for BTS a license to use photo and video assets of the Parking Location (where Client is not the Parking Location owner) and any tenants of a Parking Location, including sports teams, in connection with ParkMobile's marketing of the Services as available at such Parking Location.

AGREEMENT FOR PARKING LOT RENTAL

West Chester Borough LOT #5 – 129 South High Street

West Chester, Pennsylvania 19382

This Agreement is made and entered into this day 12-1-30, 2023 between the Borough of West Chester, 401 East Gay Street; West Chester, Pennsylvania 19380 (the "Borough") and the United Methodist Church of West Chester, 129 South High Street; West Chester, Pennsylvania 19382 (the "Church").

The Borough shall lease the Church 18 parking spaces (the "Leased Spaces") located at Lot #5 (the "Lot").

The Church may use the Leased Spaces Monday through Thursday, 8:00 AM – 8:00 PM and Friday 8:00 AM-6:00PM ("Lease Time Frame"). After the Lease Time Frame, the Leased Spaces will be open to the public to lease through the kiosk system.

The Church shall utilize a hang-tag identification system on vehicles parked in the Leased Spaces. The Church shall reimburse the Borough for the cost of hang-tags.

If additional spaces are needed other than the Leased Spaces, the Church must request additional spaces for large gatherings and events for the daily rate set forth by the Fee Resolution adopted by Council from time to time on an as-needed basis utilizing the Borough meter rental/posting request.

The Borough shall update, install and maintain signage at the Lot to indicate that the Leased Spaces are reserved for the Church during the Lease Time Frame.

The Borough shall patrol the Leased Spaces to ensure only vehicles with Church or Borough authorization are parked in the Leased Spaces. The Borough shall ticket and tow unauthorized vehicles.

The Church shall pay the Borough for the Leased Spaces in the amount adopted by Council in the annual fee resolution for Borough owned spaces, as amended from time to time, which amount as of the date of this Agreement is $95.00 per Leased Space/per month. Payment for each Leased Space shall be due on the first day of each month.

The term of this Agreement shall run from February 1, 2024 and terminate on January 31, 2026.

The Church has the right to terminate this Agreement by providing the Borough 60 days written notice.

In Witness Whereof, the parties have entered this Agreement this 30 day of December, 2023.

Borough of West Chester

By: _____

Sean Metrick, Manager

By: Rev. Dr. Tamara Brooks, Senior Pastor

United Methodist Church of West Chester

AGREEMENT FOR PARKING LOT RENTAL

West Chester Borough LOT #5 – 129 South High Street

West Chester, Pennsylvania 19382

This Agreement is made and entered into this day _____, 202553 between the Borough of West Chester, 401 East Gay Street; West Chester, Pennsylvania 19380 (the "Borough") and the United Methodist Church of West Chester, 129 South High Street; West Chester, Pennsylvania 19382 (the "Church" and together with the Borough, the "Parties" and each individually, a "Party").

The Borough shall lease to the Church 18 18 23 parking spaces (the "Leased Spaces") located at Lot #5the High Street Lot (#5) 135 S High Street, West Chester, PA 19382 (the "Lot").

The Church may use the Leased Spaces Monday through Thursday, 8:00 AM – 98:00 PM and Friday 8:00 AM-6:00PM ("Lease Time Frame"). After the Lease Time Frame, the Leased Spaces will be open to the public to lease through the kiosk public parking metering system then in effect.

The Church shall utilize a hang-tag identification system on vehicles parked in the Leased Spaces. The Church shall reimburse the Borough for the cost of hang-tags.

If additional spaces are needed other than the Leased Spaces, the Church must request additional spaces for large gatherings and events for the daily rate set forth by the Fee Resolution adopted by Council from time to time on an as-needed basis utilizing the Borough meter rental/posting request.

The Borough shall update, install and maintain signage at the Lot to indicate that the Leased Spaces are reserved for the Church during the Lease Time Frame.

The Borough shall patrol the Leased Spaces to ensure only vehicles with Church or Borough authorization are parked in the Leased Spaces. The Borough shall ticket and tow unauthorized vehicles.

The Church shall pay the Borough for the Leased Spaces in the amount adopted by Council in the annual fee resolution for Borough owned spaces, as amended from time to time, which amount as of the date of this Agreement is $95.00 per Leased Space/per month. Payment for each Leased Space shall be due on the first day of each month.

The term of this Agreement shall run fromcommence on February 1, 20264 and continue until 11:59 p.m. terminate on January 31, 20286. Unless a Party gives the other Party written notice of its intent not to renew at least sixthree (3) months before the expiration of the then-current term, this Agreement shall automatically renew every two years for a successive two-year term, each commencing immediately upon the expiration of the previous term.

The Church has the right to terminate this Agreement by providing the Borough 60 days written notice.

Commented [RR1]: Parking Committee does not agree to increase in spaces due to loss of 3 public spaces in the lot due to widening of spaces during the repaving project.

Commented [RR2]: Parking Committee accepts this change.

Commented [JB3]: This change is to accommodate the Borough's transition to mobile app-based metering.

In Witness Whereof, the parties have entered this Agreement this __ day of _____, 2025.

Borough of West Chester

By:_____

Sean Metrick, Manager

United Methodist Church of West Chester

By:_____

Thank You for this Opportunity!

AJ Blosenski Inc. is part of one of North America's largest full-service, vertically integrated waste solutions companies, providing non-hazardous solid waste collection, recycling and landfill disposal services to commercial, industrial, governmental and residential customers throughout the United States and Canada.

Our local expertise coupled with our capital resources make us the ideal partner to supply your waste and recycling collection services.

Proposal For:		Quote #: 01765472	
Company Name:	Bicentennial Garage & Retail Spaces	Address:	20 S High St
Project Name:			
Contact Name:	Will Williams	City, State, Zip:	West Chester, PA, 19382
Phone:	(484) 887-2761	Email:	wwilliams@west-chester.com

SERVICES AND RATES

Effective Date: 9/26/2025

Type	Quantity	Bin Size	Service Frequency	Service Type	Price
Recurring	1.00	2 Yard	5XW	2 YD 5X WK	$525.00
Recurring	1.00	2 Yard	3XW	2 YD 3X WK	$275.00
Recurring	1.00	96 GALLON	5XW	96 GL 5X WK	$150.00
On Call	1.00			DELIVERY REARLOAD	$200.00
On Call	1.00			DELIVERY FEE TOTE - COM	$50.00

Price is all inclusive and locked for the first year with 5% price cap in year 2 & year 3.
No additional fees such as fuel surcharge, environmental, administration or container refresh charge.

This proposal is valid for 60 days from the Effective Date above.

Choosing AJ Blosenski, Inc. as your solid waste and/or recycling service provider is the right choice because:

- Local Customer Service Support. We believe that having our Customer Service Teams in the same market as our Customers is important because it ensures you get prompt attention and fast results.

- Well trained drivers who operate safely on your property. From on-board cameras to rigorous safety training, our people who enter your property are doing everything we can to ensure you receive the safest, most reliable service.

- We want to help you be greener. You can count on AJ Blosenski Inc. to provide cost-effective recycling services to help you meet your sustainability objectives.

REPRESENTATIVE

Printed Name	Title
Patrick Rothermel	Regional Account Manager
Phone	Email
(610) 942-2707	patrickrothermel@ajblosenski.com
Date	
9/30/2025	

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Finance Dept.

FROM: Parks and Recreation Dept.

SUB: **PURCHASE ORDER REQUEST**

DATE: 9/24/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor All Event Party Rentals

Contact Tom Mann

Address 409 Elmwood Ave
Sharon Hill, PA 19079

Phone

Email tmann@alleventpartyrental.com

Fax

Justification

Payment for 2025 Restaurant Festival equipment and supplies.
Two invoices attached.

TOTAL AMOUNT TO BE PAID:	$ 12,185.45

Reference (select one) ☐ Quote ☐ SOW ☐ SA ☐ State Contract

PURCHASE ORDER # _____ PAGE 2

SHIP TO:

Borough of West Chester
401 East Gay Street
West Chester, PA 19380

BILL TO:

BOROUGH OF WEST CHESTER
ATTENTION: FINANCE DEPARTMENT
401 EAST GAY STREET
WEST CHESTER, PA 19380
610-692-7574

SHIP METHOD & PRICING

standard

QUOTATION NUMBER

PAYMENT TERMS

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Keith A. Kurowski Digitally signed by Keith A. Kurowski Date: 2025.09.24 14:00:45 -04'00' _____ 9/24/2025 _____

Authorized Department Manager Date

_____ _____

Sean Metrick, Borough Manager Date

Account # 0145436-07 _____

P.O. RECEIVED _____
MAT. RECEIVED _____
P.O. FORWARDED _____

FINANCE DEPARTMENT ONLY

Budget Approval Yes ☐ No ☐

Budget Available Yes ☐ No ☐

Support Complete Yes ☐ No ☐

Exempt Support Yes ☐ No ☐

Processing Initials _____

Notes

All Event Party Rental

409 Elmwood Ave
Sharon Hill, PA 19079
Alleventpartyrental.com

610-566-6450 Phone
610-892-9026 Fax

Status: Closed
Invoice #: 450038-1
Invoice Date: Mon 9/22/2025
Event Beg: Sun 9/21/2025
Event End: Sun 9/21/2025
Operator: Mike Patterson
Terms: On Account

Customer #: 21302

West Chester Recreation Department Phone 610-436-9010
401 E Gay Street Job Descr: Restaurant Fest
WEST CHESTER, PA 19380

Ordered By: Keith

Qty	Key	Items	Part#	Status	Event End Date	Price
6	1734#01	Griddle 20x36 prop		Returned	Mon 9/22/2025	$540.00
	3dys $90.00 1week $180.00 4weeks $630.00 +1week $180.00 4weeks $630.00 includes 2 exttra $50 cleaning chg if returned dirty Oven cleaner may be used on grills Customer initial here:					
2	1762-1	Fire extinguisher		Returned	Mon 9/22/2025	$17.50
	3dys $8.75 1week $17.50 4weeks $35.00					
4	LP40-1	Fryer,Propane		Returned	Mon 9/22/2025	$720.00
	3dys $180.00 6dys $360.00 1week $360.00 1month $1,260.00 Must be returned without oil or there will be a $100.00 cleaning charge Must be used outside Holds 12 Gallons of oil					
45	875-1	Table, 8' Banquet		Returned	Mon 9/22/2025	$405.00
	3dys $9.00 1week $17.00 4weeks $51.00 +1week $17.00 4weeks $51.00 Renters Responsibility to protect tables from Weather. Weather damage is not coverd by DWC					
40	881-1	Table, 60" Round		Returned	Mon 9/22/2025	$360.00
	3dys $9.00 1week $17.00 4weeks $51.00 +1week $17.00 4weeks $51.00 church st Renters Responsibility to protect tables from Weather. Weather damage is not coverd by DWC					
275	844-1	Chair, Bone Samsonite		Returned	Mon 9/22/2025	$412.50
	3dys $1.50 1week $2.80 4weeks $8.40 mainly church st					
13	1064-1	Propane tank 20lb		Returned	Mon 9/22/2025	$383.50
	3dys $29.50 1week $59.00 4weeks $206.50 +1week $59.00 4weeks $206.50					
3	1206-1	Grill, Lava Rock 2' x 5'		Returned	Mon 9/22/2025	$390.00
	3dys $130.00 1week $260.00 4weeks $910.00 +1week $260.00 4weeks $910.00					
4	193-1	Cooler, 100 qt or more		Returned	Mon 9/22/2025	$96.00
	3dys $24.00 1week $48.00 4weeks $96.00					
2	1425de-1	Tub, Black Plastic		Returned	Mon 9/22/2025	$25.00
	3dys $12.50 6dys $25.00					
6	1425de-1	Tub, Black Plastic		Returned	Mon 9/22/2025	$75.00
	3dys $12.50 6dys $25.00					
2	1425de-1	Tub, Black Plastic		Returned	Mon 9/22/2025	$25.00
	3dys $12.50 6dys $25.00 total 10 tubs					
1	MISC-1	DELIVERY, MISCELLANEOUS CHARGE		Sold	Sun 9/21/2025	$95.00
1	LABOR-1	LABOR CHARGE		Sold	Sun 9/21/2025	$2,500.00

Delivery Sun 9/21/2025

matlack and gay St
West Chester, PA 19380

Pickup Sun 9/21/2025

matlack and gay St
West Chester, PA 19380

Please pay from this invoice.

OK KH
01451360 07

Rental Contract

This is a contract. The back of this contract contains important terms and conditions including lessor's disclaimer from all liability for injury or damage and details of customer's obligations. These terms and conditions are a part of this contract - READ THEM!
EFFECTIVE 8/5 ALL CREDIT WILL INCUR A 3% TRANSACTION FEE
If equipment does not function properly notify lessor within 30 minutes of occurrence or no refund or allowance will be made. If this is a reservation, a reservation cancellation fee up to 1/2 of the total amount may be charged if reservation is cancelled within 72 hours of the scheduled "time and date out".

I certify that I have read and agree to all terms of this contract.
A LARGER FONT COPY OF THESE TERMS AND CONDITIONS IS AVAILABLE UPON REQUEST.

Rental:	$3,449.50
Damage Waiver:	$344.95
Sales:	$2,500.00
Delivery Charge:	$95.00
Subtotal:	$6,389.45
Total:	$6,389.45
Paid:	$0.00
Amount Due:	$6,389.45

Signature: _____
West Chester Recreation Department

All Event Party Rental

409 Elmwood Ave
Sharon Hill, PA 19079
Alleventpartyrental.com

610-566-6450 Phone
610-892-9026 Fax

Status: Closed

Invoice #: 450037-1
Invoice Date: Mon 9/22/2025
Event Beg: Sun 9/21/2025
Event End: Sun 9/21/2025
Operator: Mike Patterson
Terms: On Account

Customer #: 21302

West Chester Recreation Department Phone 610-436-9010

401 E Gay Street
WEST CHESTER, PA 19380

Job Descr: Restaurant Fest

Ordered By: Keith

Qty	Key	Items	Part#	Status	Event End Date	Price
36	1557-1 3dys $80.00 6dys $160.00 9dys $240.00	Canopy, 10'x10' Commerical		Returned	Mon 9/22/2025	$2,880.00
88	1574-1	Canopy, Sandbag Weight		Returned	Mon 9/22/2025	$0.00
90	3065-1 3dys $22.00 1week $44.00 4weeks $88.00 fencing comes off last	Fence, Metal 6' 1/2' Long		Returned	Mon 9/22/2025	$1,980.00

01454360 7

Delivery Sun 9/21/2025
DOWNTOWN WEST CHESTER

Pickup Sun 9/21/2025
DOWNTOWN WEST CHESTER

Deliver at 6:30am EXACTLY
Pick up at 6:00pm EXACTLY
Sunday
Small Generator to Courthouse Steps
90 Fence
Generator to be delivered by Tom at Market and Church Sts.Fence from Gay to Market on Church St.

Please pay from this invoice.

Rental Contract

This is a contract. The back of this contract contains important terms and conditions including lessor's disclaimer from all liability for injury or damage and details of customer's obligations. These terms and conditions are a part of this contract - READ THEM!
EFFECTIVE 8/5 ALL CREDIT WILL INCUR A 3% TRANSACTION FEE
If equipment does not function properly notify lessor within 30 minutes of occurrence or no refund or allowance will be made. If this is a reservation, a reservation cancellation fee up to 1/2 of the total amount may be charged if reservation is cancelled within 72 hours of the scheduled "time and date out".

I certify that I have read and agree to all terms of this contract.
A LARGER FONT COPY OF THESE TERMS AND CONDITIONS IS AVAILABLE UPON REQUEST.

Rental:	$4,860.00
Damage Waiver:	$486.00
Subtotal:	$5,346.00
Total:	$5,346.00
Paid:	$0.00
Amount Due:	$5,346.00

Signature: _____
West Chester Recreation Department

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Parking Services

SUB: **PURCHASE ORDER REQUEST**

DATE: 9/5/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Butts Tickets

Contact Mitch Butts

Address

Phone

Email mitch@buttticket.com

Fax

Justification

5 New Kiosks

TOTAL AMOUNT TO BE PAID:	$ 40,000.00

Reference (select one) ☑ Quote ☐ SOW ☐ SA ☐ State Contract

PURCHASE ORDER # 323280 **PAGE 2**

SHIP TO:

Borough of West Chester
401 East Gay Street
West Chester, PA 19380

BILL TO:

BOROUGH OF WEST CHESTER
ATTENTION: FINANCE DEPARTMENT
401 EAST GAY STREET
WEST CHESTER, PA 19380
610-692-7574

SHIP METHOD & PRICING

QUOTATION NUMBER

PAYMENT TERMS

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Sayre R Reiner Digitally signed by Sayre R Reiner Date: 2025.09.05 14:24:42 -04'00'

_____ _____

Authorized Department Manager Date

_____ _____

Sean Metrick, Borough Manager Date

Account # 09-43013

P.O. RECEIVED _____
MAT. RECEIVED _____
P.O. FORWARDED _____

FINANCE DEPARTMENT ONLY

Budget Approval Yes ☐ No ☐

Budget Available Yes ☐ No ☐

Support Complete Yes ☐ No ☐

Exempt Support Yes ☐ No ☐

Processing Initials _____

Notes

BUTTS TICKET SYSTEMS
SOLUTIONS SINCE 1965

September 5, 2025

Based off COSTARS 33 Contract

Quote #323280

Net30 terms

Sales Quote - Borough of West Chester

Contact : Ramsey Reiner

Flowbird CWT S5 Pay by Plate

(Accepts credit card only)

Includes:

- Solar Power Operation w/Autonomous Battery
- Credit/Debit Card Reader
- Modem and Antenna Kit
- Personalized Software Including Programming and Testing
- Instructional Graphics and Personalized Rate Plate
- Multi Lingual Button
- Increment and Max Buttons for Credit Card Payments
- Credit Card Software and WebOffice License Fees
- **9" full color touchscreen display**
- Limited One Year Warranty

	QUANTITY	Price/Unit	TOTAL
Strada S5 Touch Pay by Plate	**5**	$7,900	$39,500
Shipping & Installation	**5**	$445	$2,225
TOTAL	**5**	**$8,345**	**$41,725**
Alternate Options	**QUANTITY**	**Price/Unit**	**TOTAL**
No Coins	**5**	-$200	-$1,000
NFC (Tap to Pay)	**5**	$450	$2,250
No Printer	**5**	-$200	-$1,000
5% kiosk discount with FB app	**5**	-$395	-$1,975
TOTAL with options	**5**	**$8,000**	**$40,000**

*** Site prep not included**

BOS Management Fees

myParkfolio Back-Office Software Management System	Monthly Fees/Unit	Yearly Total/Unit
Includes:	**$74** (includes EMV gateway)	**$888**
2 way wireless connectivity		
Wireless airtime fees		
On-line access to hosted secure server		
Processing and storage of all transactions, maintenance, alarms, & statistic.		
Database space		
PCI Level 1 Certified real-time credit card authorization account set-up and management		
Secure user rights management		
Point to point Credit Card Encryption		
Back Office Options:		
Rate Download Module	**inc.**	**inc.**
Validation/Discount Code System	**$10**	**$120**

Please send questions to:
Mitchell Butts
Butts Ticket Systems
484-832-6342
Mitch@ButtsTicket.com
151 Hood Rd. Cochranville, PA 19330

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Joshua B. Lee, Chief of Police

SUB: **PURCHASE ORDER REQUEST**

DATE: 10/1/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Cody Computer Services, Inc.

Contact

Address 1005 E. High Street
Pottstown, PA 19464

Phone

Email

Fax

Justification

2025-2026 Subscription fee for CODY TraCS system. Includes annual support and maintenance.

TOTAL AMOUNT TO BE PAID:	$ 18,536.57

Reference (select one) ☐ Quote ☐ SOW ☐ SA

PURCHASE ORDER # _____ PAGE 2

SHIP TO:

WEST CHESTER POLICE DEPARTMENT
ATTN: CHIEF JOSHUA LEE
401 EAST GAY STREET
WEST CHESTER, PA 19380
610-436-1323

BILL TO:

BOROUGH OF WEST CHESTER
ATTENTION: FINANCE DEPRTMENT
401 EAST GAY STREET
WEST CHESTER, PA 19380
610-692-7574

SHIP METHOD & PRICING

QUOTATION NUMBER

PAYMENT TERMS

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Joshua B. Lee Digitally signed by Joshua B. Lee Date: 2025.10.01 12:47:41 -04'00' _____ 10/1/2025 _____

Authorized Department Manager Date

_____ Sean _____

Sean Metrick, Borough Manager Date

Account # 01-410-31/40 Contracts _____

P.O. RECEIVED _____
MAT. RECEIVED _____
P.O. FORWARDED _____

FINANCE DEPARTMENT ONLY

Budget Approval Yes ☐ No ☐

Budget Available Yes ☐ No ☐

Support Complete Yes ☐ No ☐

Exempt Support Yes ☐ No ☐

Notes

Processing Initials _____

CODY COMPUTER SERVICES, INC.
1005 EAST HIGH ST.
POTTSTOWN, PA 19464 US
610-326-7476
finance@codysystems.com

Invoice

BILL TO	SHIP TO
Chief Joshua Lee West Chester Borough Police Dept 401 E Gay St. West Chester, PA 19380	Chief Joshua Lee West Chester Borough Police Dept 401 E Gay St. West Chester, PA 19380

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
13112	04/06/2025	$18,536.57	07/01/2025		

DESCRIPTION	RATE	AMOUNT
This is your fee for CODY Annual Support and Maintenance for the term starting 07/01/2025 and ending 06/30/2026. This invoice billing period is from 07/01/2025 through 06/30/2026.		18,536.57
This is your subscription fee for CODY TraCS Interface for the term starting 07/01/2025 and ending 06/30/2026. This invoice billing period is from 07/01/2025 through 06/30/2026.		0.00

SUBTOTAL	18,536.57
TAX	0.00
TOTAL	18,536.57
BALANCE DUE	**$18,536.57**

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick

FROM: Michael Findley

SUB: **PURCHASE ORDER REQUEST**

DATE: 10/1/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Usalco

Contact Anja Doyle

Address 2601 Cannery Avenue
Baltimore, MD 21226

Phone (410) 354-0100

Email www.usalco.com

Fax (410) 918-2240

Justification

For purchase of DelPAC 1000 (Aluminum Chloride Hydroxide Sulfate) for phosphorus removal.
5,000 gallons @ $3.056 a gallon.

TOTAL AMOUNT TO BE PAID:	$ 15,280.00

Reference (select one) ☑ Quote ☐ SOW ☐ SA ☐ State Contract

PURCHASE ORDER # _____ PAGE 2

SHIP TO:

Taylor Run WWTp
795 Downingtown Pike
West Chester, PA 19380

BILL TO:

BOROUGH OF WEST CHESTER
ATTENTION: FINANCE DEPRTMENT
401 EAST GAY STREET
WEST CHESTER, PA 19380
610-692-7574

SHIP METHOD & PRICING

included

QUOTATION NUMBER

14888-2

PAYMENT TERMS

net 30 days

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Michael Findley Digitally signed by Michael Findley DN: cn=Michael Findley, o=Wastewater, ou=Borough of West Chester, email=mfindley@west-chester.com, c=US Date: 2025.10.01 06:03:42 -04'00' _____ 10/1/2025 _____

Authorized Department Manager Date

_____ Sean _____

Sean Metrick, Borough Manager Date

Account # 08-45728/08 _____

P.O. RECEIVED _____
MAT. RECEIVED _____
P.O. FORWARDED _____

FINANCE DEPARTMENT ONLY

Budget Approval Yes ☐ No ☐

Budget Available Yes ☐ No ☐

Support Complete Yes ☐ No ☐

Exempt Support Yes ☐ No ☐

Processing Initials _____

Notes

Quotation

USALCO
www.usalco.com
Phone: 800-453-2586
Email: orders@usalco.com

Quote #: Q-14888-2
Date: 2/18/2025, 1:04 PM
Effective Date: 4/1/2025

Bill To
West Chester PA (Borough Of)
401 E. Gay St.
West Chester, PA 19380
US

SALESPERSON	PAYMENT TERMS
Thomas Dobson tdobson@usalco.com	Net 30

WAREHOUSE	PRODUCT CODE	PRODUCT NAME	PRODUCT TYPE	FREIGHT TERM	LEAD TIME	UNIT PRICE	ADDITIONAL SURCHARGE	QTY	UOM
BT	DELPAC 1000	DELPAC 1000 - CARGO TANK	TT	Prepaid	3-5 Bus Days	$3.3056	$0.0000	22.50	GAL
Ship To Address: Taylor Run WWTP; 795 Downingtown Pike; West Chester, PA 19380									

***Please note that Additional Surcharge will appear as separate line item on invoice.

Terms & Conditions
This order quotation is subject, and its acceptance is expressly limited, to the terms stated on its face and USALCO's Standard Terms and Conditions, attached and also posted at https://www.usalco.com/stcs/ which are hereby incorporated herein by reference. Unless otherwise specifically accepted by USALCO in writing, any additional or different terms, whether or not materially different, set forth in any communication from Buyer to USALCO are hereby objected to and rejected.

Signature: _____ **Effective Date:** _____/_____/_____

Name (Print): _____ **Title:** _____

Please sign and email to Thomas Dobson at tdobson@usalco.com

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick

FROM: Donald Anderson

SUB: **PURCHASE ORDER REQUEST**

DATE: 9/26/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Horgan Tree Experts

Contact Travis Shaw

Address
741 Contention Lane
Berwyn, PA 19312

Phone (484) 905-1616

Email horgantree@gmail.com

Fax

Justification

Removal of trees from John O'Green and Marshall Square Parks. Also, pruning trees interfering with Opticom and.

TOTAL AMOUNT TO BE PAID:	$ 10,720.00

Reference (select one) ☑ Quote ☐ SOW ☐ SA ☐ State Contract

PURCHASE ORDER # _____ PAGE 2

SHIP TO:

BILL TO:
BOROUGH OF WEST CHESTER
ATTENTION: FINANCE DEPARTMENT
401 EAST GAY STREET
WEST CHESTER, PA 19380
610-692-7574

SHIP METHOD & PRICING

QUOTATION NUMBER

PAYMENT TERMS

TAX STATUS
TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Don Anderson Digitally signed by Don Anderson Date: 2025.09.26 11:48:18 -04'00' _____ 9/26/2025 _____

Authorized Department Manager Date

_____ Sean _____

Sean Metrick, Borough Manager Date

Account # 01-45540/80 _____

P.O. RECEIVED _____
MAT. RECEIVED _____
P.O. FORWARDED _____

FINANCE DEPARTMENT ONLY

Budget Approval	Yes ☐	No ☐	Notes
Budget Available	Yes ☐	No ☐	
Support Complete	Yes ☐	No ☐	
Exempt Support	Yes ☐	No ☐	

Processing Initials _____

Horgan Tree Experts

741 Contention Lane
Berwyn, PA 19312

Invoice

Date	Invoice #
9/11/2025	13401

Bill To
Borough of West Chester Finance Department 401 East Gay Street West Chester, Pennsylvania 19380

Terms	Rep
	TS

Quantity	Description	Rate	Amount
	8/4/25 Intersection of South High and Price Street Sycamore next to street light - Provide clearance to street light - Provide clearance to opticon on street light - Remove dead branches 2" diameter and larger - Clean up all debris 3 Person Crew @ 4 hours	960.00	960.00

Total

Horgan Tree Experts

741 Contention Lane
Berwyn, PA 19312

Invoice

Date	Invoice #
9/11/2025	13401

Bill To
Borough of West Chester Finance Department 401 East Gay Street West Chester, Pennsylvania 19380

Terms	Rep
	TS

Quantity	Description	Rate	Amount
	9/8/25	2,080.00	2,080.00
	John O. Green Memorial Park Two Declining White Pines located on S. Matlack Side of Park Declining Cherry and Crabapple located along S. Matlack Street - Remove and clean up all debris 3 Person Crew @ 5 Hours Declining Cherry and Crabapple located along S. Matlack Street - Grind stumps and leave grindings at level grade Stump Grinder Crew @ 1 Hour Matlack Square Park Trees in park - Remove dead, broken, diseased branches 2" diameter and larger - Clean up all debris 3 Person Crew @ 3 Hours		
	9/9/25,9/10/25	3,840.00	3,840.00
	Matlack Square Park Trees in park - Remove dead, broken, diseased branches 2" diameter and larger - Clean up all debris 3 Person Crew @ 16 Hours (2 days)		

Total	$6,880.00

Horgan Tree Experts

741 Contention Lane
Berwyn, PA 19312

Invoice

Date	Invoice #
9/23/2025	13418

Bill To
Borough of West Chester Finance Department 401 East Gay Street West Chester, Pennsylvania 19380

Terms	Rep
	TS

Quantity	Description	Rate	Amount
	9/22/25-9/23/25 Marshall Square Park Trees in park - Remove dead, broken, diseased branches 2" diameter and larger - Clean up all debris 3 Person Crew @ 16 Hours (2 Days)	3,840.00	3,840.00

Total	$3,840.00

West Chester Borough					
2025 Shade Tree Maintenance					
Bid Analysis					
				Unit Prices	
No.	Description	Unit	Qty.	Horgan Tree Experts	Schreiner Tree Care
1	4 Person Crew With Chip Truck, Chipper and Aerial Lift	Hour	10	$ 320.00	$ 540.00
2	3 Person Crew With Chip Truck, Chipper and Aerial Lift	Hour	10	$ 240.00	$ 405.00
3	2 Person Crew With Chip Truck and Chipper	Hour	10	$ 160.00	$ 270.00
4	Flagger	Hour	5	$ 75.00	$ 54.20
5	Cabling/Bracing	Hour	5	$ 80.00	$ 75.00
6	Log Truck	Hour	5	$ 200.00	$ 155.00
7	Crane Rate	Hour	5	$ 175.00	$ 230.00
8	Stump Grinder	Hour	4	$ 160.00	$ 275.00
9	Air Spade Crew	Hour	4	$ 80.00	$ 230.00

ARTICLE I
Peddling and Soliciting

§ 80-1. Registration and license required. [Amended 10-15-1997 by Ord. No. 15-1997]

No person, association, partnership, firm or corporation (hereinafter "person") shall, either directly or indirectly, sell goods, wares, merchandise, magazines, periodicals, books or other personal property by canvassing or soliciting or solicit or canvass for contributions in the Borough of West Chester without first having registered with the Borough Manager and obtained a license from the Borough.

§ 80-2. Application requirements. [Amended 10-15-1997 by Ord. No. 15-1997]

A. Any person desiring to directly or indirectly sell services, goods, wares, merchandise, magazines, periodicals, books, or other personal property by canvassing or soliciting, or solicit or canvass for contributions in the Borough, shall submit a written application to the Borough Manager on a form to be furnished by the Borough, accompanied by ~~two~~ one photograph~~, (two-inch by three-inch minimum) of himself~~ taken within six months prior to the date of application. **[Amended 3-19-2003 by Ord. No. 8-2003]**

B. The applicant shall state in such written application his/her name; sex; ~~social security identification number~~; home and business address and telephone number; the name, address, telephone number and Pennsylvania sales tax identification number of the business, employer or organization, if any, for which he/she desires to undertake the activities which require this registration; the category of goods to be sold; a food vendor's license number for Chester County, if applicable; the length of time he/she wishes to engage in this work, including days of the week and hours; the make and model of vehicle, if any, he/she will use, its registration number, his/her driver's license number; a certificate of automobile liability coverage; a statement as to whether he/she has ever been convicted of a felony, misdemeanor or a crime of any kind and the jurisdiction in which such offense occurred;

[Amended 3-19-2003 by Ord. No. 8-2003]

C. In addition thereto, the application shall contain the signature of the employer as well as of the applicant and shall contain therein the stipulation and agreement on the part of the employer, in consideration of the issuance of such license or permit, to become liable for any and all acts of such applicant while within the Borough of West Chester, in violation of law or otherwise. Such employer liability shall be construed to have no application to bona fide charitable organizations.

D. A license will not be issued to any person who has been convicted of a felony, misdemeanor or a crime of any kind involving moral turpitude, and such person shall not be allowed to engage in canvassing and soliciting in the Borough.

E. A license will be valid for one year from the date on which it is issued. Such license may not be transferred from one person to another and shall be considered a personal permit or license. No more than two licenses will be permitted per person. There will be no change of category of goods sold during the period of time for which the permit is in effect.

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§ 80-3. Investigation of application; issuance of license. [Amended 10-15-1997 by Ord. No. 15-1997]

~~A. Promptly upon receiving any application for a permit to canvass or solicit within the Borough, the Borough Manager shall cause such application and applicant to be investigated by the Borough Police Department. In the event that such investigation should indicate that the granting of such permit would or might be injurious to the public interest or to the public health, safety or morals, the Borough Manager shall have, and is hereby given, the power and authority to refuse to issue such permit. In any instance where the Chief of Police should deem it necessary or advisable to secure and check the fingerprints of any such applicant, refusal of such applicant to voluntarily furnish such fingerprints shall constitute, in and of itself, sufficient and valid grounds for refusal to issue such permit.~~

A. The applicant shall provide a report of federal criminal history record information with their application. For the FBI record check, the applicant shall submit a full set of fingerprints to the Pennsylvania State Police, or its authorized agent, to be submitted to the Federal Bureau of Investigation for the purpose of verifying the identity of the applicant and obtaining a current record of any criminal arrests and convictions. FBI criminal background checks completed within 365 days of application will be accepted.

B. For approved applicants, the Borough Manager will issue a license, to which one of the applicant's photographs will be affixed, to the applicant within ~~10~~ 14 days from the filing a fully completed application.

§ 80-4. Standards of conduct. [Amended 10-15-1997 by Ord. No. 15-1997]

Every person to whom a license has been issued shall in the conduct of his/her activity comply with the following standards of conduct:

A. He/she shall carry his/her license at all times and exhibit it upon request to any police officer or ordinance officer of the Borough and to any person upon whom he/she shall call or with whom he/she shall talk.

B. He/she shall not permit any person to have possession of his/her license and shall immediately report its loss to the Borough Manager. He/she shall not cause or permit his/her license to be altered or defaced in any way.

C. He/she shall not enter or attempt to enter any dwelling or otherwise remain upon any private property without the invitation or permission of the occupant or property owner and shall immediately leave any premises upon request of the occupant or property owner.

D. He/she shall engage in canvassing or soliciting only between the hours of 9:00 a.m. to 8:30 p.m. Monday through Friday, on Saturday and legal holidays, 12:00 noon to 4:00 p.m. and on Sunday only in the Town Center Zoning District. **[Amended 3-19-2003 by Ord. No. 8-2003]**

E. He/she shall not be guilty of any false pretense or misrepresentation, and, particularly, he/she

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shall not represent his/her identification to be an endorsement of himself/herself or his/her goods or services or of the goods or services of his/her employer.

F. He/she shall inform the Borough Police Department, in writing, of any changes to information supplied on the then-current application within five days of such change.

G. He/she shall immediately surrender his/her license to the Borough of West Chester Borough Manager upon suspension or revocation thereof.

H. He/she shall keep vehicle registration, liability coverage and driver's license, if applicable., current during the license period.

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§ 80-5. Suspension and revocation of license. [Amended 10-15-1997 by Ord. No. 15-1997]

A license may be suspended by the Borough Manager if the holder fails to comply with the standards of conduct and responsibilities contained in § 80-4 of this article. A license may be revoked or suspended upon the basis of fraud, misrepresentation or the making of knowingly false statements in the application, the application process or in the course of conducting the licensed operation.

§ 80-6. Appeals from suspension. [Amended 10-15-1997 by Ord. No. 15-1997]

Any person whose license has been suspended or revoked shall be entitled to appear before the Borough Council at the next regular or special meeting for the purpose of requesting a hearing on the revocation or suspension, provided that such person has provided Borough Council with written notice of such request at least five business days prior to Borough Council's next regularly scheduled or specially scheduled meeting. If such person does not provide Borough Council with at least five business days' written notice prior to the next regularly scheduled or specially scheduled meeting, Borough Council may, in its discretion, conduct a hearing at such time or schedule a hearing within five business days of such regular meeting or special meeting. Following the hearing, Borough Council may reinstate the license, affirm the revocation of the license or affirm or modify the suspension of the license for a period not to exceed five years. No person shall be denied a license or have such license suspended or revoked except by procedures consistent with due process of law.

§ 80-7. Persons exempt from license and fee requirements. [Amended 10-15-1997 by Ord. No. 15-1997]

A. The following persons, although subject to all other provisions of this article, are exempted from the registration fee requirements only of this article:

   (1) Farmers engaged in selling only the produce of their own farms.

   (2) Persons engaged in the sale of goods, wares and merchandise donated by the owner thereof, the proceeds whereof are to be applied to any charitable or philanthropic purpose.

   (3) Persons who have been licensed by the Commonwealth of Pennsylvania to engage in an activity described below, when so engaged:

      (a) Real estate broker.

      (b) Insurance broker.

      (c) Securities broker.

   (4) Political campaign workers.

B. Any persons, organizations or corporations that have received approval from Borough Council to conduct a special event within the Borough shall be responsible for the vendors participating within the boundaries of that event. The organizer of the event shall register each vendor with the Borough Manager and supply information required by § 80-2 of this

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article. Registered vendors will receive permission to operate their stands for that special event only and will not be required to pay the registration fee required by this chapter. No other vendors will be permitted within the boundary area of such event during the time period designated for the special event. Existing businesses in the Borough will be permitted to sell merchandise in the area adjacent to the business, provided that such business complies with and conducts such sale in accordance with the vendors' responsibilities and guidelines applicable to such special event.

C. These exemptions shall apply to the aforesaid persons only and then only while they are engaged in the activity as aforesaid. At all other times, all the provisions of this article shall apply.[1]

§ 80-8. Persons under sixteen exempt.

This article shall not apply to boys or girls under the age of 16 years, who take orders for and deliver newspapers, greeting cards, candy and the like, or who represent the Boy Scouts and Girl Scouts or similar organizations and take orders for and deliver cookies and the like.

§ 80-9. Registration and application fee. [Amended 10-15-1997 by Ord. No. 15-1997; 3-19-2003 by Ord. No. 8-2003]

Every person who is required to obtain a license to perform the activities specified in § 80-1, and who is not otherwise exempt from the license requirement pursuant to §§ 80-7 and 80-8, shall pay a registration and application fee in the amount of $100 to the Borough at the time the person submits a written application for a license in accordance with § 80-2. At the time of the issuance of the license, such person shall receive information on the business privilege tax, a copy of the ordinance governing peddling and soliciting, rules of conduct for vendors and will be advised of the time and place of an orientation session conducted for the purpose of answering any questions regarding applicable ordinances.

§ 80-10. Prior approval required for fixed location.

Any person licensed under this article or exempt under § 80-7 or 80-8 hereof shall not occupy any fixed location upon any private property, street or alley of the Borough for the purpose of engaging in the business aforesaid, with or without any stand or counter, except with the prior approval of the property owner ~~or~~ AND Borough. Notwithstanding any such prior approval, the Borough police, Borough Manager or their authorized designee may require any such licensee to abandon any location which is hazardous to traffic or passersby or which otherwise significantly obstructs the movement of traffic or passersby or otherwise upon the request of the owner of any location on which such person is situate.

§ 80-11. Additional responsibilities. [Added 10-15-1997 by Ord. No. 15-1997[2]]

A. Every person to whom a license has been issued is responsible for trash removal and cleanup of his or her operations and for maintaining an area within 15 feet of the stand free of all trash

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1. **Editor's Note: Former Subsection D, regarding registration of exempted persons, organizations and corporations, which subsection immediately followed this subsection, was repealed 3-19-2003 by Ord. No. 8-2003.**

2. **Editor's Note: This ordinance also provided for the renumbering of former §§ 80-11 through 80-16 as §§ 80-13 through 80-18.**

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generated by the vending operations and for washing the sidewalk area occupied by the stand as necessary.

B. Every person to whom a license has been issued must clean up and remove all trash, litter, garbage and refuse generated by his or her vending operation, provided that such trash, litter, garbage and refuse generated by the vending operation shall not be placed in any public receptacle or in any private property without permission of the property owner.

C. Permitted stands are not to exceed four feet in width, eight feet in length and eight feet in height. The definition of "permitted stand" includes all merchandise extensions and coverings.

D. Any storage area for goods which are not on display should not be visible to the public. Advertising and other signage shall not be temporary paper/handlettered signage. Any sign shall be no more than six square feet and must be mounted on the stand. Items permitted on the sign shall include the name of the stand, a listing of items sold and the price thereof.

§ 80-12. Public collection. [Added 10-15-1997 by Ord. No. 15-1997; amended 12-19-2001 by Ord. No. 17-2001]

Public collection (bucket brigades) shall be conducted in accordance with the provisions of § 80-4. Each person participating in the public collection shall identify on his or her body the name of the organization or cause which the funds are collected for. No public collection will be permitted on Sunday. Only one nonprofit or charitable organization will be permitted to conduct a public collection on any permitted day or within any permitted time period. A nonprofit or charitable organization shall be permitted to conduct a public collection twice per calendar year, provided that each collection is at least six months after the last public collection conducted by such nonprofit or charitable organization.

§ 80-13. Violations and penalties. [Amended 10-15-1997 by Ord. No. 15-1997]

Any person, firm or corporation violating any of the provisions of this article shall be sentenced to pay a fine of not more than $600, together with costs of prosecution. The imposition of a penalty as provided herein shall not serve to prevent the abatement of any nuisance or to prevent the revocation of the license or license held by any person who shall violate the provisions of this article or any other law or ordinance while engaged in activities licensed under the provisions of this article. Each day of a violation shall constitute a separate offense.

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Organization/Sponsor Name: Veteran's Day Parade

OFFICE USE ONLY - NOT TO BE COMPLETED BY THE APPLICANT

Date Application Received: 10/7/25 (originally started 7/17/25)

Date Payment(s) Received: _____

YES	N/A	
☑	☐	Completed and Signed Application
☑	☐	Date of event/Event time/Set up/Breakdown 11/9/25 / 2-3 pm / 1:30 - 4 pm total time
☑	☐	Map of the Event or Location of the Event attached
☑	☐	List of Streets to be Closed for the Event see above
☑	☐	List of Borough Services requested - to be reviewed by West Chester Borough WC PW WCPD WC Parking
☑	☐	Non-refundable application fee - may be cash, check, or money order $250 app fee online
☑	☐	Applicant's Certificate of Insurance
☑	☐	West Chester Police Department Fees - required for runs
☐	☑	List of Food Vendors with Chester County Health Department Licenses
☐	☑	List of Sub-Contractors with Certificates of Insurance
☐	☑	Proof of public transportation approval if public streets are to be closed
☐	☑	Proof of notification to Good Fellowship Ambulance - required for runs
☐	☑	Pennsylvania Liquor Control Board Permit if alcohol is to be served

Approved by Pubic Works	YES ☐	NO ☐	Date: _____
Approved by Parking Department	YES ☐	NO ☐	Date: _____
Approved by Parks and Recreation	YES ☑	NO ☐	Date: 10/7/25 KAH
Approved by Police Department	YES ☑	NO ☐	Date: 10/8/25 JM
Approved by Borough Council	YES ☐	NO ☐	Date: _____

Notes:

West Chester Police Department
AGREEMENT FOR POLICE SERVICES

401 EAST GAY STREET WEST CHESTER, PA 19380 TELEPHONE: 610-696-2700

Josh Lee
Chief of Police

Chris Daly
Lieutenant

Jeffrey Ditz
Lieutenant

James Gorman
Lieutenant

In order to process your request for police coverage at your event, please complete the information that is listed below. Once this form is complete, please submit it to:

West Chester Police Department
Attention: Staci King
401 East Gay Street
West Chester, PA 19380

Please note that all fees must be received no later than 5 days prior to the event. All police fees for runs and races must be submitted at the time of application. Should you have questions, please call 610-436-1323.

Event Name: Veterans Day Parade

Event Date: Nov 9, 2025 **Start Time:** 1400 hrs **End Time:** 1530 hrs

Name of Organization Hosting Event: American Legion Post 134 + Veterans Council

Person Responsible for Payment of Fee: Howard A Crawford, Commander

Address of Person Responsible for Fee: 305 E. Gay St. W.C. 19380

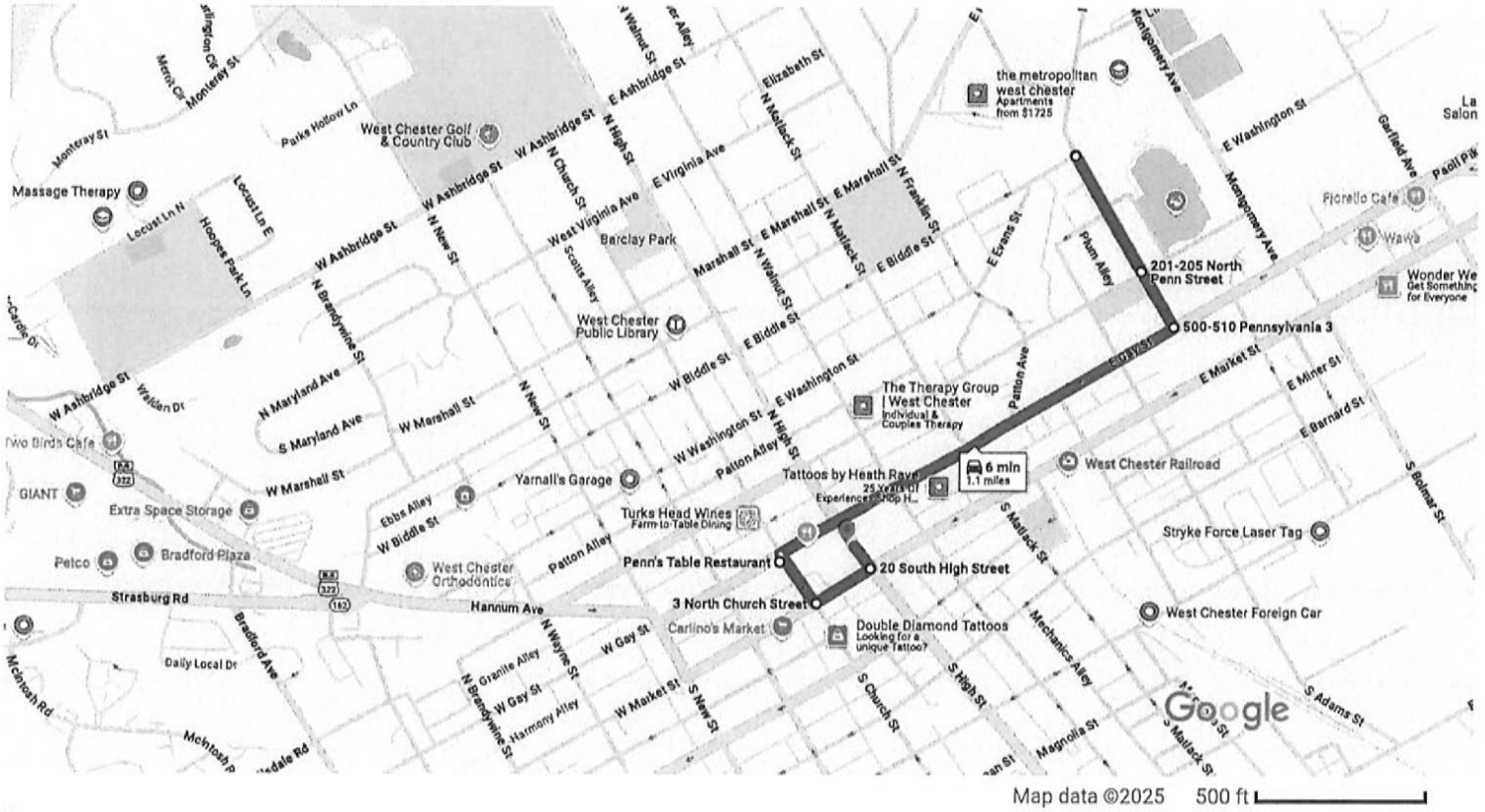
Phone Number of Person Responsible: [redacted]

Number of Police Officers Requested: 4-6 (Discretion of PD based on previous years)

I, Howard Crawford **certify that I am requesting police coverage for the event listed above and that I am authorized to do so on behalf of the organization. I am aware that police coverage for this event is invoiced at $129.00 per officer, per hour, with a 3 hour minimum for all events. Events that take place on holidays are billed at double time rate.**

Howard A Crawford
Signature

8/13/25
Date



via N Penn St — 6 min

6 min without traffic — 1.1 miles

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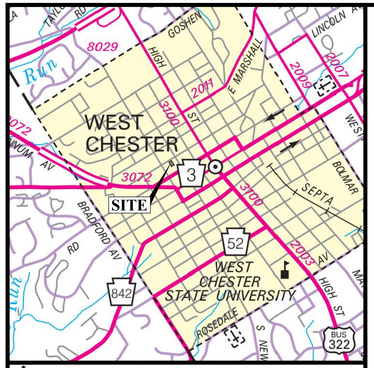
Restaurants | Hotels | Gas stations | Parking Lots | More

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:

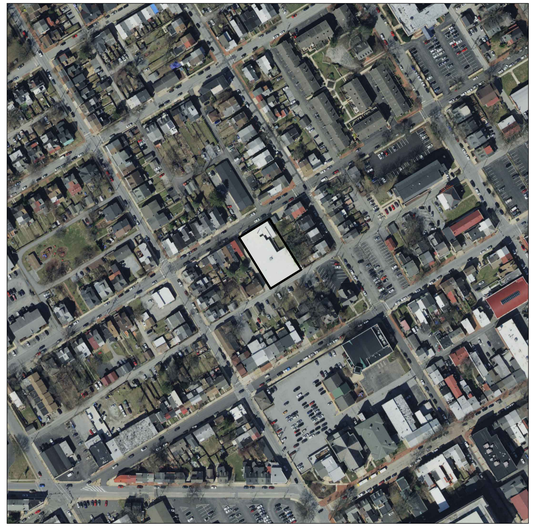
1. TOTAL TRACT AREA = 0.385 ACRES (16,883 S.F.)
2. TAX PARCEL NUMBERS: UPIs: 1-8-147, 1-8-147.1, AND 1-8-148.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. BOUNDARY INFORMATION SHOWN PER FIELD SURVEY PERFORMED IN JUNE 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
5. TOPOGRAPHIC 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:

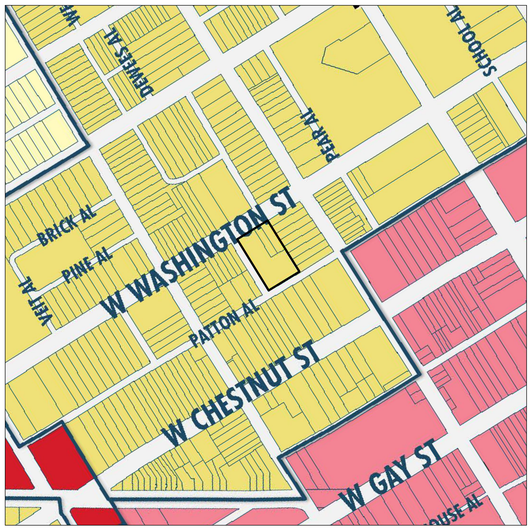
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE WEST CHESTER BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

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.

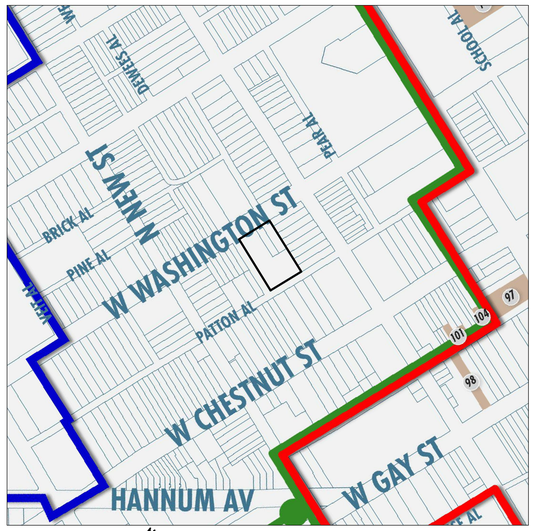
USGS MAP
SCALE 1:200



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
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Serial Numbers:
20241660254

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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

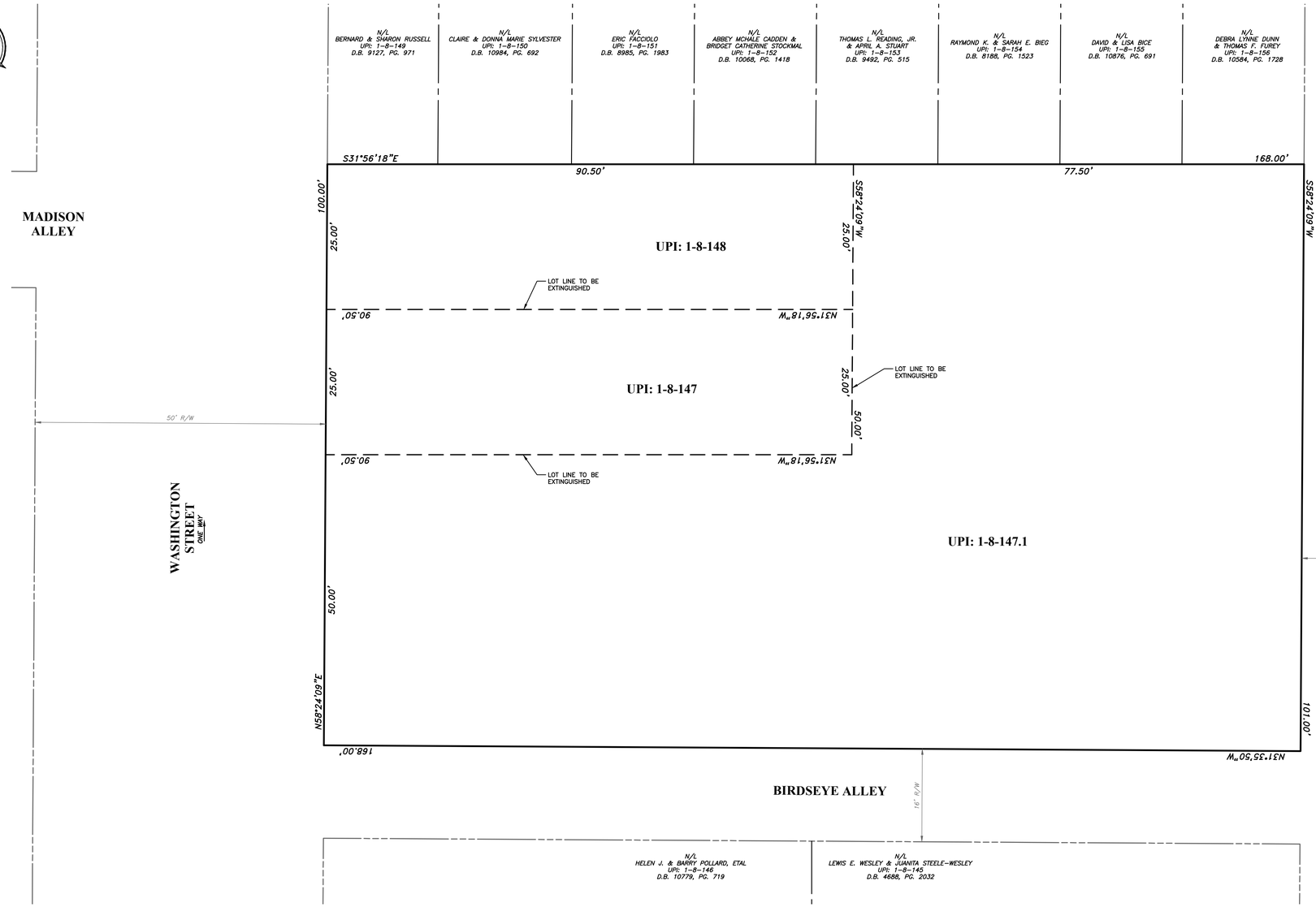
FINAL
LAND DEVELOPMENT PLAN

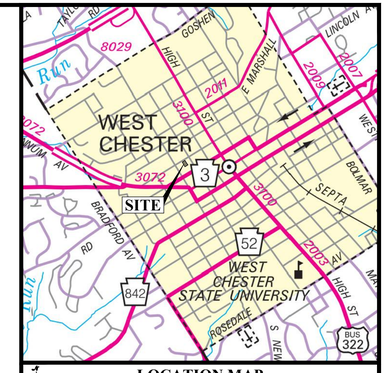
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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:
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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: 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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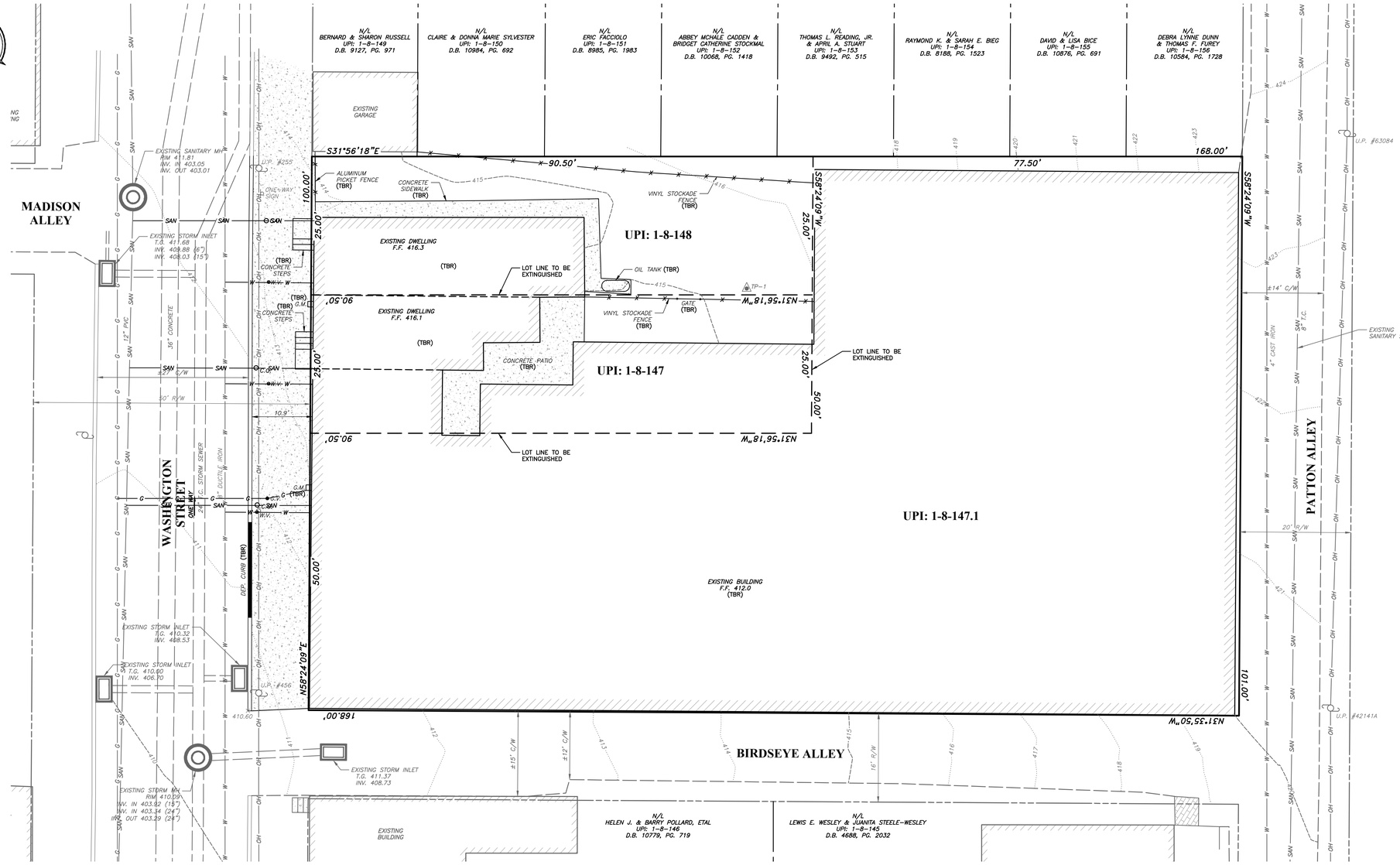

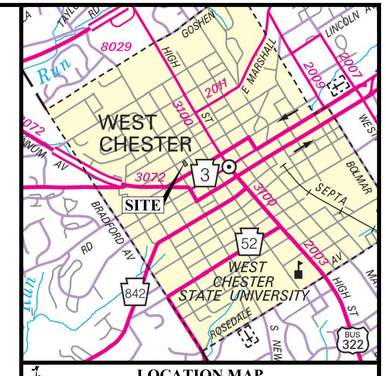

LOCATION MAP
SCALE: 1" = 2000'

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.

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

EXISTING IMPERVIOUS COVERAGE:

DESCRIPTION	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	---

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WEST CHESTER, PA 19380
ATTN: MICHAEL ZAPPITELLI

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

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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

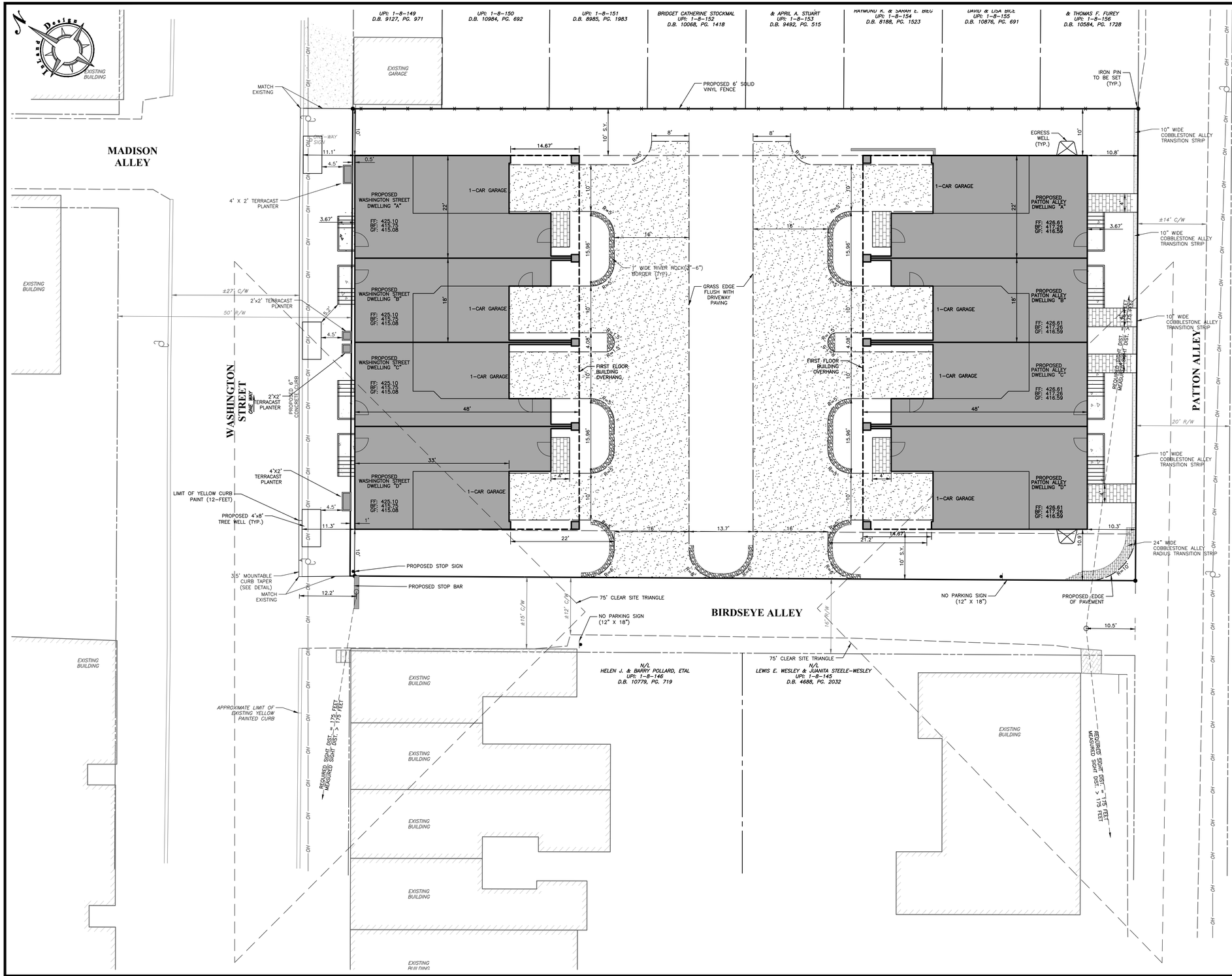
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

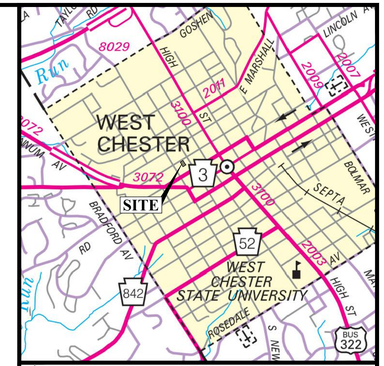
Date: 9/30/2024
Scale: 1" = 10'
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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





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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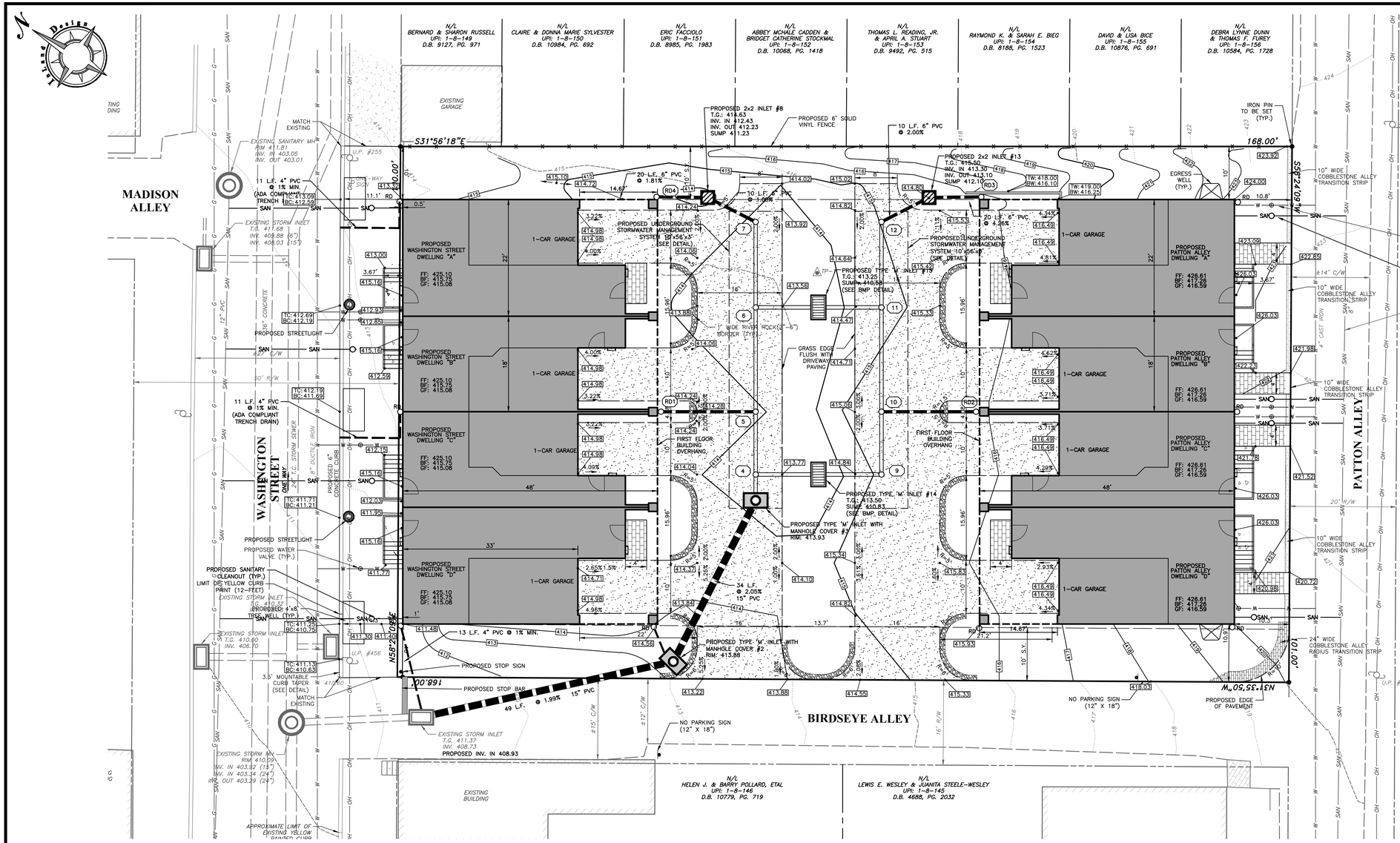
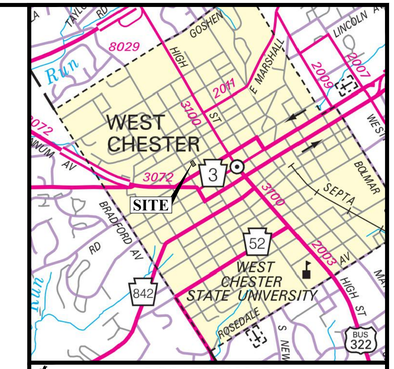
SHEET 4 OF 14

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

- 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
- 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
- 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:

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

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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 — 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
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

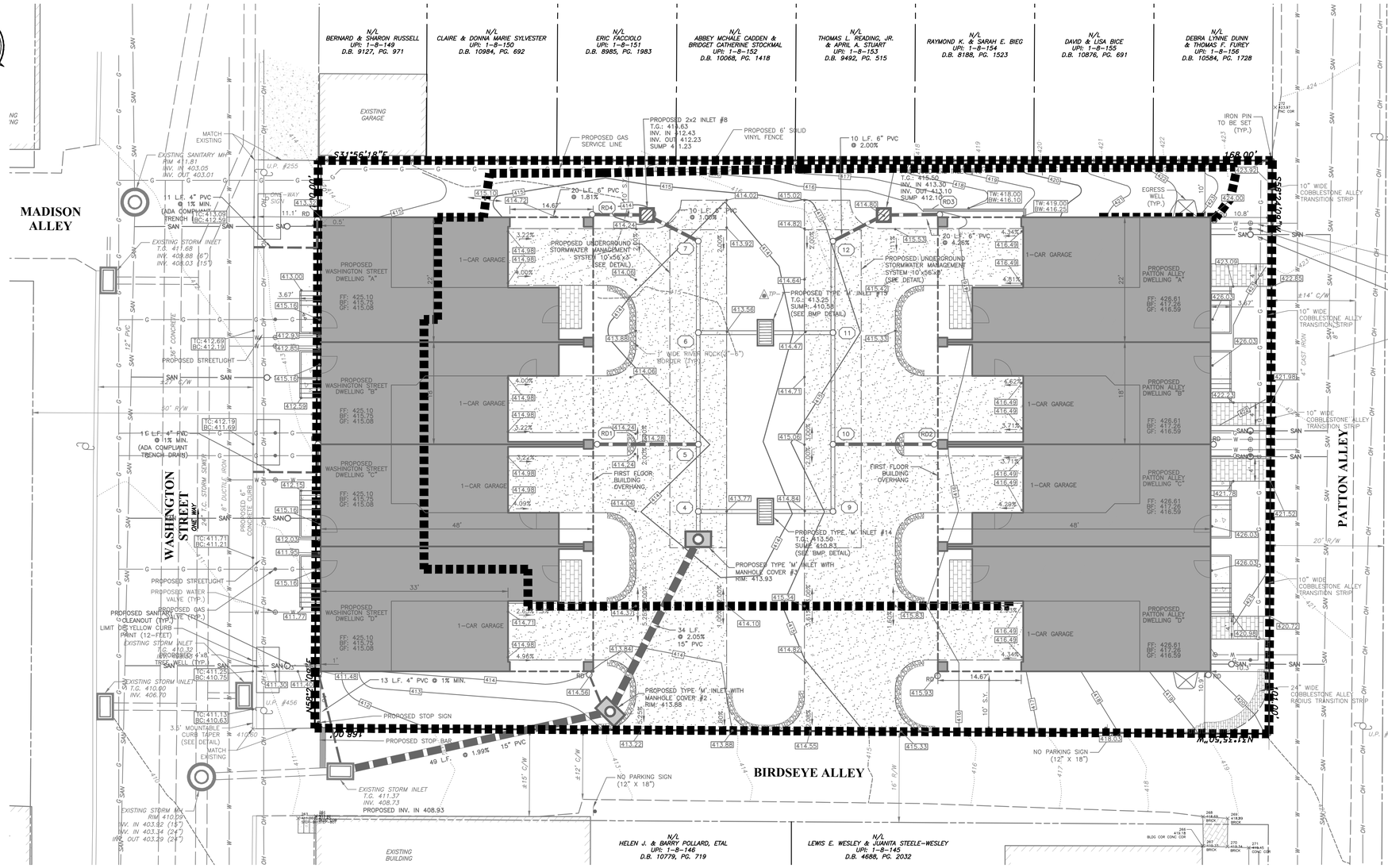
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

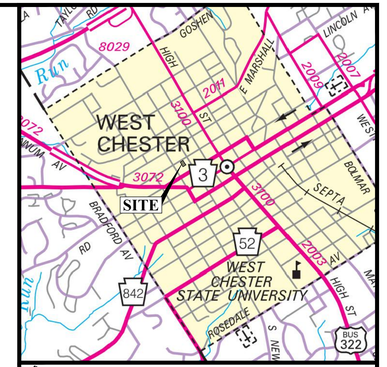
Date: 9/30/2024
Scale: 1" = 10'
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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 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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Info@InLandDesign.net

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

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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

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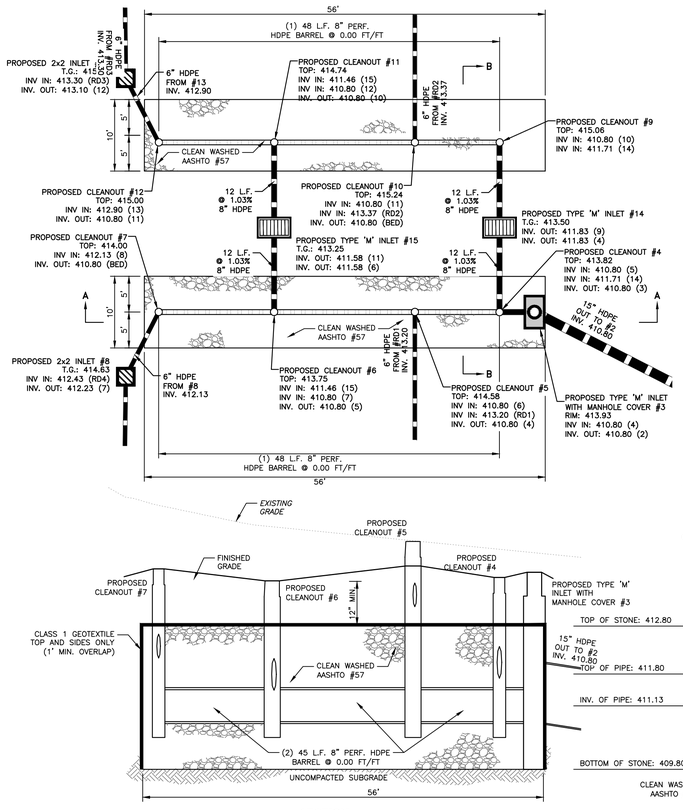
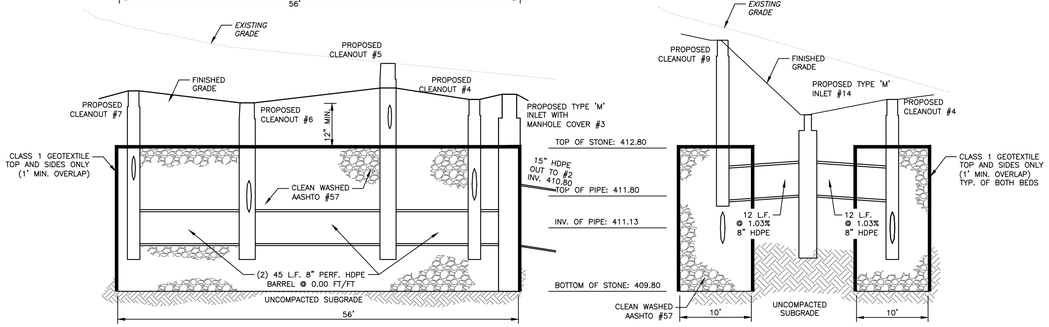




- SECTION A -

- SECTION B -

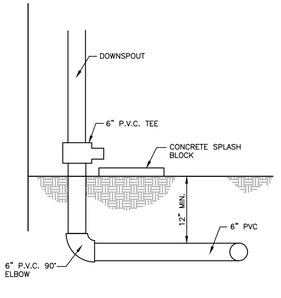
BMP SUBSURFACE INFILTRATION BED
(NOT TO SCALE)

SUBSURFACE INFILTRATION BED CONSTRUCTION SEQUENCE :

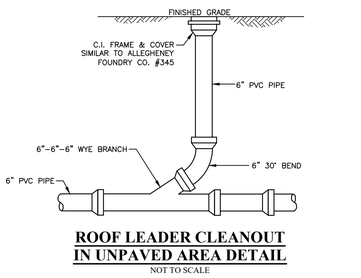
1. THE INSTALLATION OF THE SUBSURFACE INFILTRATION BEDS SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE.
2. EXCAVATE THE SUBSURFACE INFILTRATION BED TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE 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:

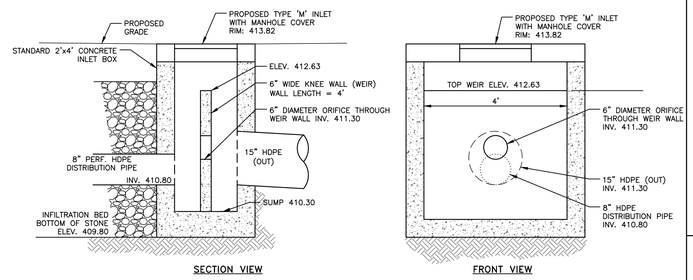
1. DURING SITE CONSTRUCTION, THE INFILTRATION BED SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL AND SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION 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.



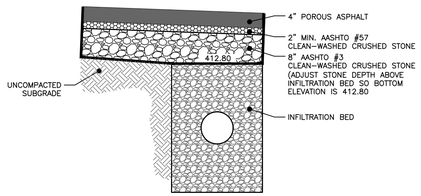
DOWNSPOUT OVERFLOW
NOT TO SCALE



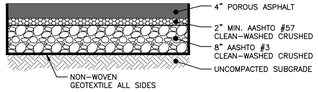
ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL
NOT TO SCALE
FOR CLEANOUT IN PAVED AREA SEET DETAIL ON SHEET 12.



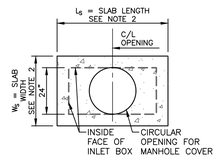
TYPE 'M' INLET BOX WITH MANHOLE COVER - OUTLET STRUCTURE DETAIL
(NOT TO SCALE)



POROUS PAVEMENT / INFILTRATION BED DETAIL
(NOT TO SCALE)



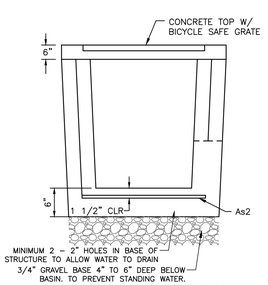
POROUS PAVEMENT DETAIL
(NOT TO SCALE)



STANDARD INLET BOX

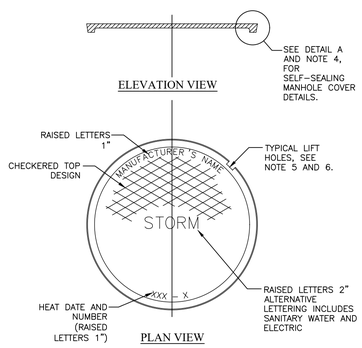
CIRCULAR OPENINGS:
1. FOR A STANDARD BOX, ONLY A 24" OPENING IS PERMITTED.

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



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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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 — 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

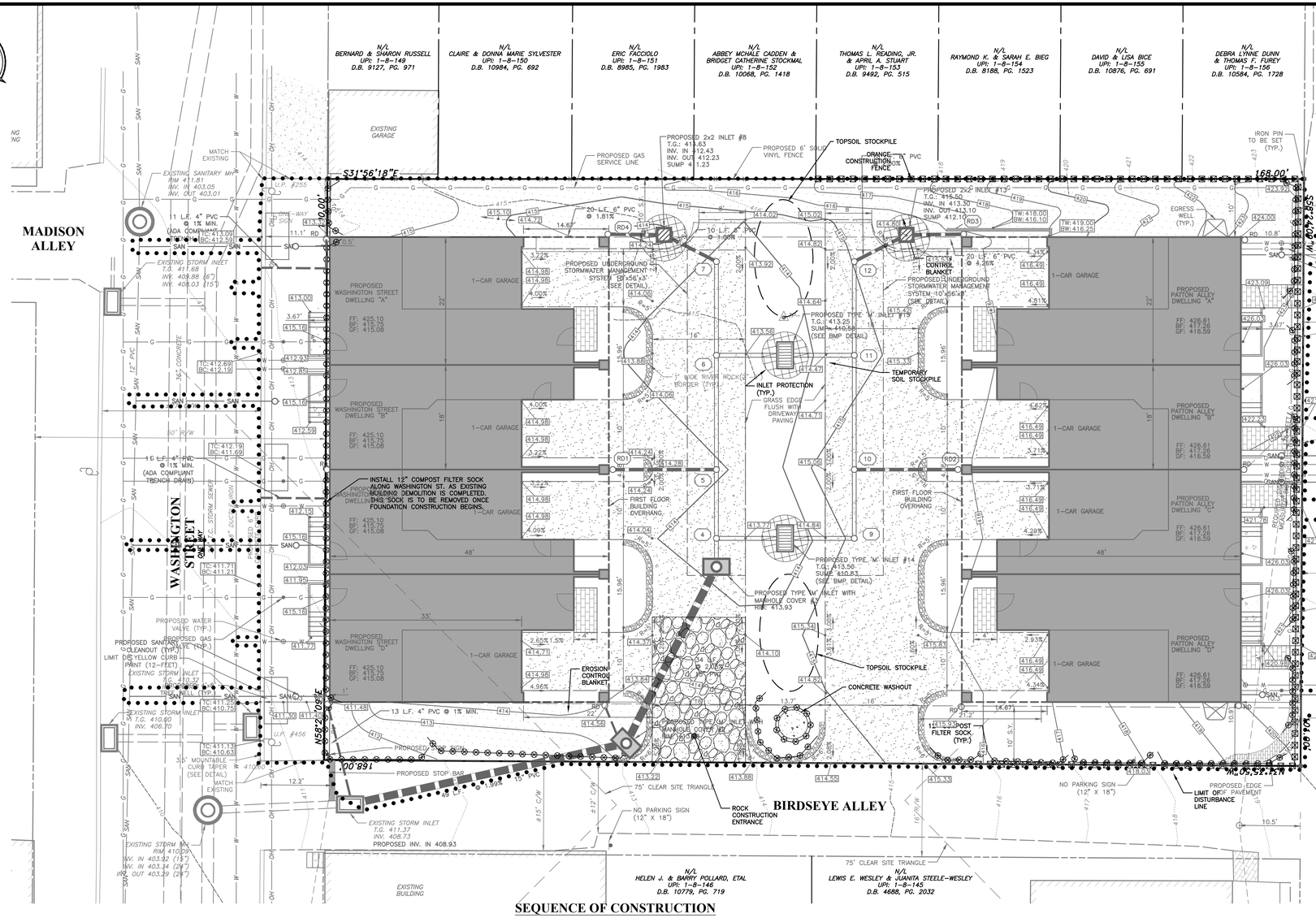
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

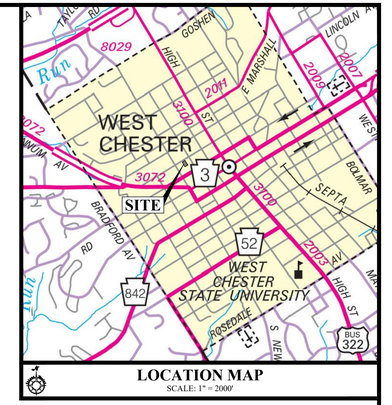
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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 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
- W W PROPOSED FIRE HYDRANT
- 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 1-800-242-1776 CALL BEFORE YOU DIG!

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL SCOTT D. ZWIZANSKI ENGINEER PE091752

No.	Date:	Description:
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LAND DEVELOPMENT PLAN

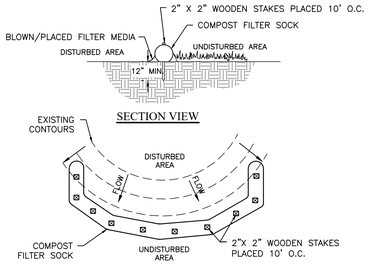
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

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

N:\12300\12308\dwg\Sheets\Preliminary Submission\8 CONSERVATION & EROSION & SEDIMENT CONTROL PLAN.dwg



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.

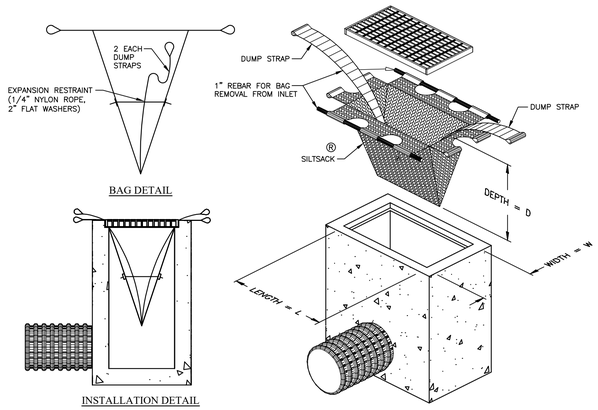
BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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)



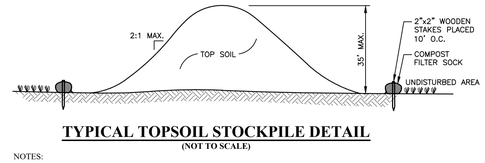
BAG DETAIL

INSTALLATION DETAIL

SEDIMENT FILTER BAG INLET PROTECTION DETAIL

(NOT TO SCALE)

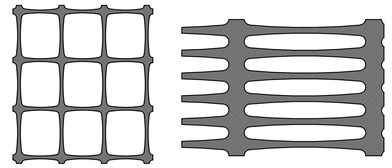
1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY 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.

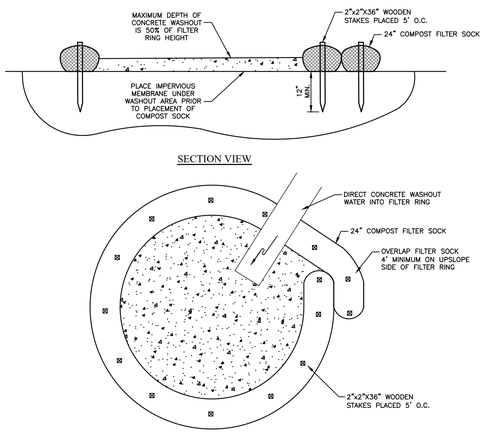


BX2051 UX4250

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



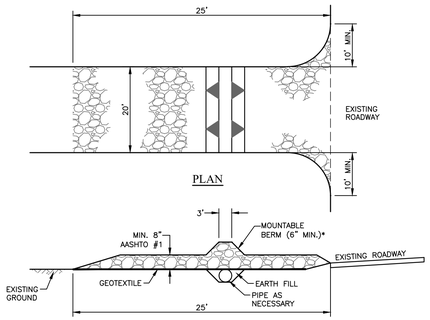
SECTION VIEW

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

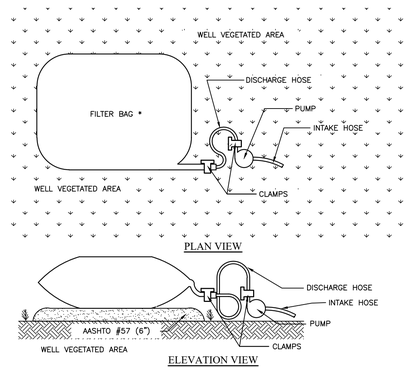
SECTION

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

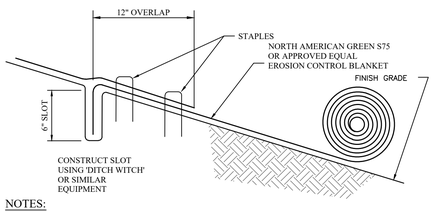
ELEVATION VIEW

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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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 — SCOTT T. ZWIZANSKI — ENGINEER — PE091752

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

FINAL
LAND DEVELOPMENT PLAN

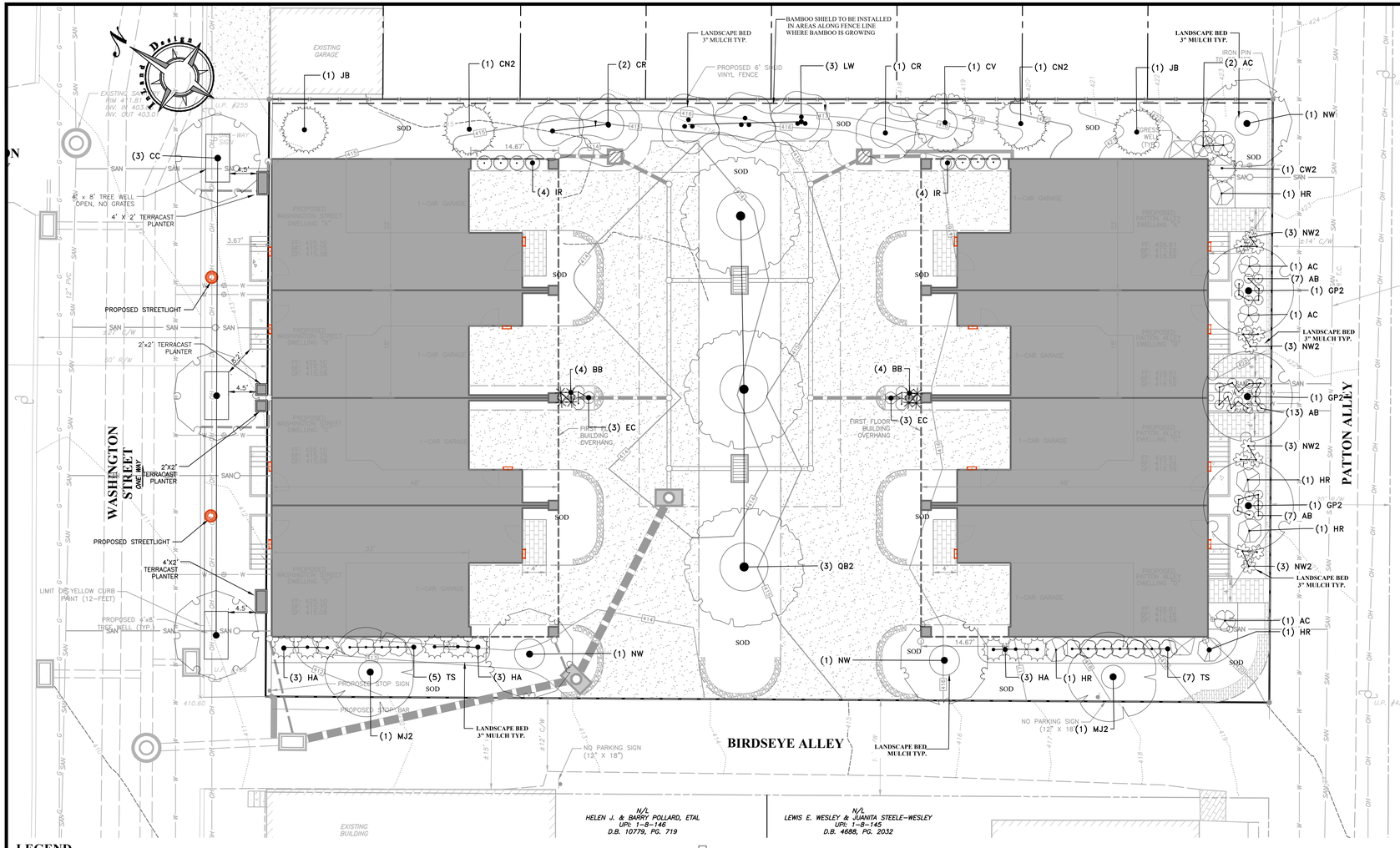
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

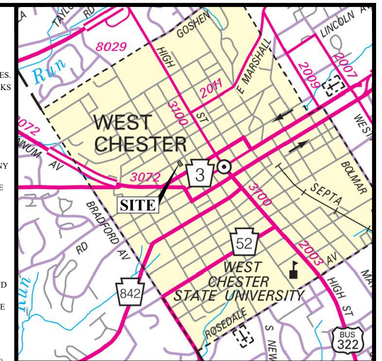
Date: 9/30/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: SJZ
Project No. 12308

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 ⅓ OF THE BALL DIAMETER. WIRE BASKETS WHICH MAY BE USED TO TRANSPORT TREES SHALL BE REMOVED PRIOR TO PLANTING.

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

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

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

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

SPECIFICATIONS FOR SHRUBS

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

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

   B. PLANTING: DIG A SEPARATE HOLE FOR EACH SHRUB. ADD ORGANIC MATERIALS SUCH AS PEAT MOSS OR COMPOST TO SOIL. HOLES SHOULD BE DUG AT LEAST EIGHT INCHES (8") WIDER THAN THE SHRUB, AND THE SAME DEPTH AS THE BALL. PLANTS SHALL BE REMOVED FROM CONTAINERS, AND ALL PLASTIC BURLAP SHALL BE REMOVED. NATURAL FIBER BURLAP MAY BE LEFT, BUT LOOSEN THE TOP AND REMOVE FROM THE STEM OF THE SHRUB. SET SHRUB AT SAME LEVEL AS GROWN AT THE NURSERY OR ONE INCH (1") HIGHER, FILL WITH MIXTURE OF SOIL AND ORGANIC MATERIAL UNTIL THE HOLEIS 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

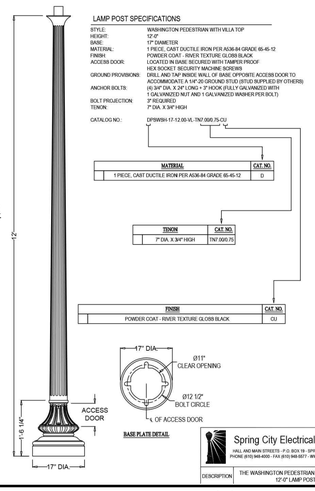
TERRACAST PLANTERS:MILLENNIUM II

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

INLAND DESIGN
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

REGISTERED LANDSCAPE ARCHITECT — PENNSYLVANIA — MELANIE ANDERSON — 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

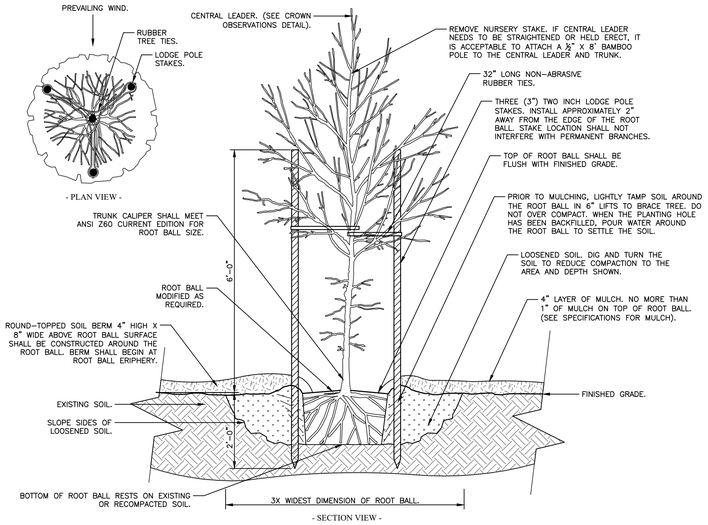
FINAL
LAND DEVELOPMENT PLAN

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

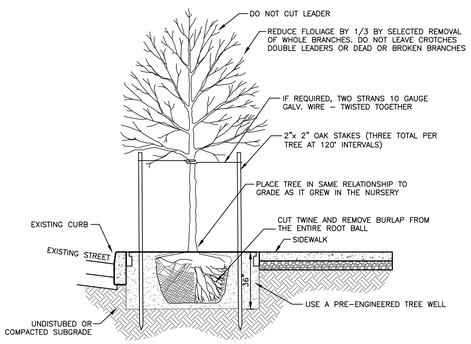
LANDSCAPE PLAN FOR
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 10 OF 14



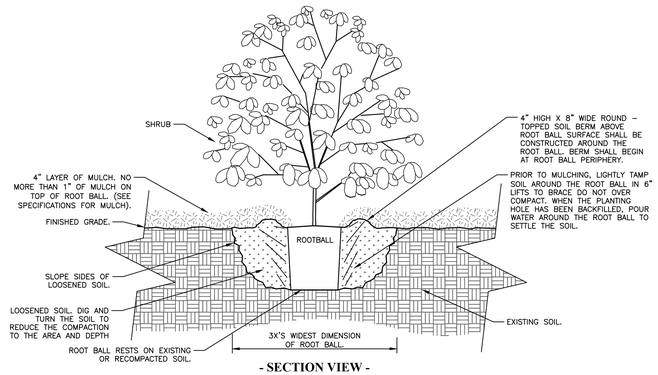
TYPICAL TREE PLANTING DETAIL

(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/

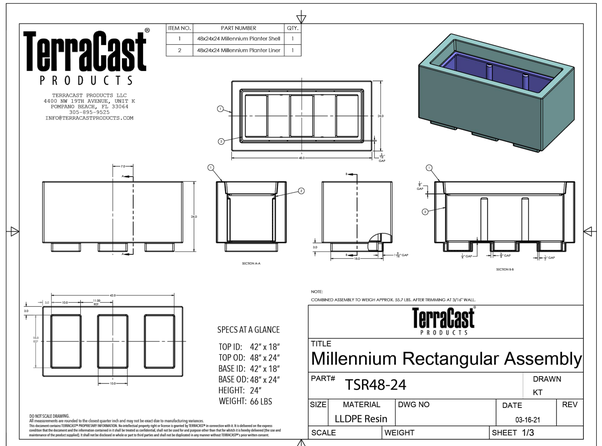
- INFO@TERRACASTPRODUCTS.COM
- (844) 285-9556

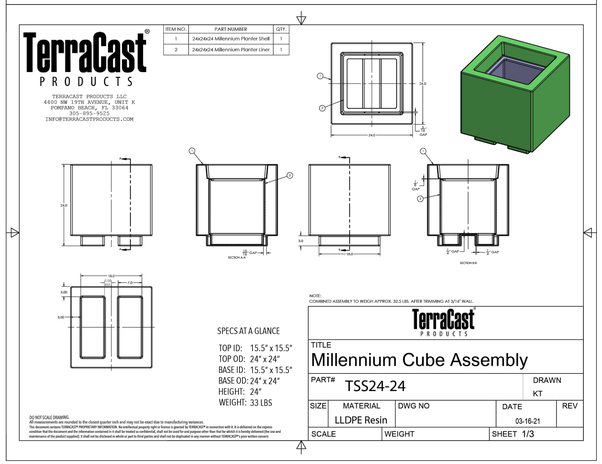
STREET PLANTER PLANTING OPTIONS

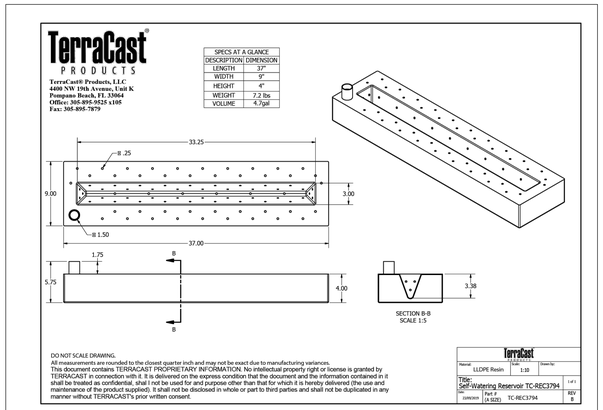
NOTES:

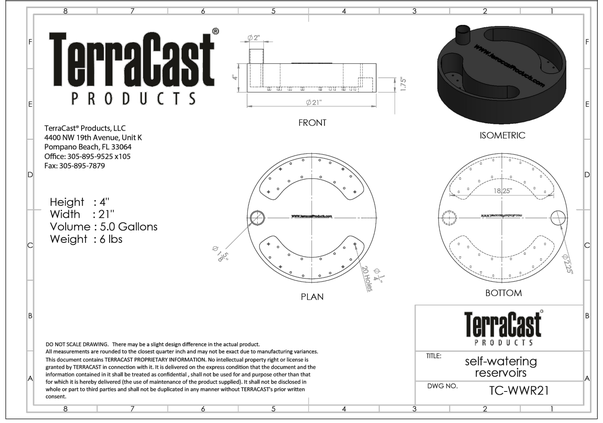
- USE PLANTER AND WATERING INSERT AS SPECIFIED
- PLANTER TO BE FILLED WITH POTTING SOIL-NOT GARDEN SOIL OR TOPSOIL
- LARGE PLANT IN CENTER OF PLANTER AS A FOCAL POINT
- SMALL AND TRAILING PLANTS AROUND THE FOCAL POINT.
- WATER, PRUNE, DEADHEAD AND WEED AS NEEDED.
- FERTILIZE AT MINIMUM TWICE A GROWING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

Commonwealth of Pennsylvania – Registered Landscape Architect – Meredith Ann Leander – Registration Number LA 002317

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.

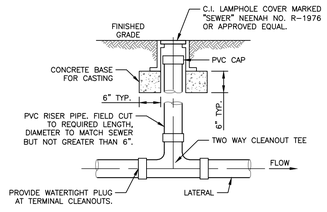
FINAL
LAND DEVELOPMENT PLAN

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

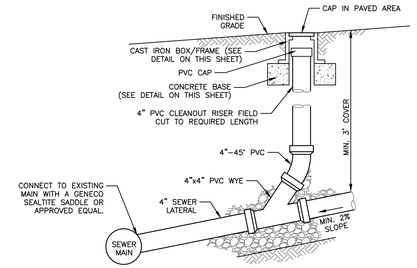
SHEET 11 OF 14

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



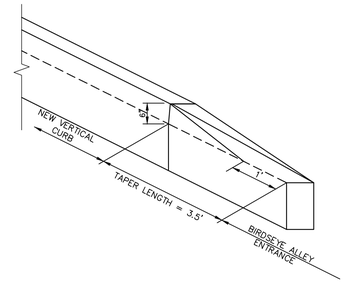
TYPICAL CLEANOUT FRAME AND COVER DETAIL PAVED SURFACES OR SIDEWALKS

(NOT TO SCALE)



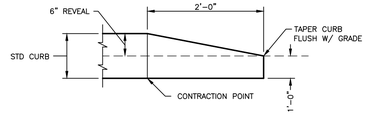
TYPICAL SANITARY SEWER LATERAL

(NOT TO SCALE)



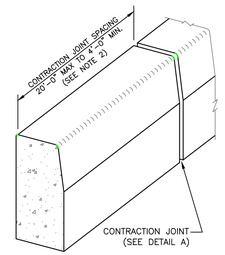
WASHINGTON ST./BIRDSEYE ALY CONCRETE CURB MOUNTABLE TAPER DETAIL

NOT TO SCALE

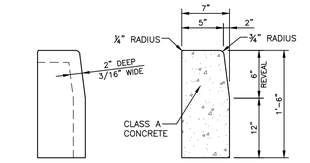


CURB END TREATMENT DETAIL

NOT TO SCALE



PLAIN CEMENT CONCRETE CURB



DETAIL A CONTRACTION JOINT

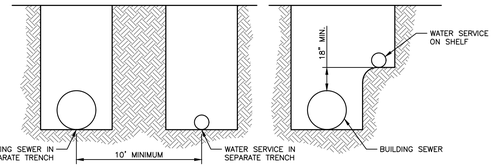
TYPICAL CROSS SECTION

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

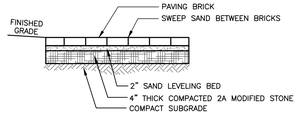
(NOT TO SCALE)



TYPICAL WATER & SEWER SERVICES SEPARATION DETAIL

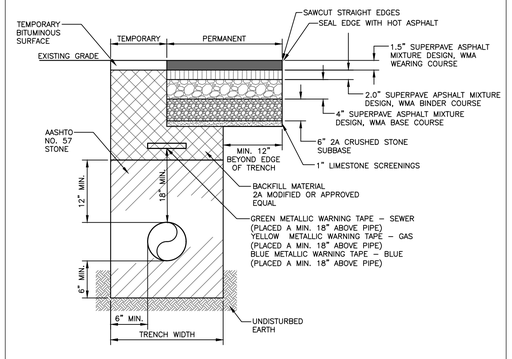
(NOT TO SCALE)

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).



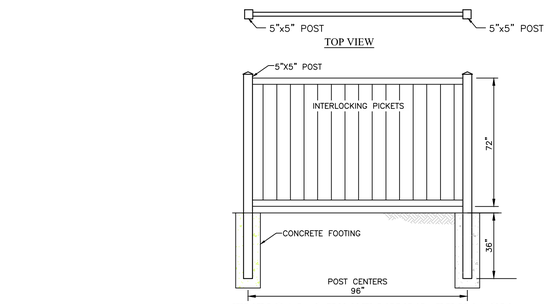
TYPICAL BRICK SIDEWALK SECTION

(NOT TO SCALE)



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

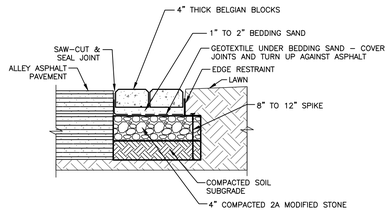
(NOT TO SCALE)



TYPICAL 6-FOOT VINYL PRIVACY FENCE DETAIL

(NOT TO SCALE)

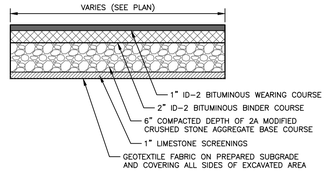
NOTE:
1. THE FENCE INSTALLED FOR THIS PROJECT SHALL BE A NON-WHITE COLOR.



PATTON ALLEY PAVEMENT BORDER

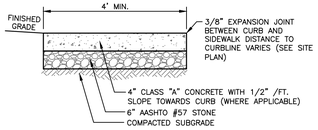
(NOT TO SCALE)

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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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

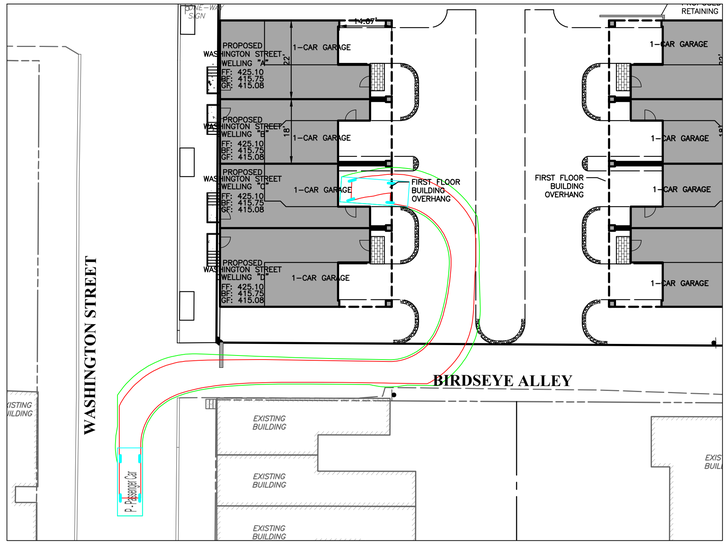
CONSTRUCTION DETAILS FOR

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

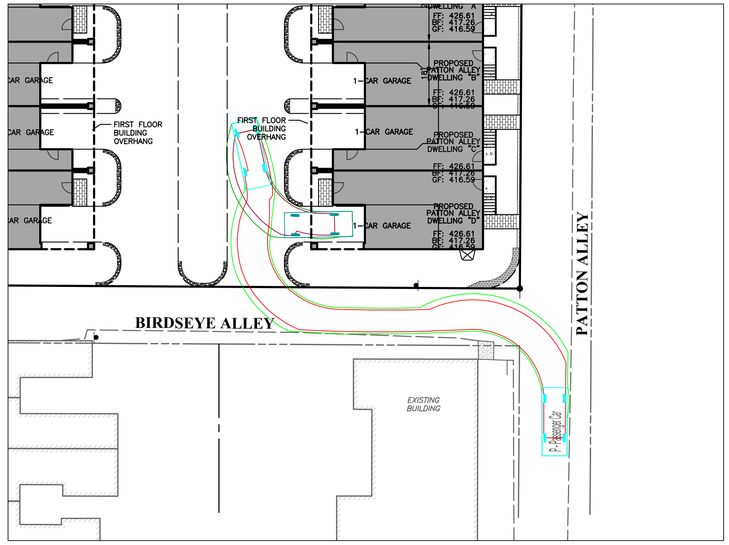
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET **12** OF 14

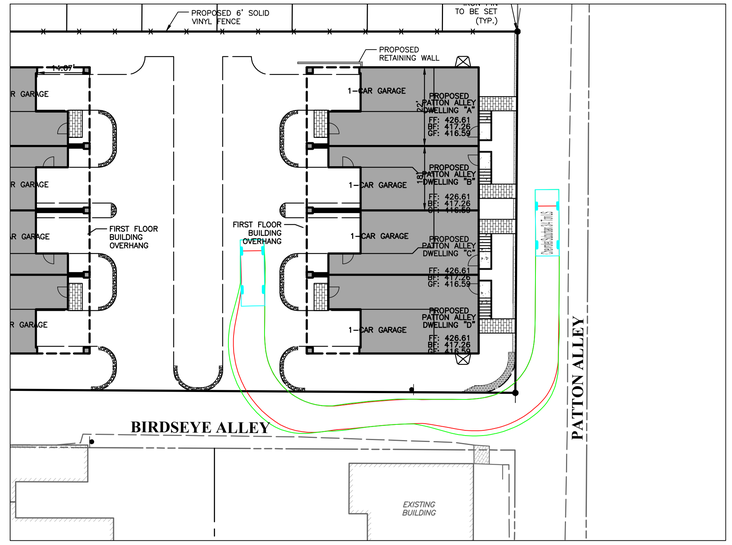
N:\12300\12308\dwg\Sheets\Preliminary Submission\12 CONSTRUCTION DETAILS.dwg



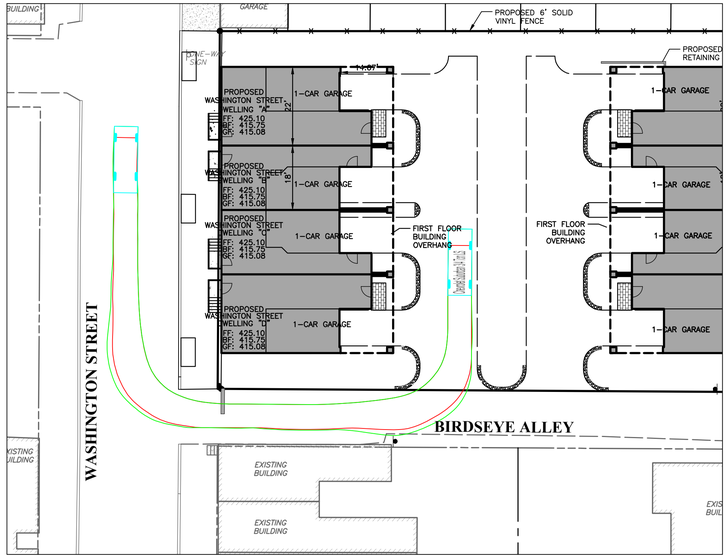
ENTERING SITE FROM WASHINGTON STREET



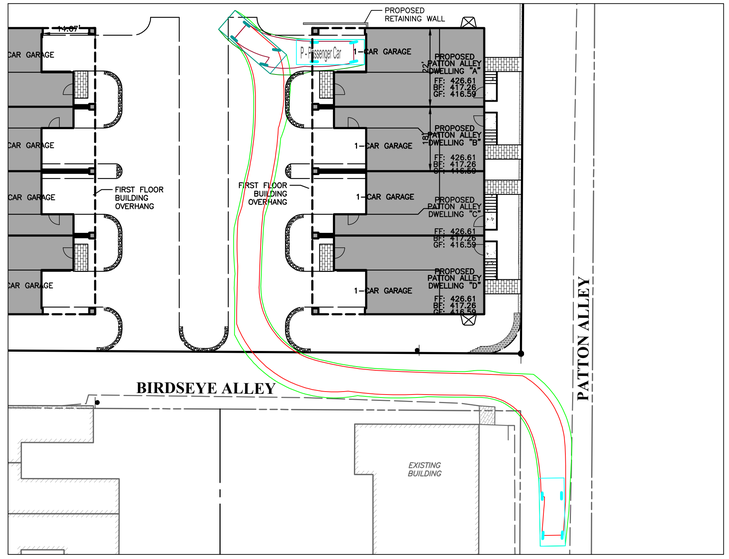
ENTERING SITE FROM NORTHBOUND PATTON ALLEY



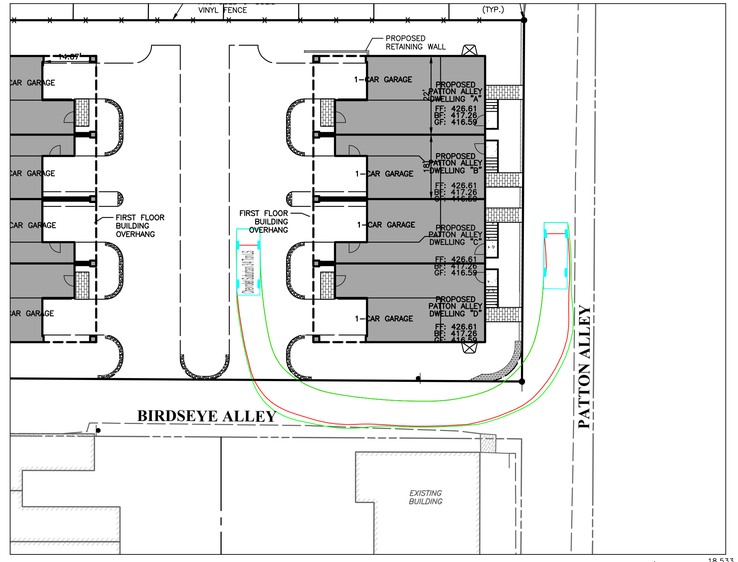
ENTERING SITE FROM SOUTHBOUND PATTON ALLEY



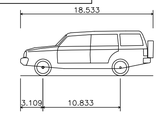
EXITING SITE TO WASHINGTON STREET



EXITING SITE TO SOUTHBOUND PATTON ALLEY



EXITING SITE TO NORTHBOUND PATTON ALLEY



Chevrolet Suburban 3/4 Ton LS	
Overall Length	18.533ft
Overall Width	6.582ft
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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5	7/25/2025	REVISED PROPOSED BUILDING FOOTPRINT

FINAL
LAND DEVELOPMENT PLAN

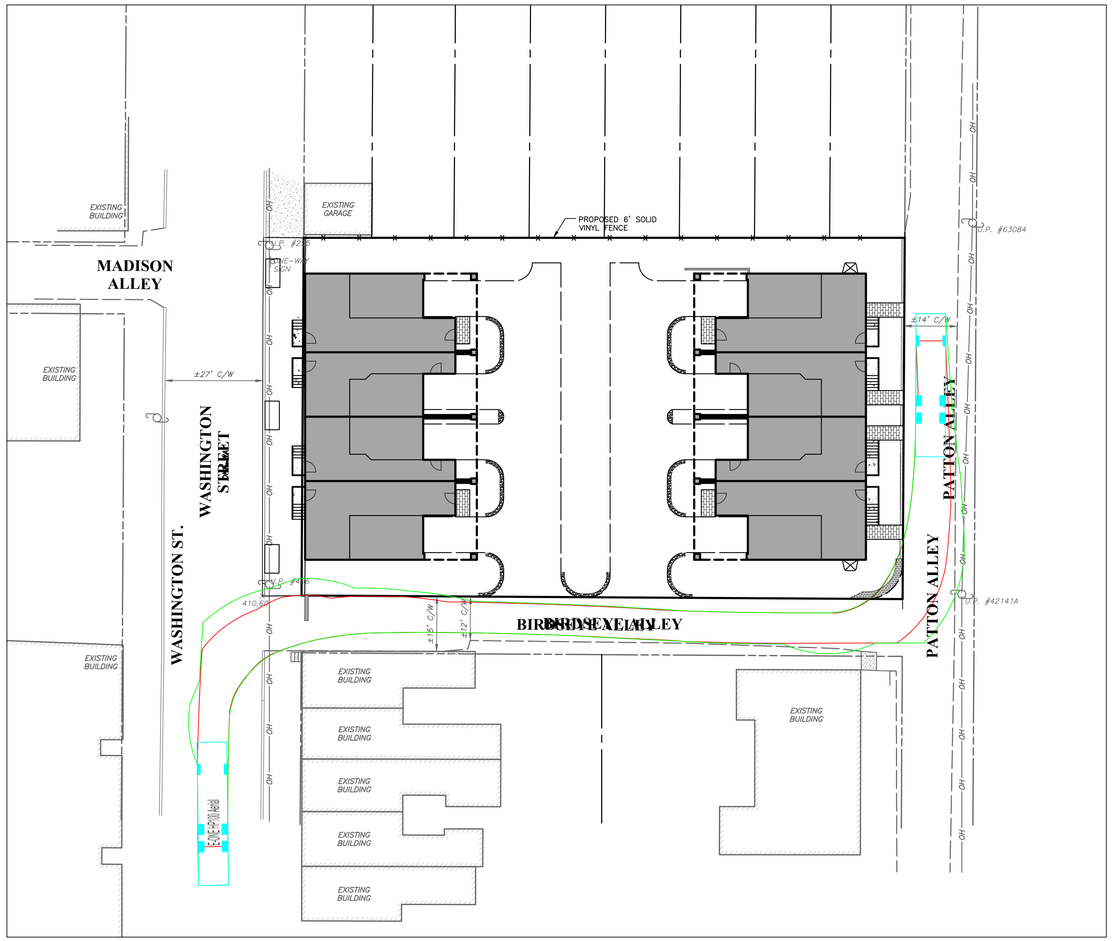
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 Inch = 10'

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

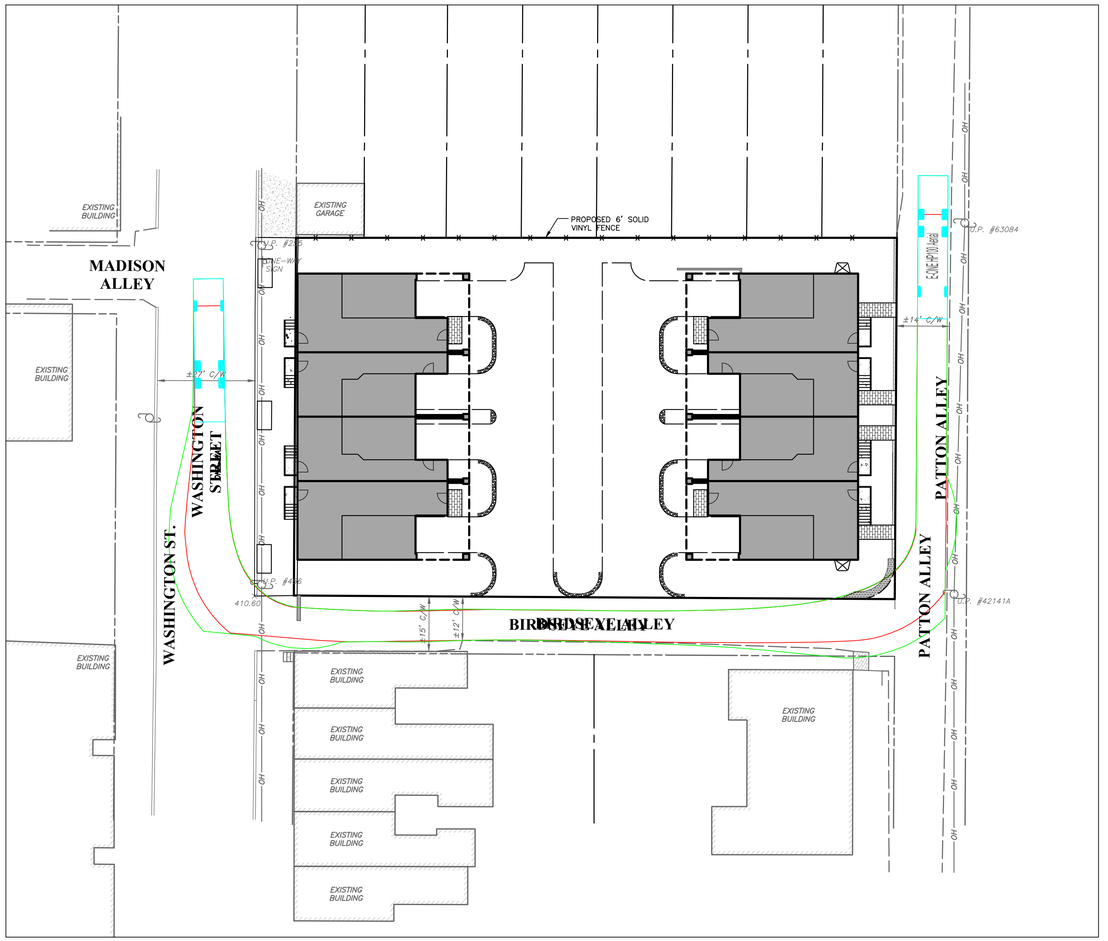
VEHICLE TURNING PLAN
FOR
AXLE SQUARE, LLC
210-214 WEST WASHINGTON STREET
WEST CHESTER, PA, 19380
WEST CHESTER BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 13 OF 14

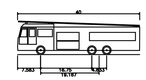
N:\12300\12308\dwg\Sheets\Preliminary Submission\13 VEHICLE TURNING PLAN.dwg



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	1.167ft
Track Width	8.333ft
Lock-to-lock time	6.00s
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

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. _____

A RESOLUTION OF BOROUGH COUNCIL OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, APPROVING THE APPLICATION OF AXLE SQUARE, LLC FOR FINAL SUBDIVISION AND LAND DEVELOPMENT APPROVAL FOR EIGHT (8) SINGLE-FAMILY ATTACHED DWELLINGS LOCATED ON THREE EXISTING LOTS TO BE CONSOLIDATED AT 210, 212 AND 214 W. WASHINGTON STREET, IDENTIFIED AS CHESTER COUNTY TAX PARCEL NOS. 1-8-147.1, 1-8-147 AND 1-8-148 SUBJECT TO CERTAIN CONDITIONS OF APPROVAL STATED HEREIN.

WHEREAS, Axle Square, LLC (the "Applicant") is the owner of three parcels of property located at 210, 212, and 214 W. Washington Street in the Borough of West Chester (the "Borough") identified as Chester County Tax Parcel Nos. 1-8-147.1, 1-8-147 and 1-8-148 (collectively the "Property"); and

WHEREAS, the Property is bordered on the north by W. Washington Street, on the west by Birdseye Alley, on the south by Patton Alley, and on the east by residential dwellings; and

WHEREAS, the Property is situated within the Neighborhood Conservation NC-2 Zoning District (the "Zoning District"); and

WHEREAS, the Property is currently improved with a large building that was used as an automotive repair garage and two single-family attached dwellings attached to the automotive repair garage building; and

WHEREAS, Applicant proposes to reverse subdivide the three tax parcels and combine them into one lot containing 16,883 square feet or 0.39 acres, demolish the existing improvements, and build eight single-family attached dwellings in two rows of four dwellings along with common areas for shared driveways, sidewalks, open space, landscaping, and stormwater management facilities (the "Proposed Development"); and

WHEREAS, pursuant to Section 112-307.A of the Borough Zoning Ordinance (the "Zoning Ordinance") and by cross reference to Section 112-304.A, single-family attached dwellings are permitted by right in the NC-2 Zoning District; and

WHEREAS, on February 19, 2025, Applicant received preliminary subdivision and land development approval from Borough Council for the Proposed Development subject to various conditions set forth in Resolution No. 01-2025; and

WHEREAS, on or about April 2, 2025, Applicant submitted an Application for Final Subdivision and Land Development Approval (the "Application") pursuant to the Borough Subdivision and Land Development Ordinance (the "SLDO") and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 *et seq*. (the "MPC") and a final subdivision and land development plan prepared by Inland Design titled "Final Land Development Plan for Axle Square, LLC", dated September 30, 2024, last revised April 2, 2025 (the "Final Land Development Plan");

WHEREAS, with the Application and Final Land Development Plan, Applicant also submitted the following plans and reports which shall collectively be referred to as the "Application Materials":

(i) A Phase I Environmental Impact Assessment prepared by ePhase, dated August 23, 2024.

(ii) Architectural Elevations of the single-family attached dwellings prepared by Marshall Sabatini dated April 25, 2025.

(iii) Transportation Impact Assessment prepared by Rettew Associates, Inc. dated September 25, 2024, last revised March 26, 2025.

(iv) Post Construction Stormwater Management Report and calculations from Maz Construction dated September 30, 2024, last revised April 2, 2025 ("Stormwater Report").

(v) Landscape Rendering prepared by Inland Design dated April 1, 2025.

(vi) Washington Street Building Height Calculation for Axle Square prepared by Inland Design dated April 2, 2025.

(vii) Patton Alley Building Height Calculation for Axle Square prepared by Inland Design dated April 1, 2025.

WHEREAS, the Borough Traffic Engineer, Remington & Vernick Engineers, reviewed the Final Land Development Plan and the Application Materials and issued a review letter dated May 21, 2025 (the "Borough Traffic Engineer Review Letter"); and

WHEREAS, the Borough Engineer, Pennoni Associates, Inc., reviewed the Final Land Development Plan and the Application Materials and issued a review letter dated May 16, 2025 (the "Borough Engineer Review Letter"); and

WHEREAS, the Borough Planner, Thomas Comitta Associates, Inc., reviewed the Final Land Development Plan and the Application Materials and issued a Review Memorandum dated November 11, 2024, last updated June 23, 2025 (the "Borough Planner Review Memorandum"); and

WHEREAS, the Borough Zoning Officer, Michael Barbieri from Yerkes Associates, Inc. reviewed the Final Land Development Plan and the Application Materials and issued a review memorandum dated June 10, 2025 (the "Zoning Officer Review Letter"); and

WHEREAS, the Borough Planning Commission reviewed the Application Materials at the public meeting on May 27, 2025, and recommended to Borough Council that the Final Land Development Plan be approved subject to conditions set forth in a letter addressed to Borough Council dated June 4, 2025 (the "Planning Commission Recommendation Letter"); and

WHEREAS, at a public hearing on September 22, 2025, the Borough Zoning Hearing Board approved a variance from Zoning Ordinance Section 112-307.B to permit a total building coverage of 45.5% for the Proposed Development (the "Zoning Hearing Board Decision"); and

WHEREAS, Applicant submitted a Revised Final Land Development Plan on September 29, 2025, depicting the Proposed Development with building coverage of 45.5% as permitted by the Zoning Hearing Board Decision (the "Revised Final Plan").

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 508 of the MPC, 53 P.S. § 10508, the Borough Stormwater Management Ordinance (the "SWMO"), and the SLDO, Borough Council hereby grants Final Subdivision and Land Development Approval of the Revised Final Plan and the Application subject to compliance with the following conditions. Council also grants approval of the following waivers:

- A waiver from Section 97-27.F(7) of the SLDO to not provide a 75-foot clear sight triangle at the intersection of Birdseye Alley with Washington Street and Patton Alley.

- A waiver from Section 97-27.F(8) to not provide a minimum sight distance of 175 feet measured from the point 15 feet from the intersected pavement edge for the intersection of Birdseye Alley with Washington St. and Patton Alley.

Conditions of Approval

1. Except as expressly set forth in this Resolution to the contrary, the Proposed Development shall be in strict compliance with the Revised Final Plan and the Application Materials.

2. Applicant shall obtain all outside agency permits in order to develop the Property in accordance with the Revised Final Plan and the Application Materials.

3. Applicant shall comply with all outstanding comments in the Borough Engineer Review Letter to the satisfaction of the Borough.

4. Applicant shall comply with all outstanding comments in the Borough Zoning Officer Review Letter to the satisfaction of the Borough, except that the encroachment of the front stoops, planters, and tree wells into the street right of way of Washington Street and Patton Alley as depicted on the Revised Final Plan shall be permitted. The encroachments shall not exceed the dimensions depicted on the Revised Final Plan.

5. Applicant shall comply with the Planning Commission Recommendation Letter to the satisfaction of the Borough.

6. Applicant shall comply with any outstanding comments in the Borough Planner Review Memorandum to the satisfaction of the Borough, except for the comment regarding the encroachment of the front stoops, planters, and tree wells into the street right of way of Washington Street and Patton Alley which shall be permitted as set forth in Condition 4 hereinabove.

7. Applicant shall comply with any outstanding comments in the Borough Traffic Engineer Review Letter to the satisfaction of the Borough.

8. Applicant shall comply with any conditions of approval of the Zoning Hearing Board Decision to the satisfaction of the Borough.

9. Applicant shall design and construct the radius of the pavement at the corner of Birdseye Alley and Patton Alley to 10-feet with a 2-foot-wide Belgian block alley transition on the inside edge of the radius, as generally depicted on the Revised Final Plan. No trees or planting shall be installed on the inside radius to facilitate access by emergency vehicles. The final design shall be approved by the Borough Engineer.

10. The final architectural elevations for the proposed dwellings shall be reviewed by the Borough Planning Commission and approved by Borough Council prior to the issuance of the first building permit for the Proposed Development.

11. Applicant shall secure from the Borough Wastewater Department all necessary sanitary sewer capacity for the Proposed Development including, without limitation, payment of the necessary tapping fees for such capacity pursuant to Chapter 89 of the Borough Code. No building permit shall be issued for any portion of the Proposed Development unless and until Applicant secures all necessary approvals for sanitary sewage disposal from the Proposed Development.

12. The Proposed Development shall be served by public water supply from Aqua Pennsylvania.

13. Applicant shall install the two streetlights on Washington Street as depicted on sheet 10 of 14 of the Revised Final Plan. The contractor who installs

these lights shall coordinate the exact location with the Borough prior to installation. Such lighting shall promote a dark sky lighting effect through the installation and maintenance of light fixtures with lights pointing down, and lighting that is shielded to prevent lighting pointing up.

14. In accordance with Section 97-38.1.E, Applicant shall pay a fee in lieu of open space in the amount of $1,474.00 per dwelling unit for a total of $11,792.00.

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

16. Within thirty (30) days of the date of this Resolution, Applicant shall pay all required review fees and shall reimburse the Borough for the costs of its professional consultants, including, without limitation, solicitor, engineering, planning consultant and traffic consultant incurred during the review and approval processes related to the Application.

17. Applicant shall comply with all applicable federal, state, and local statutes, codes, ordinances, rules, and regulations and shall obtain all approvals, certificates, licenses and permits required with regard to the Proposed Development.

18. Prior to the release of final land development plans for recording, Applicant shall execute and deliver to the Borough the following documents in form customarily accepted by the Borough:

    A. Land Development Agreement.

    B. Financial Security Agreement (with financial security as determined pursuant to Section 509 of the MPC, 53 P.S. § 10509).

    C. Stormwater Management Best Management Practices Operations and Maintenance Agreement.

RESOLVED, this _____ day of _____2025.

ATTEST:

BOROUGH COUNCIL FOR THE BOROUGH OF WEST CHESTER

_____
Sean Metrick, Secretary

_____
Patrick McCoy, President

_____
Nicole Scimone, Vice-President

_____
Bernie Flynn, Member

_____
Lisa Dorsey, Member

_____
Sheila Vaccaro, Member

_____
Brian McGinnis, Member

_____
Bryan Travis, Member

HOWELL ENGINEERING
Local Knowhow. Engineered.

August 29, 2025

West Chester Borough Attn: Wendy Mecke
401 East Gay Street
West Chester, PA 19380

RE: 740 South Matlack Street
Zoning Hearing Board Application

Wendy:

Enclosed please find a Zoning Hearing Board application regarding a residential property located at 740 South Matlack Street. There is a single-family residence existing on the property along with a driveway with a stacked parking area consisting of two rows of four parking spaces. Edward L. Woods and Anne R. Woods are the Applicant/Record Owner (Applicant) of the property. The Applicant currently utilizes the dwelling as a rental property as permitted by the Borough.

The Applicant filed for a Zoning/Grading Permit in September of 2024 and recently received a conditional approval. A Zoning Plan was prepared by our office dated September 12, 2024, and last revised January 14, 2025. A Grading Permit Plan was prepared by our office dated March 14, 2025. The plans depict improvements to the driveway to improve the parking configuration along with stormwater management controls for the improvements.

The purpose of this application is to pursue a Zoning Variance from Section 112-602.P.(2) of the Zoning Ordinance. This section states that “any such parking area shall be physically separated from any street by a raised-concrete or other approved curb, except where entrance or exist drives cross street lines.” This variance is being requested because the curb poses concerns for safety along with property damage that includes the curb itself and equipment when plowing snow.

The submission includes PDF copies of the following:

- Grading Permit Plan Set dated March 14, 2025
- Email from the Public Works Director dated July 15, 2025

Please contact me if you have any questions about the submission.

Sincerely,
HOWELL ENGINEERING, INC.

Christopher M. Daily, P.E.
Principal Engineer

Chris Daily

From: Donald Edwards <DEdwards@west-chester.com>
Sent: Tuesday, July 15, 2025 10:45 AM
To: Ramsey Reiner; Chris Daily
Cc: Wendy Mecke; Don Anderson; Kathy Brooks; edwoods72; Sean Metrick
Subject: RE: 740 South Matlack Street

Ramsey,

I'm requesting that this matter be placed on the Public Works Committee agenda for August (see Code section below). We can't have isolated curbs on streets that could be buried with snow that are hit by plows. People and equipment could be hurt.

I copied Sean Metrick on this email.

☐ § 95-13 **Curb cuts; referral to Borough Council.**

[Added 10-20-1993 by Ord. No. 21-1993[1]]

The borough's Director of Public Works shall have the right to refer any application for a curb cut for its review when, in the judgment of the borough's Director of Public Works, such curb cut n safety, pedestrian safety, stormwater, zoning or other ancillary impact. The Borough Council ma traffic impact studies, stormwater runoff studies and such other information as it deems nece request. The applicant shall prepare such studies and documentation at the applicant's cost. C reviewed by the Borough Zoning Officer for conformance with the requirements of the bo Development and Zoning Ordinances.

[1] *Editor's Note: This ordinance also provided for the repeal of former § 95-13, Approval of Director of P*

Thanks,

Don Edwards, Public Works Director
West Chester Borough
401 East Gay Street
West Chester, PA 19380
dedwards@west-chester.com

From: Ramsey Reiner <rreiner@west-chester.com>
Sent: Tuesday, July 15, 2025 10:35 AM
To: Chris Daily <cdaily@knowhowell.com>
Cc: Donald Edwards <DEdwards@west-chester.com>; Wendy Mecke <WMecke@west-chester.com>; Don Anderson <DAnderson@west-chester.com>; Kathy Brooks <KBrooks@west-chester.com>; edwoods72 <edwoods72@yahoo.com>
Subject: RE: 740 South Matlack Street

Because this is a two-family home, the zoning officer interprets the code to require the following: From §112-603.B.(1) - The following types of dwelling units shall provide two off-street parking spaces per dwelling unit: single-family detached, single-family detached mobile home, single-family semidetached, single-family attached, two-family detached, two-family semidetached and two-family attached.

The zoning also states: Any such parking area shall be physically separated from any street by a raised-concrete or other approved curb, except where entrance or exit drives cross street lines.

The options would be to find another approved curb amenable to all parties involved, or this project would require a variance to remove the curb in its entirety.

Let me know how I can help. Unfortunately, we have to abide by the zoning and rules thereof, so I don't have wiggle room on this issue.

Ramsey Reiner
Director of Parking Services/Interim Director of Building & Housing
Borough of West Chester
401 E. Gay St
West Chester, PA 19382
rreiner@west-chester.com

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From: Chris Daily <cdaily@knowhowell.com>
Sent: Monday, July 14, 2025 3:42 PM
To: Ramsey Reiner <rreiner@west-chester.com>
Cc: Donald Edwards <DEdwards@west-chester.com>; Wendy Mecke <WMecke@west-chester.com>; Don Anderson <DAnderson@west-chester.com>; Kathy Brooks <KBrooks@west-chester.com>; edwoods72 <edwoods72@yahoo.com>
Subject: RE: 740 South Matlack Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Ramsey,

I just wanted to provide some background on the project at 740 S. Matlack Street. We prepared grading permit plans to improve the driveway/parking area associated with the residence. The initial submission to the borough did not show a curb along Mechanics Alley. The Borough's zoning officer reviewed the plan and issued a comment stating that a curb is required along the alley in accordance with Section 112-602.P. of the Zoning Ordinance. This section requires a curb whenever an off-street parking area has a required capacity of three or more vehicles.

The rental license classifies the property as a single-family/two-family dwelling. The minimum required parking spaces for a single-family/two-family dwelling is two spaces per Section 112-603.B.(1) which falls below the three-space threshold that would require curbing. We presented these details to the Zoning Officer to avoid the installation of curb. However, he disagreed with that interpretation which is why curbing is now shown on the latest plan.

I understand that Public Works would prefer no curb along the alley, which my client would agree with. However, we have grading permit approval with the condition that a permit be issued by Public Works for the proposed work. Please advise on the best way to proceed with the project.

Thank you,
Chris

Christopher M. Daily, P.E.
Principal Engineer
Howell Engineering
Office: 610-918-9002
Cell: 610-291-2735
Request A Quote | **KnowHowell.com**
1250 Wrights Lane,
West Chester, PA 19380

From: edwoods72 <edwoods72@yahoo.com>
Sent: Monday, July 7, 2025 6:12 AM
To: Chris Daily <cdaily@knowhowell.com>
Subject: Fwd: 740 South Matlack Street

Begin forwarded message:

> **From:** Ramsey Reiner <rreiner@west-chester.com>
> **Date:** July 3, 2025 at 3:42:27 PM EDT
> **To:** Donald Edwards <DEdwards@west-chester.com>, Wendy Mecke <WMecke@west-chester.com>
> **Cc:** Don Anderson <DAnderson@west-chester.com>, Kathy Brooks <KBrooks@west-chester.com>, edwoods72@yahoo.com
> **Subject: RE: 740 South Matlack Street**
>
> The plans show curbing, so we would expect the construction to follow the plan. I am confused as to why this was submitted with curbing and approved and is now being asked for review. If zoning requires curbing, this would need a variance and a new submittal of plans.
>
> Ramsey Reiner
> Director of Parking Services/Interim Director of Building & Housing
> Borough of West Chester
> 401 E. Gay St
> West Chester, PA 19382
> rreiner@west-chester.com

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From: Donald Edwards <DEdwards@west-chester.com>
Sent: Tuesday, July 1, 2025 1:22 PM
To: Ramsey Reiner <rreiner@west-chester.com>; Wendy Mecke <WMecke@west-chester.com>
Cc: Don Anderson <DAnderson@west-chester.com>; Kathy Brooks <KBrooks@west-chester.com>; edwoods72@yahoo.com
Subject: 740 South Matlack Street

Ramsey/Wendy,

We were asked to look at a property owner possibly curbing along the alley for South Matlack Street. As shown in the photos below, there is no existing curb. Even Megill's new homes don't have curb along the alley. I understand that the permit for 740 South Matlack requires a curb along the alley. I suggest that this permit requirement be removed.

Don Edwards, Public Works Director
West Chester Borough
401 East Gay Street
West Chester, PA 19380
dedwards@west-chester.com

GENERAL NOTES

1. RECORD OWNER/APPLICANT AND MAILING/SITE ADDRESS:
   EDWARD L. WOODS, III & ANNE R. DIPESO N/K/A ANNE R. WOODS
   740 SOUTH MATLACK STREET
   WEST CHESTER, PA 19382
2. TAX PARCEL #: 1-13-27
3. SOURCE OF TITLE: RECORD BOOK 10728, PAGE 1890
4. LOT AREA: 11,720 S.F.*
5. TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 06/14/2024.
6. THIS MAP AND SURVEY WERE PREPARED FROM INFORMATION OF RECORD, FURNISHED AND/OR OBTAINED, TOGETHER WITH EVIDENCE FOUND ON THE GROUND. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
7. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, L.L.C.. DATUM: NAVD 88 (COMPUTED USING GEOID18) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = SANITARY MANHOLE RIM LOCATED APPROX 50' SOUTH OF SOUTHWESTERN PROPERTY CORNER, ELEVATION= 414.91, CONTOUR INTERVAL: 2 FEET.
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. THE 50' WIDE RIGHT-OF-WAY OF SOUTH MATLACK STREET WAS TAKEN FROM DEEDS OF RECORD.
10. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42029C0210G, PANEL 210 OF 380, DATED SEPTEMBER 29, 2017.
11. THE CONTRACTOR SHALL ENSURE THAT NO SEDIMENT LEAVES THE SITE ON ADJACENT ROADWAYS AND THAT ALL E&S CONTROLS ARE MAINTAINED APPROPRIATELY.

CONSTRUCTION SEQUENCE:

1. STAKE LIMITS OF DISTURBANCE. LIMITS OF DISTURBANCE MUST BE STAKED PRIOR TO THE START OF ANY EARTH DISTURBANCE.
2. MARK ALL UNDERGROUND UTILITIES AND SERVICE LINES PRIOR TO THE START OF ANY EARTH DISTURBANCE.
3. INSTALL COMPOST FILTER SOCK DOWNSLOPE OF ALL DISTURBED AREAS ON THE LOT.
4. INSTALL ORANGE CONSTRUCTION FENCE AROUND THE FOOTPRINT OF THE PROPOSED INFILTRATION BED.
5. CLEAR AND GRUB ALL TREES THAT NEED TO BE REMOVED IN ONLY THE AREAS OF THE HOUSE, DRIVEWAY, AND RELATED GRADING.
6. REMOVE EXISTING DWELLING, DECK, WALKWAYS, AND PORCH.
7. CONSTRUCT NEW DWELLING AND CONSTRUCT ALL OTHER ASSOCIATED IMPROVEMENTS. TOPSOIL SHALL BE PLACED AT THE TEMPORARY STOCKPILE LOCATION AS SHOWN. UPON COMPLETION OF THE TOPSOIL REMOVAL, THE STOCKPILE WILL BE SEEDED AND MULCHED WITH TEMPORARY SEED MIX. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, AND SLOPES MUST BE 2:1 OR FLATTER.
8. CONSTRUCT INFILTRATION BED. THE BED SHALL BE SEALED OFF UNTIL THE SITE IS FULLY STABILIZED TO PREVENT SEDIMENT FROM REACHING THE FACILITY.

   THE BOROUGH ENGINEER SHALL BE GIVEN 72 HOURS NOTICE PRIOR TO INSTALLATION OF THE INFILTRATION BMP.
9. FINE GRADE ALL DISTURBED AREAS.
10. RESPREAD TOPSOIL.
11. SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIX.
12. AFTER A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED OVER ALL DISTURBED AREAS, REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND UNBLOCK INFILTRATION BED AND CONNECT ROOF AND YARD DRAINS.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE—STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

ONE CALL NOTE
NO SCALE

ACT 287 SERIAL NUMBER: 20250730780
HOWELL ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL ENGINEERING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: WINDSTREAM ENTERPRISE/WHOLESALE
ADDRESS: 4005 N RODNEY PARHAM RD
LITTLE ROCK, AR. 72212
CONTACT: CLEC LOCATE DESK PERSONNEL
EMAIL: WCLCLEC.LOCATE@WINDSTREAM.COM
PHONE: 800-941-3430

COMPANY: AQUA PENNSYLVANIA
ADDRESS: 762 LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: THOMAS WADDY
EMAIL: tbwaddy@aquaamerica.com
PHONE: 610-525-1400EXT. 52105

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ. 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@CABLE.COMCAST.COM
PHONE: 484-368-4391

COMPANY: PECO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: nikkiasimpkins@usicllc.com
PHONE: 484-681-5720

COMPANY: WEST CHESTER BOROUGH
ADDRESS: 401 E GAY ST
WEST CHESTER, PA. 19380
CONTACT: DON EDWARDS
EMAIL: dedwards@west-chester.com
PHONE: 610-696-5282

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 400 INTERNATIONAL PKWY
RICHARDSON, TX. 75081
CONTACT: ROBERT BUTLER
EMAIL: robert.butler@one.verizon.com
PHONE: 469-886-4091

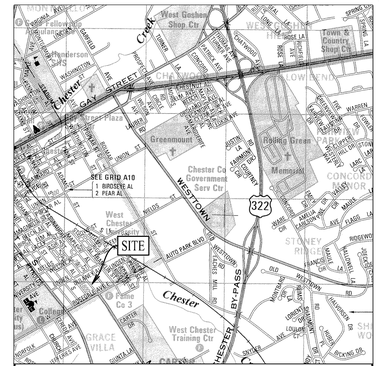
COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR WOOD
EMAIL: victor.s.wood@verizon.com
PHONE: 919-414-2782

STORMWATER NOTE:

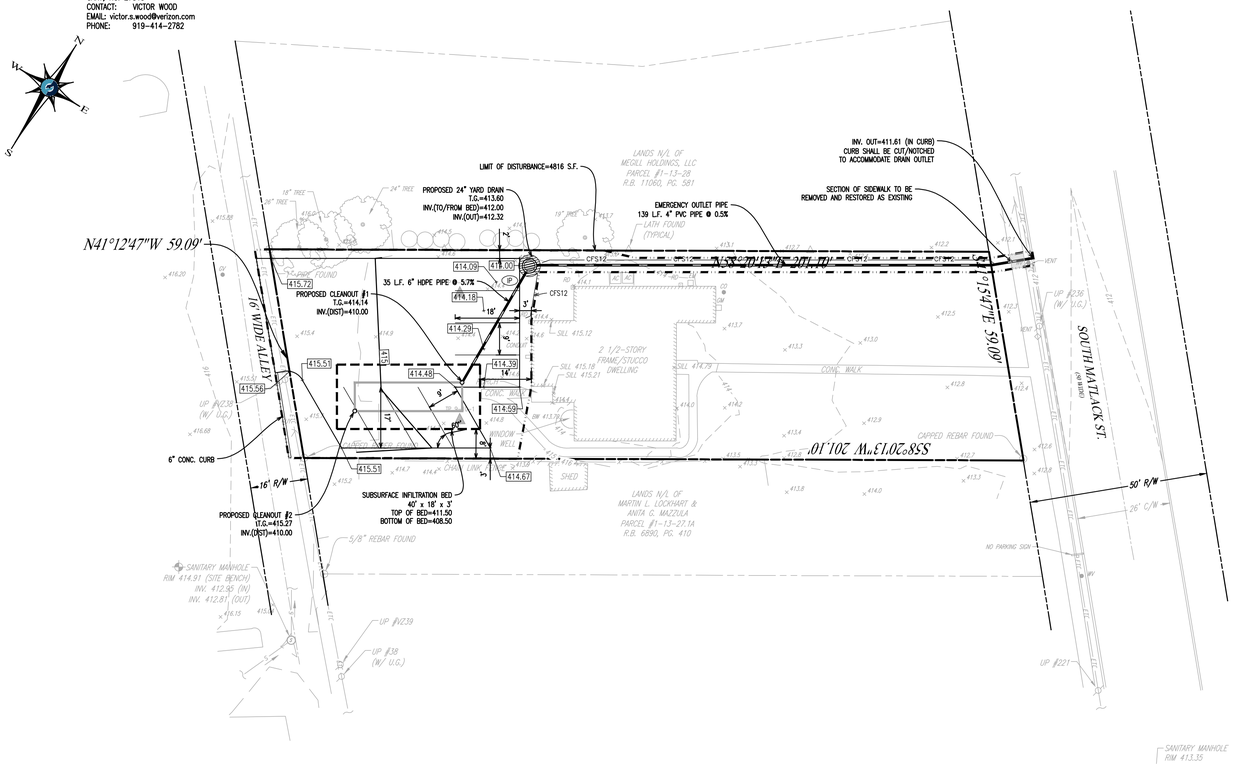
REFERENCE THE STORMWATER MANAGEMENT REPORT PREPARED FOR 740 S. MATLACK ST., AS PREPARED BY HOWELL ENGINEERING, DATED MARCH 14, 2025 FOR STORMWATER MANAGEMENT CALCULATIONS ASSOCIATED WITH THIS PROJECT. PLEASE NOTE THAT THE STORMWATER MANAGEMENT FACILITY HAS BEEN DESIGNED FOR THE PROPOSED IMPERVIOUS COVERAGE DEPICTED ON THIS PLAN (3,090 S.F.). ANY FUTURE IMPERVIOUS COVERAGE ABOVE AND BEYOND WILL REQUIRE ADDITIONAL STORMWATER MANAGEMENT IF WARRANTED BY THE MUNICIPALITY'S ORDINANCE AT THAT TIME.

RECEIVING SURFACE WATERS
***THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH**

GOOSE CREEK IN THE CHESTER CREEK WATERSHED: A TROUT STOCKING (TSF) AND MIGRATORY FISHES (MF) WATER COURSE



LOCATION MAP
SCALE: 1" = 2,000'



GRADING PERMIT PLAN
SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 feet

SOIL TYPE(S)

UrlB — URBAN LAND— GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. REBAR
- PROP. REBAR
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- [242] PROPOSED CONTOUR
- x 123.00 EXISTING SPOT ELEV.
- x [123.00] NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- [4] PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC. TEST
- EX. TEST PIT

EROSION CONTROL LEGEND

- LIMIT OF DISTURBANCE
- 12CFS 12" COMPOST FILTER SOCK
- OCF ORANGE CONSTRUCTION FENCE
- RCE STABILIZED ROCK CONSTRUCTION ENTRANCE
- IP INLET PROTECTION

IMPERVIOUS TABULATION (ZONING)	
EXISTING IMPERVIOUS	
DWELLING	1,595 S.F.
DRIVEWAY	1,509 S.F.
WALKWAY	467 S.F.
CONCRETE	69 S.F.
WALL	19 S.F.
TOTAL EXISTING	3,659 S.F.
EXISTING TO BE REMOVED	
DRIVEWAY	1,509 S.F.
WALL	19 S.F.
TOTAL EXISTING T.B.R.	1,528 S.F.
PROPOSED IMPERVIOUS	
DRIVEWAY	3,090 S.F.
TOTAL PROPOSED	3,090 S.F.
NET INCREASE IN IMP. COV.	1,562 S.F.
TOTAL IMP. COV. FOR LOT	5,221 S.F.

ZONING DATA TABULATION
WEST CHESTER BOROUGH ZONING ORDINANCE
NC-2 NEIGHBORHOOD CONSERVATION 2

SECTION 208-26 AREA, BULK AND HEIGHT REGULATIONS RELATED TO DWELLINGS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	MEDIAN VALUE OF LOTS ON BLOCK FACE	11,720 S.F.	11,720 S.F.
MIN. LOT WIDTH	40' (DETACHED)	59'	59'
MIN. FRONT YARD	MATCH EXIST. ADJ. SETBACKS	77'	77'
MIN. SIDE YARDS	10'	5' (*)	5' (*)
MIN. REAR YARD	20'	66'	66'
MAX. IMPERVIOUS COVERAGE	50% (>5,000 S.F. LOT AREA)	31.2% (3,659 S.F.)	44.5% (5,221 S.F.)
MAX. BUILDING COVERAGE	35% (>5,000 S.F. LOT AREA)	13.6% (1,595 S.F.)	13.6% (1,595 S.F.)

(*) EXISTING NON-CONFORMING

STORMWATER MANAGEMENT OPERATION & MAINTENANCE STATEMENT

UNDER AND SUBJECT, NEVERTHELESS, TO THE FOLLOWING CONDITIONS AND RESTRICTIONS: FOLLOWING THE CONSTRUCTION OF THE DWELLING AND OTHER EARTHMOVING ACTIVITIES, THE PROPERTY OWNER SHALL CONSTRUCT THE PERMANENT STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THE STORMWATER MANAGEMENT PLAN PREPARED BY HOWELL ENGINEERING, DATED MARCH 14, 2025 AND APPROVED BY WEST CHESTER BOROUGH; THEREAFTER, THE PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS ("OWNER"), AT HIS OR HER SOLE COST OF EXPENSE, SHALL OPERATE, MAINTAIN AND REPAIR SAID STORMWATER MANAGEMENT FACILITIES ON THE LOT IN ACCORDANCE WITH SAID PLAN, SO THAT THE FACILITIES SHALL AT ALL TIMES CONTINUE TO OPERATE AND FUNCTION IN THE SAME MANNER AND CAPACITY AS THEY WERE DESIGNED. IN THE EVENT OF THE FAILURE OF THE OWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, WEST CHESTER BOROUGH SHALL HAVE SAID STORMWATER MANAGEMENT FACILITIES REPAIRED OR RESTORED AS REQUIRED, AND THE COSTS THEREOF SHALL BE ASSESSED TO THE OWNER; SAID ASSESSMENT SHALL BE A CHARGE AND A CONTINUING LIEN UPON THE PROPERTY HEREIN. THE BOROUGH, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE OWNER BY CERTIFIED MAIL OF ITS INTENTION TO TAKE THE AFORENOTED ACTION. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS NEGLECTED THE OPERATION AND MAINTENANCE OF OR REPAIR TO THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT OR REPAIR THE ITEMS LISTED IN THE NOTICE FROM THE BOROUGH, THEN AND ONLY THEN MAY THE BOROUGH EXERCISE THIS RIGHT.

(SIGN) (PRINT) (DATE)
PROPERTY OWNER

INFILTRATION BED MAINTENANCE AND OPERATION:

INSPECTION: UNDERGROUND INFILTRATION SYSTEMS SHALL BE INSPECTED BY THE HOMEOWNER QUARTERLY AND AFTER RAINFALL EVENTS (1"+). INSPECTION ITEMS SHALL INCLUDE THE CONDITION OF THE INSPECTION PORTS AND ANY VISIBLE CONNECTIONS, SEDIMENT ACCUMULATION OR STANDING WATER IN THE YARD DRAIN AND ANY SETTLING OR BREAKOUTS ALONG THE LENGTH OF THE SYSTEM. INSPECT ROOF LEADERS AND OVERFLOW PIPES FOR BLOCKAGE. ACCUMULATED RUNOFF WITHIN THE STORAGE SYSTEM FROM ALL STORM EVENTS SHOULD BE DISSIPATED WITHIN 72 HOURS.

MAINTENANCE: REMOVE ANY ACCUMULATED SEDIMENT AND DEBRIS FROM THE YARD DRAIN SUMP. UNCLOG ROOF CONNECTIONS AND OVERFLOW PIPES AS NECESSARY AND REPAIR ANY DISCONNECTED ROOF LEADERS. IF SIGNIFICANT SETTLEMENT HAS OCCURRED, THE COLLECTED RUNOFF DOES NOT DEWATER OR THERE ARE BREAKOUTS, CONSULT THE BOROUGH AND THE ENGINEER OF RECORD FOR APPROPRIATE RENOVATION MEASURES.

I HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN, AND/OR ALTERING OR REMOVAL OF ANY STORMWATER CONTROLS OR BMP MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE BOROUGH FOR A DETERMINATION OF ADEQUACY.

(SIGN) (PRINT) (DATE)
PROPERTY OWNER

PROPERTY OWNER 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 DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF REVISED FEATURES.

(SIGN) (PRINT) (DATE)
PROPERTY OWNER

ENGINEER CERTIFICATION

I, CHRISTOPHER M. DAILY, P.E., ON THIS DATE 03/14/2025, 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 STORMWATER MANAGEMENT ORDINANCE.

CHRISTOPHER M. DAILY, P.E. LICENSE NO. PE083065

INFILTRATION TESTING NOTE

INFILTRATION TESTING PERFORMED BY HOWELL ENGINEERING. HOWELL ENGINEERING MAKES NO GUARANTEES, REPRESENTATIONS OR WARRANTY ON INFILTRATION CAPABILITY OF THE SOILS OTHER THAN IN THE IMMEDIATE AREAS THAT HAVE BEEN TESTED AT THE TIME OF TESTING. FURTHER, HOWELL ENGINEERING CANNOT GUARANTEE THAT TESTED INFILTRATION RESULTS WILL NOT CHANGE (BETTER OR WORSE) DURING DIFFERENT SEASONS, TEMPERATURE AND SOIL MOISTURE CONDITIONS. SOIL INFILTRATION IS DIRECTLY AFFECTED BY CROP AND LAND MANAGEMENT PRACTICES, COMPACTION, TEMPERATURE AND PROTECTIVE VEGETATIVE COVER. A MEASURED SOIL INFILTRATION TEST DOES NOT NECESSARILY INDICATE THE SOIL'S INFILTRATION CAPABILITY IN ANY AREAS OUTSIDE THE AREA TESTED. A SOIL'S INFILTRATION RATE IS HIGHLY DYNAMIC AND THEREFORE RECOMMENDED SAFETY FACTORS HAVE BEEN TAKEN INTO ACCOUNT PER PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTIONS GUIDELINES LOCATED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL. HOWELL ENGINEERING DOES NOT GUARANTEE, REPRESENT OR WARRANT THE BEST MANAGEMENT PRACTICES INCLUDED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES MANUAL.

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wright's Lane, West Chester PA 19380
Phone: (610) 918-8002 Fax: (610) 918-8003

COMMONWEALTH OF PENNSYLVANIA — CHRISTOPHER M. DAILY — REGISTERED PROFESSIONAL ENGINEER — PE083065

NO.	DESCRIPTION	DATE
8		
7		
6		
5		
4		
3		
2		
1		

GRADING PERMIT
GRADING PERMIT PLAN
CLIENT: EDWARD WOODS III
PROJECT: 740 S. MATLACK ST.
LOCATION: 740 S. MATLACK ST. WEST CHESTER BOROUGH, CHESTER COUNTY, PA

DATE:	03/14/2025
SCALE:	1"=20'
DRAWN BY:	GPF
CHECKED BY:	CMD
PROJECT NO.:	4997
CAD FILE:	4997 PR.dwg
PLOTTED:	03/14/2025
DRAWING NO.:	C01.1
SHEET	01 OF 04

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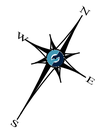
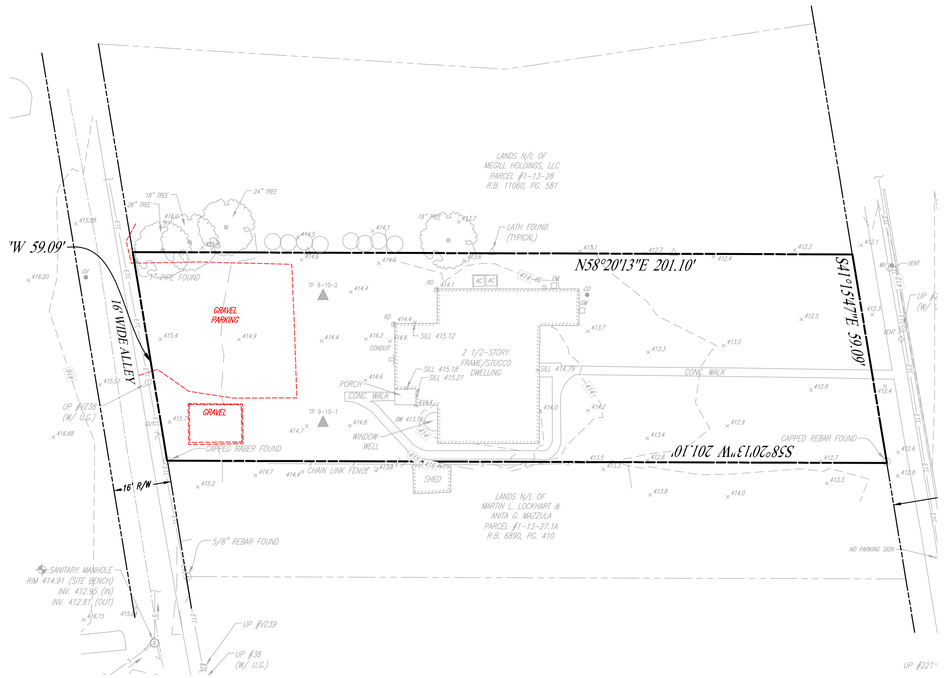


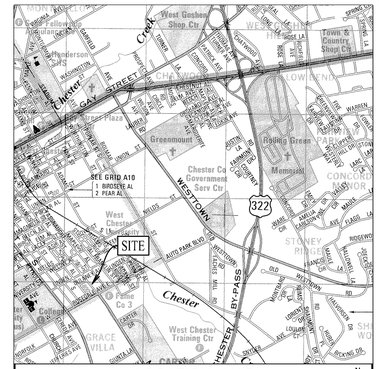


EXISTING CONDITONS AND DEMOLITION PLAN

SCALE: 1" = 20'

20 0 10 20 40

GRAPHIC SCALE
1 inch = 20 feet



LOCATION MAP
SCALE: 1" = 2,000'

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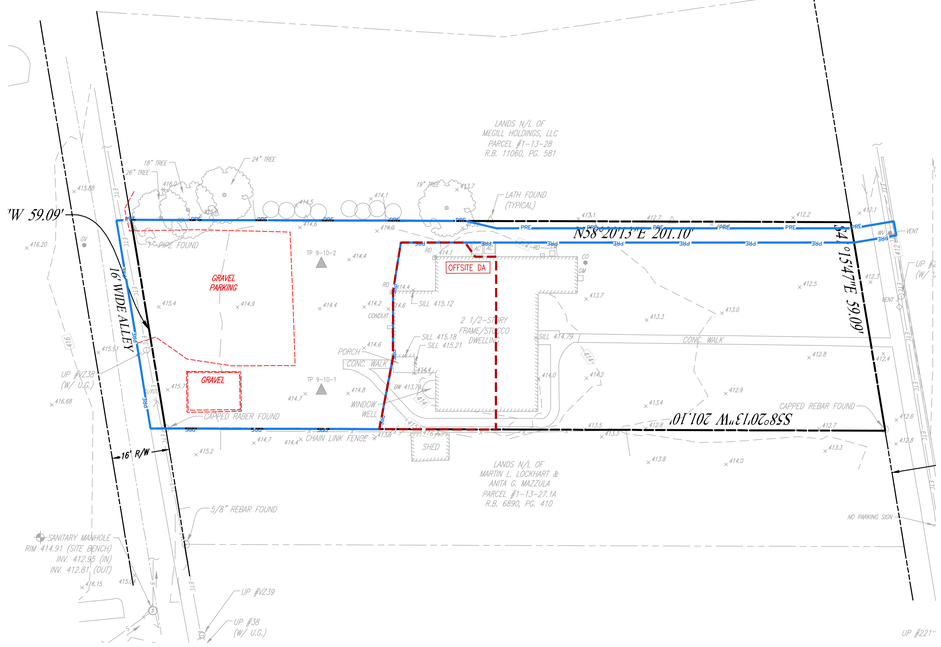

PRE-DEVELOPMENT DRAINAGE AREA

SCALE: 1" = 20'

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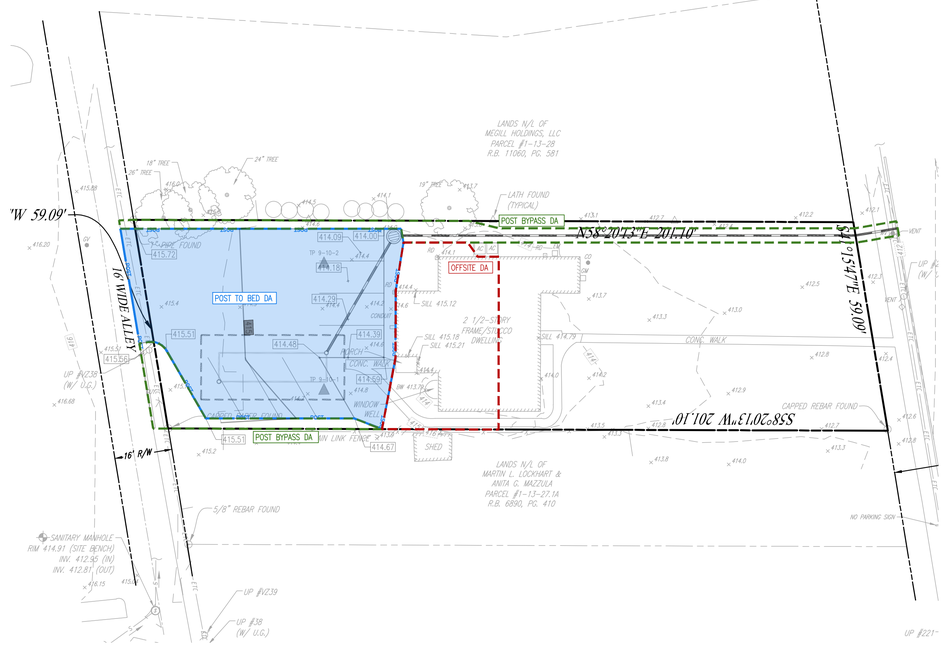
GRAPHIC SCALE
1 inch = 20 feet



POST-DEVELOPMENT DRAINAGE AREA

SCALE: 1" = 20'

20 0 10 20 40

GRAPHIC SCALE
1 inch = 20 feet

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER M. DAILY
ENGINEER
PE059366

NO.	DATE	DESCRIPTION
1		
2		
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GRADING PERMIT
DRAINAGE AREA PLAN

CLIENT: EDWARD WOODS III
PROJECT: 740 S. MATLACK ST.
LOCATION: 740 S. MATLACK ST.
WEST CHESTER BOROUGH, CHESTER COUNTY, PA

DATE:	03/14/2025
SCALE:	1"=20'
DRAWN BY:	GPF
CHECKED BY:	CMD
PROJECT NO.:	4997
CAD FILE:	4997 PR.dwg
PLOTTED:	03/14/2025
DRAWING NO.:	C01.2
SHEET	02 OF 04

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STORMWATER INFILTRATION BED CONSTRUCTION SPECIFICATIONS

1. PRIOR TO ANY SITE DISTURBANCE, THE PROPOSED INFILTRATION BED LOCATION SHALL BE PROTECTED FROM DISTURBANCE/COMPACTION WITH ORANGE CONSTRUCTION FENCING.
2. PRIOR TO CLEARING, GRUBBING AND BED CONSTRUCTION, PERIMETER SEDIMENT CONTROL DEVICES MUST BE INSTALLED. ONCE PERIMETER CONTROLS ARE IN PLACE, AREA OF INSTALLATION SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
3. HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE PROPOSED LOCATION OF THE INFILTRATION BED TO MINIMIZE COMPACTION OF THE SOIL. EXCAVATION OF THE INFILTRATION FACILITY SHALL BE PERFORMED BY EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE INFILTRATION FACILITY.
4. THE BOTTOM AND SIDES OF ALL INFILTRATION BEDS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE SCARIFIED TO A DEPTH OF SIX (6) INCHES.
5. 100% OF THE SITE MUST BE UNIFORMLY STABILIZED PRIOR TO THE INFILTRATION BED RECEIVING SITE RUNOFF.
6. ONLY CLEAN AGGREGATE WITH DOCUMENTED POROSITY THAT IS FREE OF FINES WILL BE PERMITTED. ALL STONE TO BE USED FOR INFILTRATION DEVICES SHALL BE CLEAN WASHED AASHTO #57 PER THE PA BMP MANUAL.
7. THE TOP, BOTTOM, AND SIDES OF THE INFILTRATION BED SHALL BE COVERED WITH A NONWOVEN GEOTEXTILE FABRIC OR APPROVED EQUAL. USE A MINIMUM 12-INCH OVERLAP BETWEEN FABRIC PIECES.
8. IF ANY UNFORSEEN ISSUES ARE ENCOUNTERED DURING THE CONSTRUCTION OF THE SUBSURFACE INFILTRATION BED INCLUDING BUT NOT LIMITED TO GROUNDWATER, AN ALTERNATIVE DESIGN SHALL BE FORWARDED TO THE TOWNSHIP ENGINEER FOR CONSIDERATION AND APPROVAL PRIOR TO INSTALLATION OF THE SYSTEM.

STORMWATER INFILTRATION NOTES

1. COMPACTION IS TO BE MINIMIZED IN THE AREAS DESIGNATED FOR INFILTRATION.
2. INFILTRATION BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED THE INFILTRATION BED, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
3. ALL STONE FOR THE CONSTRUCTION OF THE STONE INFILTRATION BED SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
4. THE BOTTOM OF THE INFILTRATION BED SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.

EROSION AND SEDIMENTATION CONTROL NARRATIVE

THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES, SEQUENCE OF CONSTRUCTION, AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE PERMITTEE(S) SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS UNTIL THE SITE IS PERMANENTLY STABILIZED.
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. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
3. STORMWATER RUNOFF FROM UNSTABILIZED AREAS DURING THE CONSTRUCTION PROCESS IS TO BE RESTRICTED FROM ENTERING THE ON-LOT INFILTRATION BED.
4. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SWALES AND DISTURBED SLOPES 3:1 OR GREATER.
5. TEMPORARY AND PERMANENT GRASSES OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE ESTABLISHED ON THE SIDES OF ALL EARTHEN BASINS WITHIN 15 DAYS OF CONSTRUCTION.

MAINTENANCE DURING CONSTRUCTION:

1. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINT BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP. THE SUBSURFACE SHALL BE FILLED AND GRADED AS REQUIRED, AND THE SOD STRIPS SHALL BE RE-LAID WITH TIGHT JOINTS AND PEGGING.
2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS HAD A CHANCE TO ROOT PROPERLY.
3. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE.
4. AFTER SLOPES AND SWALES ARE ESTABLISHED, WEEKLY INSPECTIONS SHALL BE MADE TO DETERMINE THE DURABILITY OF THE STABILIZATION MEASURES. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAIN.
5. SHOULD UNFORESEEN SOIL EROSION TAKE PLACE DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ADEQUATE STEPS TO RESOLVE THE SITUATION IN ORDER TO PROTECT THE ADJACENT ROADWAY AND PROPERTIES.

SEED MIX SPECIFICATIONS

GRASS SEED:
ALL SEED SHALL BE FRESH, NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVITATION FOR BIDS. ALL SEED SHALL BE FURNISHED IN SCALED STANDARD CONTAINERS, BEARING THE WARRANTY OF THE SUPPLIER AND CERTIFYING AS TO THE KIND, PERCENT BY WEIGHT, PURITY AND GERMINATION. THE GRASS SEED SHALL CONTAIN THE PERCENTAGES OF VARIETIES AND SHALL BE OF THE QUALITY INDICATED BY THE PERCENTAGES OF PURITY AND GERMINATION INDICATED ON THE LIST FURNISHED WITH THE APPLICABLE PLAN. SEED MIX SHALL BE AS SPECIFIED. SPREAD AT THE RATE OF 4 LBS. PER 1000 SQ. FT. MINIMUM FOR SLOPES 3:1, IF GREATER, USE 5 LBS. PER 1000 SQ. FT.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AND AUGUST 1 TO OCTOBER

NAME	GRASS SEED PARTS BY WEIGHT	% PURITY	GERMINATION
KENTUCKY BLUE GRASS	35%	95%	85%
PENNISTAR OF PENNFINE PERENNIAL RYEGRASS	35%	95%	90%
PENNLAWN RESCUE	15%	95%	85%
ANNUAL RYEGRASS	15%	90%	80%

VARIETIES
MULCH: SHALL BE HAY WHICH IS FREE OF WEEDS AND SEEDS, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED AT ALL CRITICAL SLOPE AREAS AT A RATE OF 3 TONS PER ACRE.

KENTUCKY BLUEGRASS SOD (IF CALLED FOR): SOD SHALL BE GROWN UNDER SUPERVISION OF THE BUREAU OF PLANT INDUSTRY PENNSYLVANIA DEPARTMENT OF AGRICULTURE OR SHALL BE COMPOSED OF ONLY GLUE TAG CERTIFIED SEED.

TEMPORARY SEEDING DATE: ANYTIME.

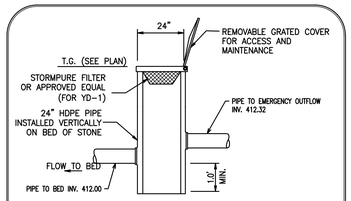
TEMPORARY SEEDING: SHALL BE ANNUAL RYEGRASS AT 40 LBS. PER ACRE. SITE PREPARATION – APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE OF WORK IN WHERE POSSIBLE. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

HYDROSEEDING:

-SHALL BE LIME, FERTILIZER, GRASS SEEDS, LEGUME SEEDS AND INOCULANT MIXED WITH WATER AND APPLIED AS SLURRY, AT A RATE OF 1000 GALLONS PER ACRE.
-LIME: UP TO 4000 LBS. LIMESTONE PER ACRE MIXED WITH 1000 GALLONS OF WATER PER ACRE.
-FERTILIZER: AT RATE OF 50-100-100 PER ACRE.
-INOCULANT: USE 5 TIMES RATE RECOMMENDED ON THE PACKAGE WHEN SEEDING WITH A HYDROSEEDER.

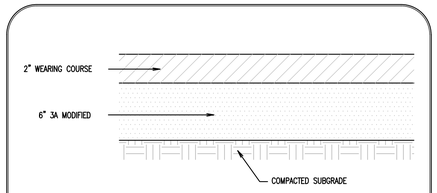
SEEDING AND MULCHING NOTES

1. ANY UNDISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
2. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
3. HAY OR STRAW MULCH MUST BE APPLIED AT A RATE OF AT LEAST 3.0 TONS PER ACRE
4. GRADED AREAS TO TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTH MOVING PROCEDURES. SEED SHALL BE ANNUAL RYE GRASS APPLIED AT A RATE OF 3 LBS. PER 1000 SQ. FT.
5. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETE. PERMANENT SEEDING SHALL BE 30% PENNLAWN RED FESCUE, 10% PENNFINE PERENNIAL RYEGRASS AND 60% KENTUCKY BLUEGRASS APPLIED AT THE RATE OF 3.5 LBS. PER 1000 SQ. FT.

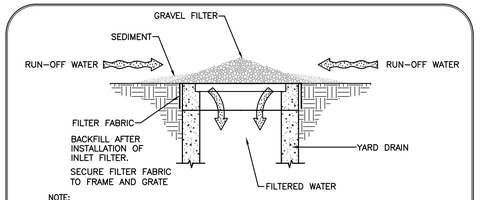


24" HDPE PIPE WITH YARD DRAIN GRATE (OR APPROVED EQUAL) (SEE PLAN)

24" YARD DRAIN DETAIL
NO SCALE

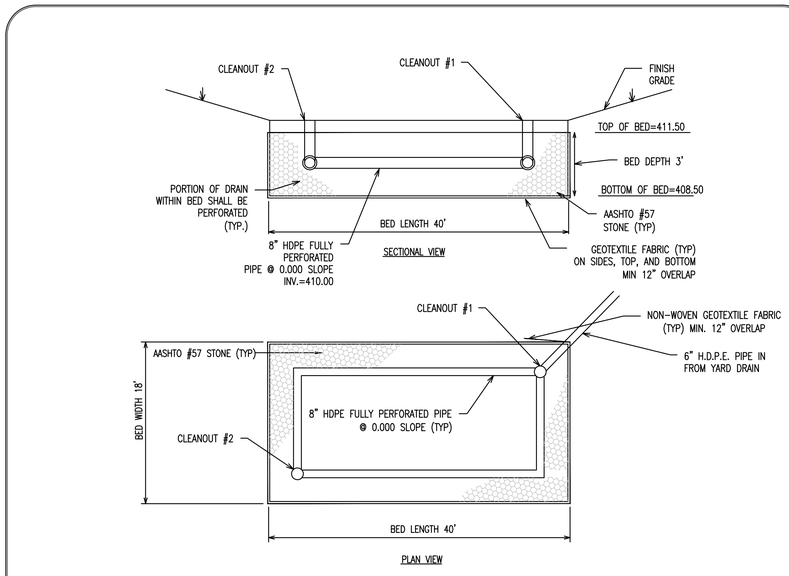


PAVING DETAIL
NOT TO SCALE

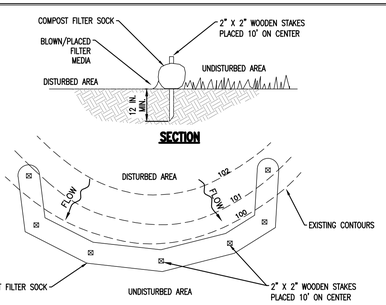


NOTE:
SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT

YARD DRAIN PROTECTION DETAIL
NO SCALE



INFILTRATION BED BMP DETAIL
NO SCALE



PLAN VIEW

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER 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 COMPOST 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

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REGISTERED PROFESSIONAL
CHRISTOPHER M. DAILY
ENGINEER
PE083065

NO.	DATE	DESCRIPTION
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GRADING PERMIT
NOTES AND DETAILS
CLIENT: EDWARD WOODS III
PROJECT: 740 S. MATLACK ST.
LOCATION: 740 S. MATLACK ST.
WEST CHESTER BOROUGH, CHESTER COUNTY, PA

DATE:	03/14/2025
SCALE:	NTS
DRAWN BY:	GPF
CHECKED BY:	CMD
PROJECT NO.:	4997
CAD FILE:	4997 PR.dwg
PLOTTED:	03/14/2025
DRAWING NO.:	C01.3
SHEET	03 OF 04

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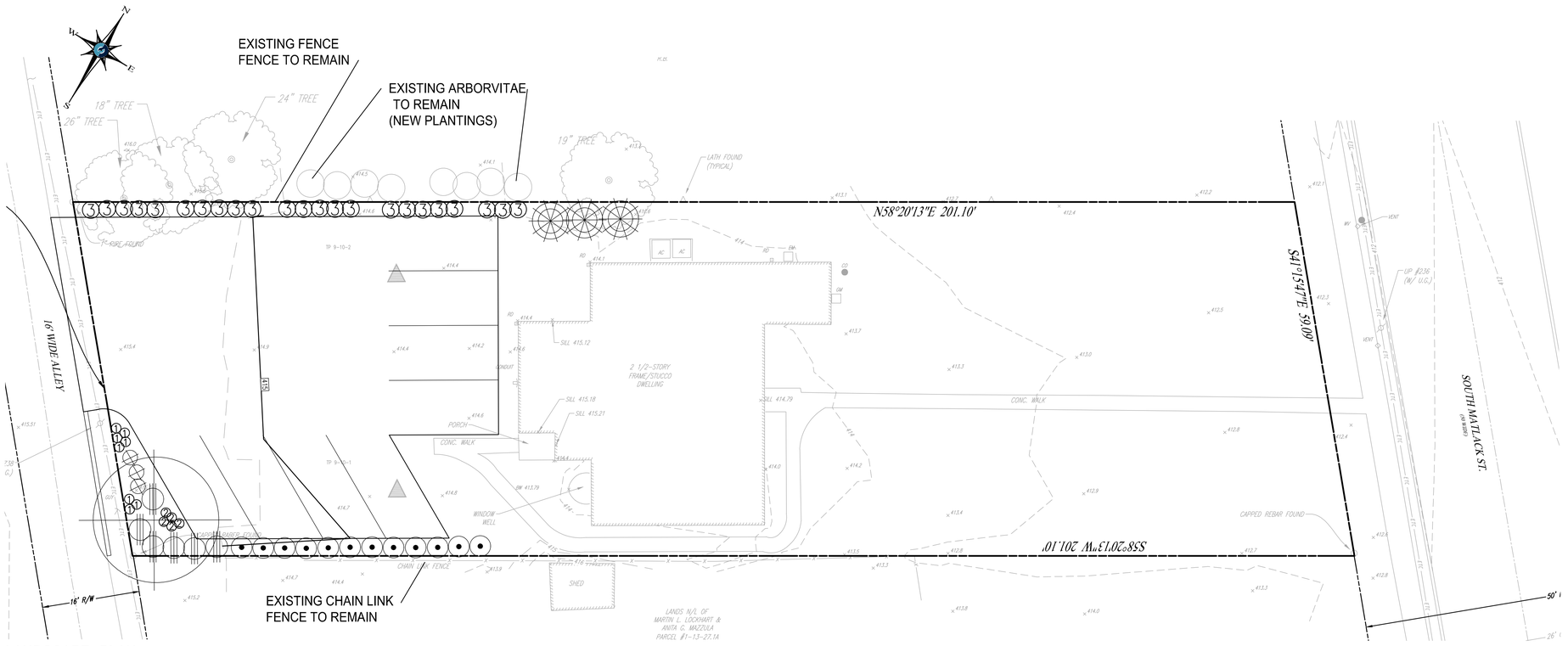


LANDSCAPE PLAN

SCALE: 1" = 10'

10 0 5 10 20

GRAPHIC SCALE
1 inch = 10 feet

LEGEND

- HONEY LOCUST (GT)
- NIGRA ARBORVITAE (TO)
- EMERALD GREEN ARB (TOE)
- INKBERRY HOLLY (IG)
- COMPACT HOLLY (IC)
- ① LIRIOPE (LM)
- ② DAYLILY (HS)
- ③ KARL FOERSTER GRASS (CA)

GENERAL SPECIFICATIONS

A. NOTES & PLANTING INSTRUCTIONS

1. THE EXECUTION OF THIS PLAN INCLUDES THE FURNISHING OF PLANT MATERIALS AS SPECIFIED, ACCURATE LAYOUT, SUFFICIENT TOPSOIL NUTRIENT ADDITIVES, PEAT MOSS, PLANTING, PRUNING, STAKING, WATERING, LABOR, CLEAN-UP AND ALL OTHER NECESSARY SERVICES TO EXECUTE THE PLANTINGS PROPERLY AND IN FULL ACCORDANCE WITH THESE SPECIFICATIONS AND DETAILS.
2. ALL PLANT MATERIALS ARE TO BE NURSERY GROWN, OF EXCELLENT LANDSCAPE QUALITY AND FREE FROM INSECTS AND DISEASES. FURTHERMORE, PLANTS SHALL HAVE BEEN GROWN FOR AT LEAST TWO YEARS IN THE SAME HARDINESS ZONE AS THE SITE.
3. INSTALLATION TO BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
4. PLANT SIZES SHALL BE A FAIR AVERAGE BETWEEN THE SIZE RANGE INDICATED. CALIPER SHALL BE MEASURED AT 4.5' ABOVE GROUND.
5. TREES IN PAVED AREAS SHALL BE UNIFORM IN SHAPE, SIZE, AND CHARACTER. LOWEST BRANCHES SHALL BE AT LEAST 7' FROM GROUND.
6. IF TREES CANNOT BE LOCATED WHERE SHOWN DUE TO UTILITIES OR OTHER OBSTRUCTIONS, EXISTING OR PROPOSED, TREES SHALL BE RELOCATED IN THE FIELD AS APPROVED BY THE OWNER'S REPRESENTATIVE.
7. NO SUBSTITUTIONS ARE ACCEPTABLE UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE AND THE MUNICIPALITY.
8. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 18 MONTHS FROM THE DAY OF FINAL INSPECTION OF THE LANDSCAPE INSTALLATION BY THE MUNICIPALITY.
9. BACKFILL MIXTURE SHALL BE A MIXTURE BY VOLUME OF 3/4 TOPSOIL (TO BE PROVIDED ON SITE) AND 1/4 PEAT MOSS.
10. ALL SHRUBS AND GROUND COVER SHALL BE PLACED IN CONTINUOUS BEDS AS DELINEATED ON THE PLANS.
11. MULCH TO BE SHREDDED OAK BARK OR APPROVED EQUAL AND SPREAD TO A MINIMUM DEPTH OF 2 INCHES.
12. A PRE-EMERGENT HERBICIDE SUCH AS "TREPLAN" SHALL BE APPLIED TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATION (PRIOR TO PLACEMENT OF MULCH). A SECOND APPLICATION OF PRE-EMERGENT HERBICIDE SHALL BE INCLUDED AS A PART OF THIS WORK.
13. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO SELECT ALL PLANT MATERIAL AT THE NURSERY AND APPROVE STAKING OF ALL PLANT MATERIAL LOCATIONS AT THE SITE BEFORE DELIVERY.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING IN SUFFICIENTLY AT TIME OF PLANTING AND UNTIL JOB IS COMPLETED AND TURNED OVER TO OWNER.

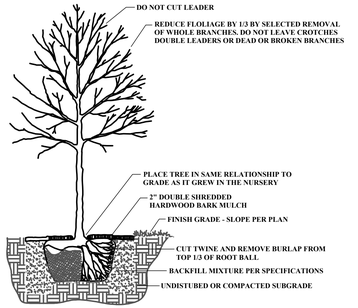
SEEDING SPECIFICATIONS:

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED.
2. SEEDING SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND FIND GRADED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". REMOVE FROM THE SITE ALL DEBRIS AND STONES.
4. INCORPORATE BY DISCING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
   A) AGRICULTURAL LIMESTONE AT 50 LBS./1000 S.F.
   B) FERTILIZER (5-10-5) AT 30 LBS./1000 S.F.
5. SEEDING MIX: APPLY GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.

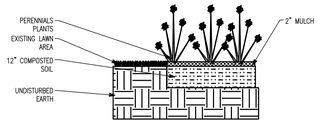
MIXTURE A: (SEED RATE @ 4-1/2 LBS./1,000 S.F. OR 200 LB./ACRE

PROP. BY WT.	COMMON NAME	MIN. % GERMINATION	MIN. % PURE SEED	MAX % WEED SEED
30%	HYBRID KY BLUEGRASS	80	95	0.02
30%	HYBRID TURF TYPE TALL FESCUE	80	95	0.02
40%	HYBRID PERENNIAL RYE	80	95	0.02

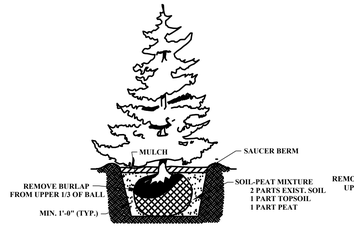
6. FIRM SEED BED WITH ROLLER AND MULCH WITH SALT HAY AND ASPHALTIC TACK COAT OR HYDRO MULCH AT THE RATE OF 1,500 LBS. PER ACRE.
7. ALL LAWN WORK INCLUDING THE REPAIR OF WASHOUTS, GULLIES, ETC., SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
8. SOD (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOD PRODUCERS' STANDARDS.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)



TYPICAL PERENNIAL PLANTING DETAIL
(NOT TO SCALE)



TYPICAL EVERGEEN TREE PLANTING DETAIL
(NOT TO SCALE)

TYPICAL SHRUB PLANTING DETAIL
(NOT TO SCALE)

97-33Landscaping and screening.

D. A preliminary landscaping plan and a final landscaping plan shall reflect the following detailed criteria:

(3) The outer perimeter of all parking areas shall be screened. Effective screens shall be accomplished through the use of plant materials, fencing, walls.

(4) Parking areas shall be landscaped as required in the Zoning Ordinance.

(a) Screening between any off-street parking lot and the street line shall be effective at the time of occupancy,

[1] All off-street parking areas which provide more than three parking spaces shall be screened from any abutting residential property.

(b) Landscaping within any parking area which provides more than three parking spaces shall be subject to the following provisions: Each parking area shall have one two-and-one-half-inch to three-inch caliper shade tree for every five parking spaces Shrubs, ground covers, and other plant materials shall be used to complement the shade trees.

[c] All planting islands and planting beds within a parking area shall be surfaced with ground covers and/or dwarf shrubs and shall not be grassed.

	REQUIRED	PROPOSED
SCREENING		EXISTING FENCES 15 EVERGREENS 4 EVERGREEN SHRUBS 23 PERENNIAL GRASSES
(1)SHADE	(1)SHADE	
		5 EVERGREEN SHRUBS 13 PERENNIALS

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	ROOT	REMARKS
SHADE TREE						
GT	Gledista triacanthos inermis	THORNLESS HONEYLOCUT	1	21/2 " MIN.	B&B	Matched Specimens
EVERGREEN TREE						
TO	Thuja occidentalis 'Nigra'	NIGRA ARBORVITAE	3	6' min.	B&B	Full branched
TOE	Thuja occidentalis	EMERALD GREEN ARBORVITAE	12	6' min.	B&B	Full branched
SHRUBS						
IG	Ilex glabra	INKBERRY HOLLY	6	30" min.	Cont.	
IC	Ilex crenata compactia	COMPACT JAP. HOLLY	3	30" min.	Cont.	
PERENNIALS						
LM	Liriope muscari"Big blue"	BIG BLUE LIRIOPE	8	1 GAL.	Cont.	
HS	Hemerocallis species	STELLA D ORO DAYLILLY	5	1 GAL.	Cont.	
CA	Calamagrostis x acutifloro	KARL FOERSTER GRASS	23	2 GAL.	Cont.	

HOWELL ENGINEERING
Local Knowhow. Engineered.
Civil Engineering | Land Planning | Environmental
1250 Wrights Lane, West Chester, PA 19380
Phone: (610) 918-9002 Fax: (610) 918-9003

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

GRADING PERMIT
LANDSCAPE PLAN
CLIENT: EDWARD WOODS III
PROJECT: 740 S. MATLACK ST.
LOCATION: 740 S. MATLACK ST.
WEST CHESTER BOROUGH, CHESTER COUNTY, PA

DATE: 03/14/2025
SCALE: 1"=10'
DRAWN BY: GPF
CHECKED BY: CMD
PROJECT NO.: 4997
CAD FILE: 4997 PR.dwg
PLOTTED: 03/14/2025
DRAWING NO.: C01.4
SHEET 04 OF 04

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Borough of West Chester
401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380
Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009
www.west-chester.com

ZONING HEARING BOARD APPLICATION

APPEAL # 1036 DATE RECEIVED 09/26/2025

Property (real estate) Location 124 East Chestnut Street

Zoning District: NC-2 Tax Parcel: 1-5-356

I / We (name) David H. Knoebel of 124 E Chestnut Street request the scheduling of a hearing on it/my/our APPEAL (Application) to the West Chester Borough Zoning Hearing Board on the following grounds: (choose one or more):

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

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

112-307.B (side-yard setback).

Applicant seeks a variance to allow an accessory garage to be constructed on the Property.

See attached narrative.

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

( ) Other

Application Received By: W. Mecke

Date: 09/26/2025

NOTICE

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

Borough of West Chester

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Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009
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A) The description of the Property (real estate located in West Chester Borough) including acreage (square feet), current improvements and use:

The Property is located between E. Chestnut Street and E. Prescott Alley. The Property is 0.08 acres.

The Property is improved with a single-family dwelling, nearly 2,300 s.f. of living space, and four (4) bedrooms.

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

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

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

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

supporting your request).

(X) See Attached Narrative

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

( ) Yes (X) No

(E) PLOT PLAN REQUIREMENTS (Supporting Documents)

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

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

Borough of West Chester

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

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

****

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

David H. Knoebel	
Name of Applicant(s)	Name of Applicant(s)
Signature Attorney-in-Fact Robert M. Tucker	09-26-2025
	Date
124 E. Chestnut Street	Brian Nagle and Robert Tucker
Address of Applicant	Attorney (If Represented)
(610) 840-0233	MacElree Harvey, Ltd. 17 W. Miner St., West Chester, PA 19381
Phone Number	Address
bnagle@macelree.com rtucker@macelree.com	
Email Address (if any)	Phone or Email

****

Borough Use Only

Zoning Hearing Board Fee: $500- Check No.: 375 Date Received: 9/26/2025

Received By: W. Mecke
Borough Employee

Borough of West Chester
401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380
Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009
www.west-chester.com

Zoning Officer Review:

_____

Signature:_____ Date:_____

BEFORE THE WEST CHESTER BOROUGH ZONING HEARING BOARD

IN RE: APPLICATION FOR DIMENSIONAL VARIANCE RELIEF

NARRATIVE IN SUPPORT OF APPLICATION

I. Introduction

David H. Knoebel ("**Applicant**") files this application for certain real property located at and known as 124 E. Chestnut Street, West Chester, PA (being UPI No. 1-5-356) ("**Property**"). The Property is 0.08 +/- acres and is located in the NC-2 Zoning District of West Chester Borough ("**Borough**").

Applicant plans to demolish the existing garage and construct a new, 25'-0" deep garage that will fit a full-size truck, a car, and allow additional storage. The existing garage is structurally unsound and needs to be replaced. Parking is an issue in the area, so a new garage to provide parking for at least one vehicle is necessary. The garage will also have a second story for office space with a half bathroom ("Improvements").

The Improvements are shown on a Site Plan prepared by Hays Architecture and dated March 11, 2025. The Site Plan is attached to the Application.

II. Variance Relief

A. Section 112-307.B – (Side-Yard, Accessory Structure).

West Chester Borough Ordinance Section 112-307.B provides that accessory structures, like the proposed garage, have a 5' side-yard setback. The Site Plan shows the proposed garage is located 4'-5" from the side-yard.

Accordingly, Applicant seeks a variance from Section 112-307.B of the Zoning Ordinance allow the proposed garage to be located within the side-yard setback. The variance request could be considered *de minimis*. In any event, the requested variance

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

B. Continuation of Non-Conformity.

The Property is nonconforming as to: lot area; lot width; and accessory building side-yard setback. The Applicant will demonstrate at the hearing that the nonconformities are not being enlarged, and he is permitted to continue using the Property with the existing nonconformities. The continuation of the nonconformities permitted by and consistent with Zoning Ordinance § 112-810(E)(F).

C. Section 112-602.J.

In a review letter dated April 15, 2025, Yerkes Associates, Inc. noted that Applicant must demonstrate compliance with Section 112-602.J of the Zoning Ordinance, which states: "Every parking area shall be designed so that its use does not constitute a nuisance, hazard or unreasonable impediment to traffic." Applicant will demonstrate compliance with this Section of the Zoning Ordinance at the hearing on this applicant.

III. Conclusion

Applicant will present testimony and evidence in support of this Application at the time of the hearing. Applicant respectfully requests that the relief sought herein be granted, in addition to any other such relief as the Board may deem necessary to effectuate Applicant's proposal.

Respectfully submitted,

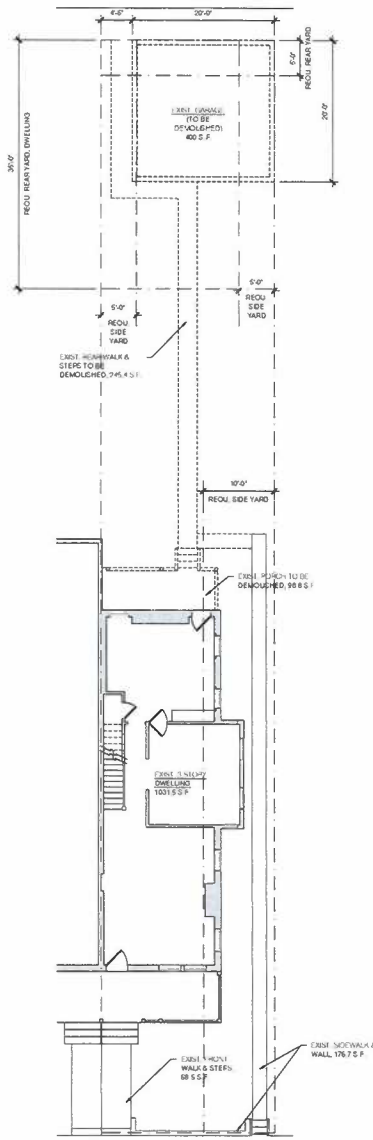
MacELREE HARVEY, LTD.

Date: September 26, 2025

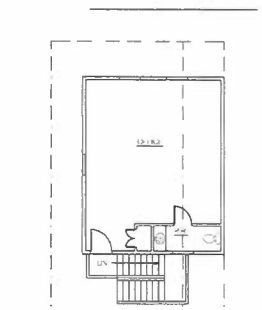
By: */s/ Robert M. Tucker*
Brian L. Nagle, Esquire
Robert M. Tucker, Esquire
MacElree Harvey, Ltd.
Attorney for Applicant

6440491v4
111464.80536

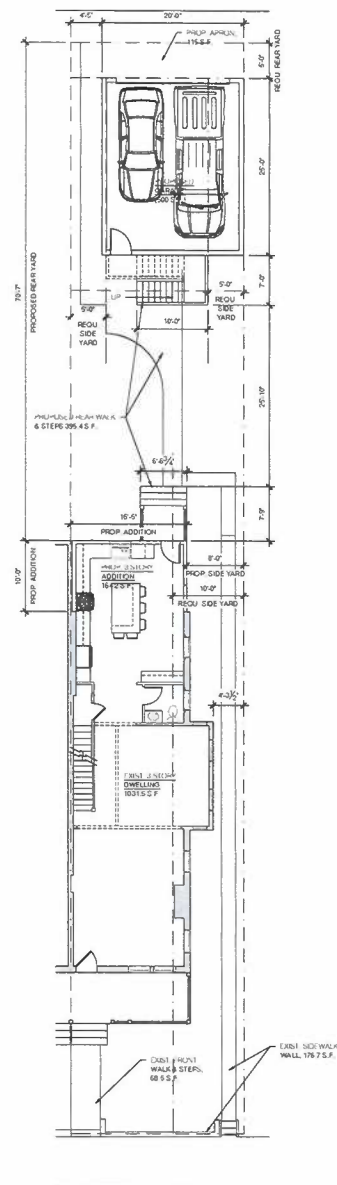
REVISED 10/01/2025



1 EXISTING SITE PLAN
1/8" – 1'-0"



2 PROP. GARAGE SECOND FLOOR PLAN
1/8" – 1'-0"



3 PROPOSED SITE PLAN
1/8" – 1'-0"

LOCATION (N.T.S.)

ZONING NOTES

OWNER: DAVE KNOEBEL
34 MICHAEL LANE
WEST CHESTER, PA 19380

MA-#: M-358
PARID #: 0106 02360000

ZONING DISTRICT: NC-2

LOT AREA	REQUIRED (MEDIAN VALUE OF LOTS ON BLOCK FACE	EXISTING 3787.5 S.F.	PROPOSED 3787.5 S.F.
LOT WIDTH, MIN.		30 FT	24'-8"	24'-8"
BUILD-TO LINE/FRONT YARD	MATCH EXISTING	NO CHANGE	NO CHANGE
SIDE YARD, MIN.	EX. ADJACENT 10 FT	4'-3 1/2"	4'-3 1/2"
ACCESSORY SIDE YARD, MIN.		3 FT	4'-0"/0'-0"	4'-0"/0'-0"
REAR YARD, MIN.		35 FT	17'-7"	25'-7"
ACCESSORY REAR YARD MIN.		3 FT	0'-0"	0'-0"
HEIGHT, MAX.		35 FT	33'-7"	33'-7"
HEIGHT, ACCESSORY		N/A	11'-10"	25'-0"
IMP. COVERAGE		80%	53.0%	65.1%
BUILDING COVERAGE		40%	40.9%	43.0%

EXISTING IMPERVIOUS COVERAGE CALCULATION

EXISTING BUILDINGS	1530.3 S.F.
EXIST. FRONT SIDEWALK & STEPS	68.5 S.F.
EXIST. SIDE WALK & WALL	176.7 S.F.
EXIST. REAR WALK & STEPS	245.4 S.F.
TOTAL	2020.9 S.F.

PROPOSED IMPERVIOUS COVERAGE CALCULATION

EXIST IMPERVIOUS	2020.9 S.F.
REAR WALK & STEPS (DEMO.)	-245.4 S.F.
EXIST GARAGE (DEMO)	-400.0 S.F.
EXIST PORCH (DEMO)	-98.8 S.F.
PROPOSED GARAGE	500.0 S.F.
PROPOSED GARAGE APRON	115.0 S.F.
PROPOSED ADDITION	164.2 S.F.
PROP. REAR WALK & STEPS	305.4 S.F.
TOTAL	2451.3 S.F.

EXISTING BUILDING COVERAGE CALCULATION

EXISTING DWELLING	1031.5 S.F.
EXISTING REAR PORCH	98.8 S.F.
EXISTING GARAGE	400.0 S.F.
TOTAL	1530.3 S.F.

PROPOSED BUILDING COVERAGE CALCULATION

EXIST. BLDG. COVERAGE	1530.3 S.F.
EXIST. REAR PORCH (DEMO)	-98.8 S.F.
EXISTING GARAGE (DEMO)	-400 S.F.
PROPOSED ADDITION	164.2 S.F.
PROPOSED GARAGE	500.0 S.F.
TOTAL	1595.7 S.F.

TOTAL PROPOSED ADDIT. IMPERVIOUS: 430.4 S.F. (NO STORMWATER REQUIRED)

SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION

HAYS ARCHITECTURE
ELLIE HAYS, AIA NCARB
114 WALNUT STREET
MORTON, PA 19070
CELL 610.724.6405

PROJECT:
ADDITIONS AND RENOVATIONS
124 E. CHESTNUT ST.
WEST CHESTER, PA 19380

CLIENT:
DAVE KNOEBEL
124 E. CHESTNUT ST.
WEST CHESTER, PA 19380
(484) 723-9233
dave_knoebel@outlook.com

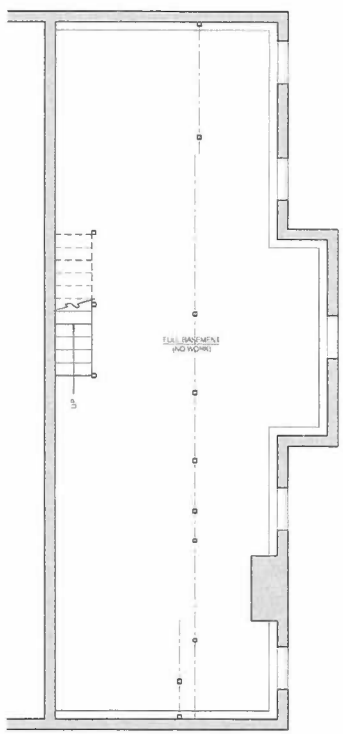
PHASE:
PRELIMINARY ZONING REVIEW

DWG. TITLE:
SITE PLAN

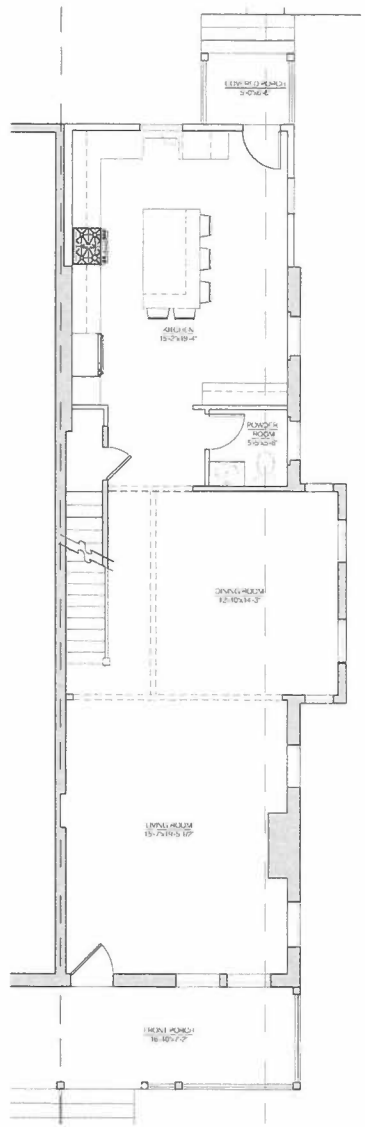
DRAWN BY: HRH
LOGIC DATE:
MARCH 11, 2025
REV. 1: MOVE GARAGE
JUNE 3, 2025
REV. 2:
REV. 3:

DWG. NO.:
SK-1

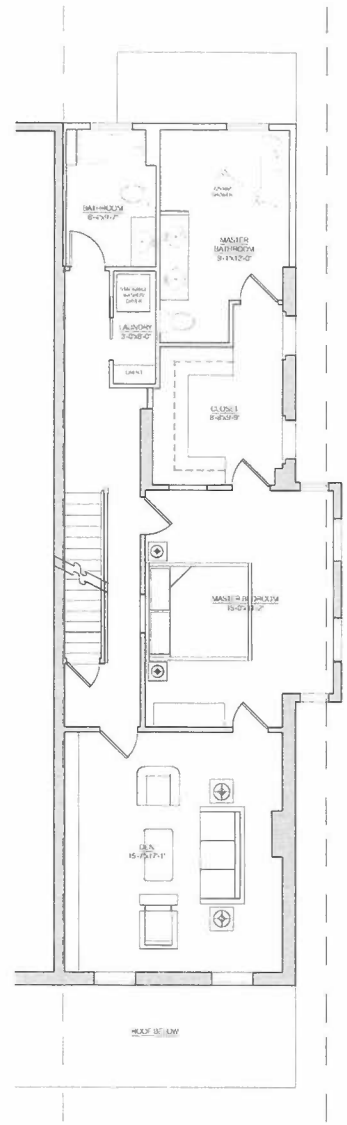
REVISED 10/01/2025



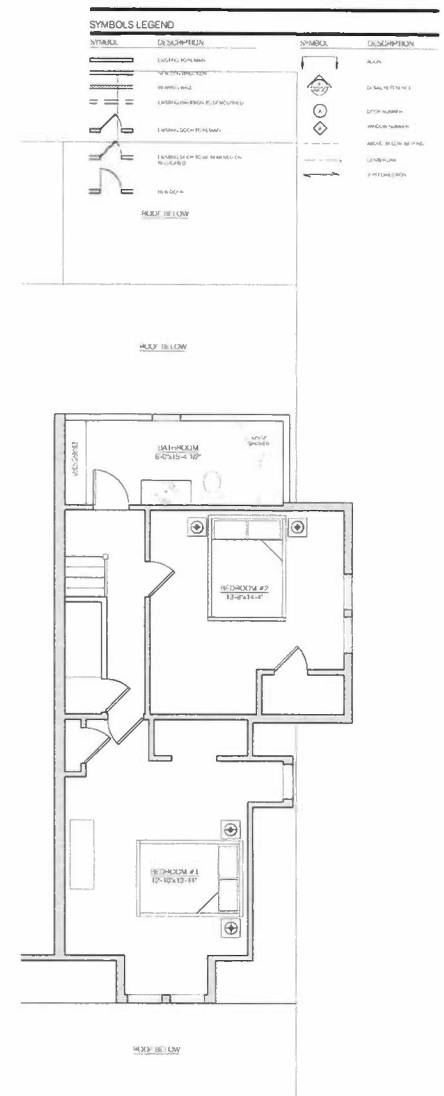
1 BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 SECOND FLOOR PLAN
1/4" = 1'-0"



4 THIRD FLOOR PLAN
1/4" = 1'-0"

HAYS ARCHITECTURE
ELLIE HAYS, AIA NCARB
114 WALNUT STREET
MORTON, PA 19070
CELL 610.724.6405

PROJECT:
ADDITIONS AND RENOVATIONS
124 E. CHESTNUT ST.
WEST CHESTER, PA 19380

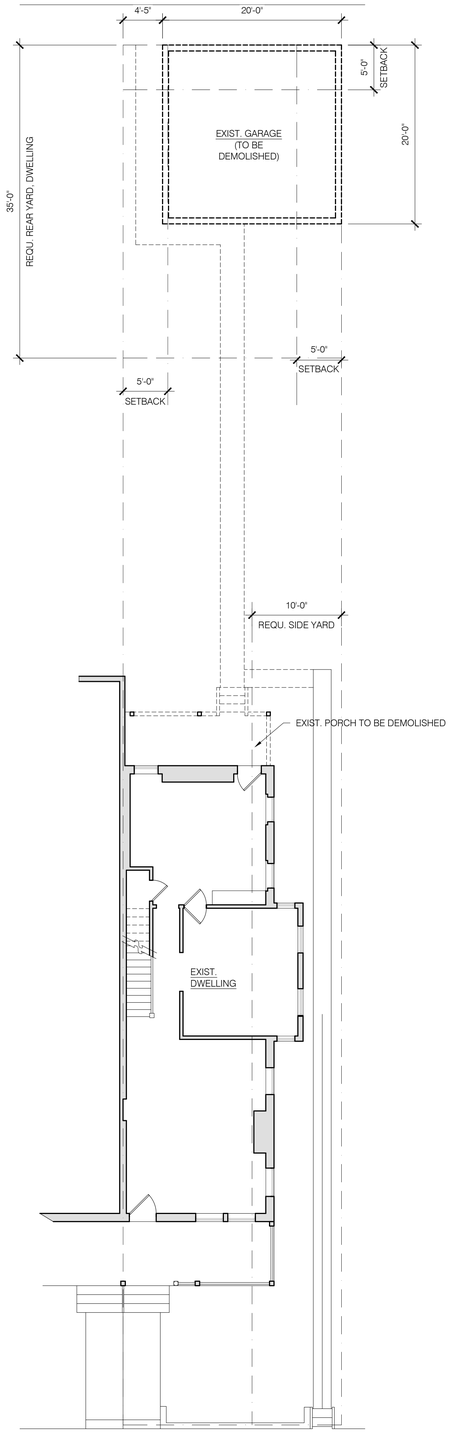
CLIENT:
DAVE KNOEBEL
124 E. CHESTNUT ST.
WEST CHESTER, PA 19380
(484) 723-9233
dave_knoebel@outlook.com

PHASE:
PRELIMINARY ZONING REVIEW

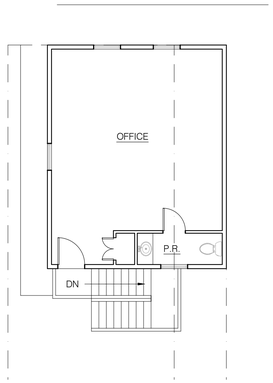
DWG. TITLE:
PLANS

DRAWN BY: HRH
ISSUE DATE:
MARCH 13, 2025
REV. 1: MOVE GARAGE
JUNE 3, 2025
REV. 2:
REV. 3:

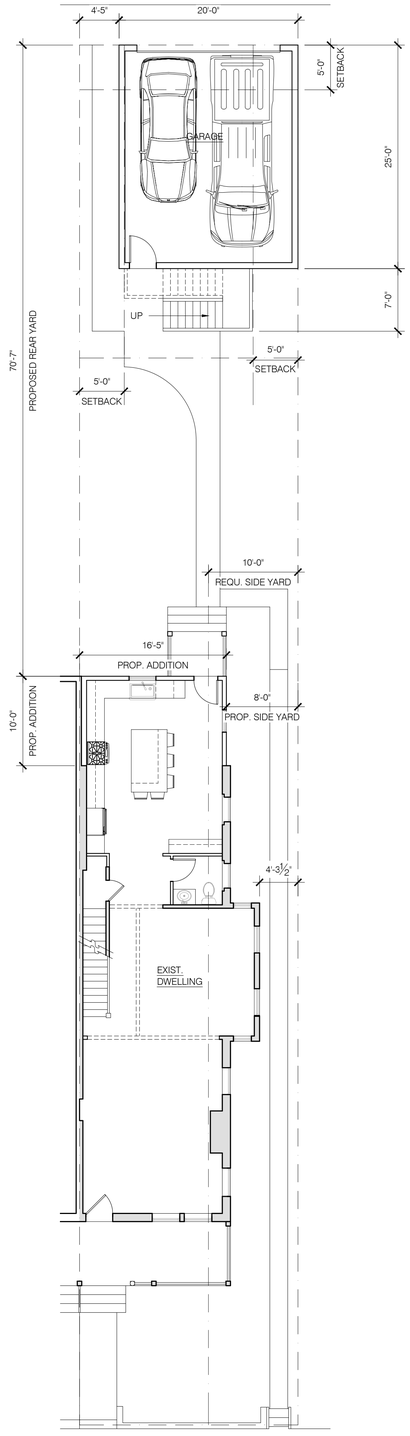
DWG. NO.:
SK-2



1 EXISTING SITE PLAN
1/8"=1'-0"



2 PROP. GARAGE SECOND FLOOR PLAN
1/8"=1'-0"

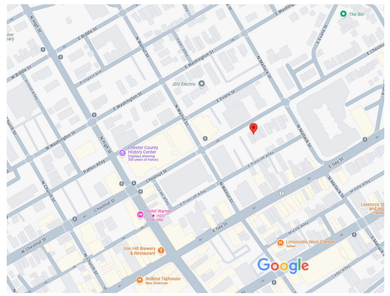


3 PROPOSED SITE PLAN
1/8"=1'-0"

NORTH

NORTH

LOCATION (N.T.S.)



ZONING NOTES

OWNER: DAVE KNOEBEL
34 MICHAEL LANE
WEST CHESTER, PA 19380

MAP#: 1-5-356
PARID#: 0105 03560000

ZONING CODE INFORMATION:

ZONING DISTRICT: NC-2

	REQUIRED	EXISTING	PROPOSED
LOT AREA	MEDIAN VALUE OF LOTS ON BLOCK FACE	3767.5 S.F.	3767.5 S.F.
LOT WIDTH, MIN.	30 FT.	24'-8"	24'-8"
BUILD-TO LINE/FRONT YARD	MATCH EXISTING	NO CHANGE	NO CHANGE
SIDE YARD, MIN.	EX. ADJACENT, 10 FT.	4'-3 1/2"	4'-3 1/2"
ACCESSORY SIDE YARD, MIN.	5 FT.	4'-5"/0'-0"	4'-5"/0'-0"
REAR YARD, MIN.	35 FT.	74'-7"	70'-7"
ACCESSORY REAR YARD MIN.	5 FT.	0'-0"	0'-0"
HEIGHT, MAX.	35 FT.	37'-7"	37'-7"
HEIGHT, ACCESSORY	N/A	11'-10"	25'-0"
IMP. COVERAGE	80%	53.7%	65.3%
BUILDING COVERAGE	45%	40.6%	45.0%

EXISTING IMPERVIOUS COVERAGE CALCULATION

EXISTING BUILDINGS	1530.2 S.F.
EXIST. FRONT SIDEWALK & STEPS	67.3 S.F.
EXIST. SIDE WALK & WALL	192.2 S.F.
EXIST. REAR WALK & STEPS	232.1 S.F.
TOTAL	2021.8 S.F.

PROPOSED IMPERVIOUS COVERAGE CALCULATION

EXIST IMPERVIOUS	2021.8 S.F.
REAR WALK & STEPS (DEMO.)	-232.1 S.F.
EXIST GARAGE (DEMO)	-400.0 S.F.
PROPOSED GARAGE	500.0 S.F.
PROPOSED ADDITION	164.0 S.F.
PROP. REAR WALK & STEPS	405.8 S.F.
TOTAL	2459.5 S.F.

EXISTING BUILDING COVERAGE CALCULATION

EXISTING DWELLING	1130.2 S.F.
EXISTING GARAGE	400.0 S.F.
TOTAL	1530.2 S.F.

PROPOSED BUILDING COVERAGE CALCULATION

EXISTING DWELLING	1130.2 S.F.
EXIST. PORCH (DEMOLISH)	-97.5 S.F.
PROPOSED ADDITION	164.0 S.F.
PROPOSED GARAGE	500.0 S.F.
TOTAL	1696.7 S.F.

TOTALPROPOSED ADDIT. IMPERVIOUS 437.7 S.F. (NO STORMWATER REQUI

HAYS ARCHITECTURE
ELLIE HAYS, AIA NCARB
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REV. 2:
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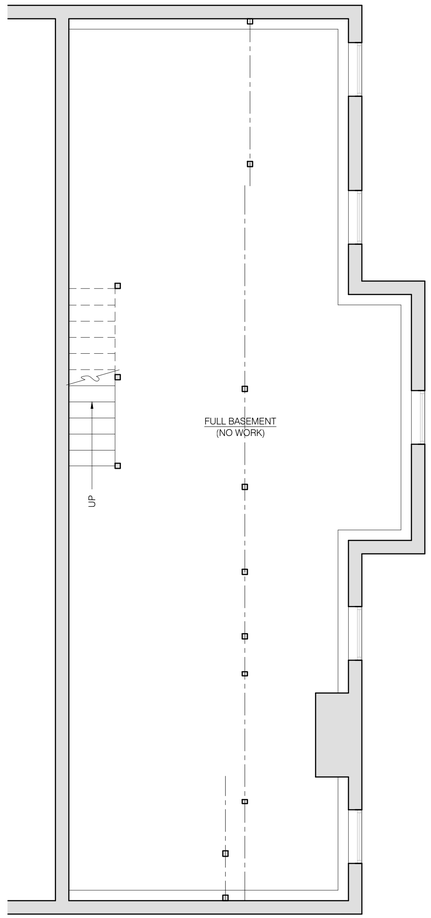

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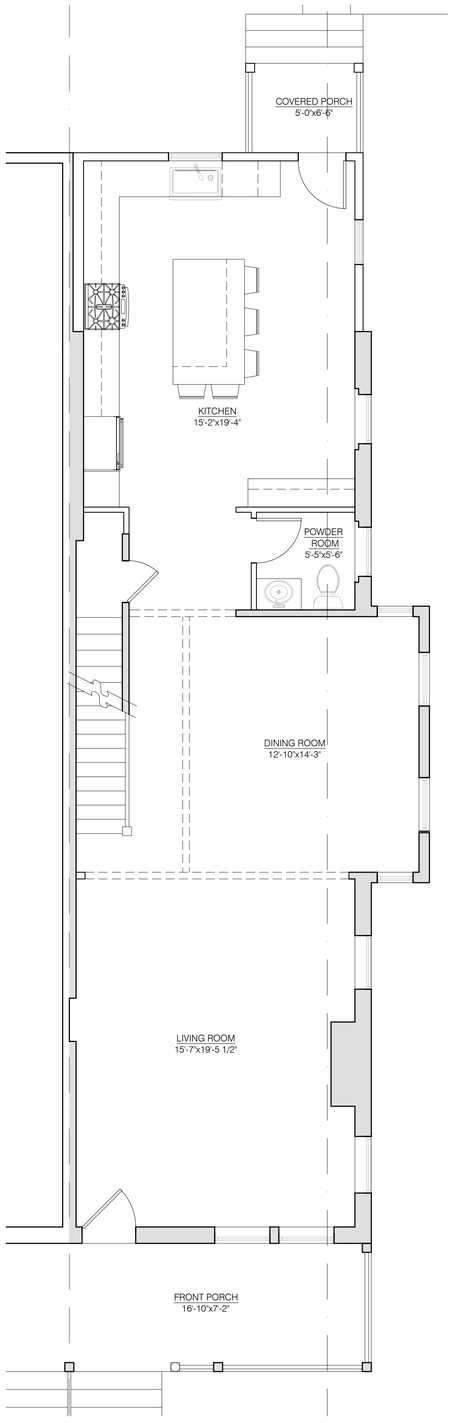
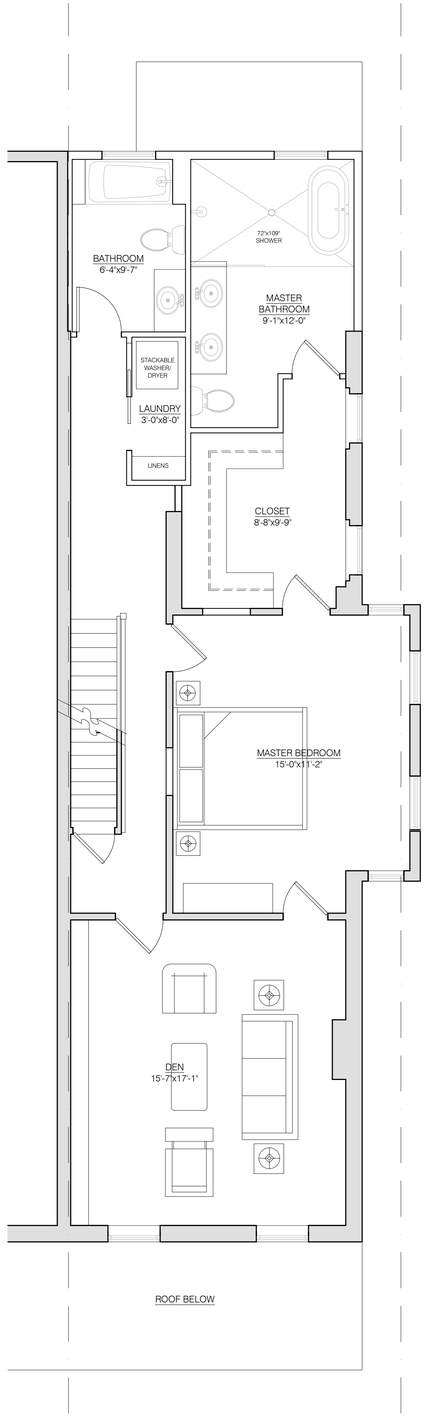
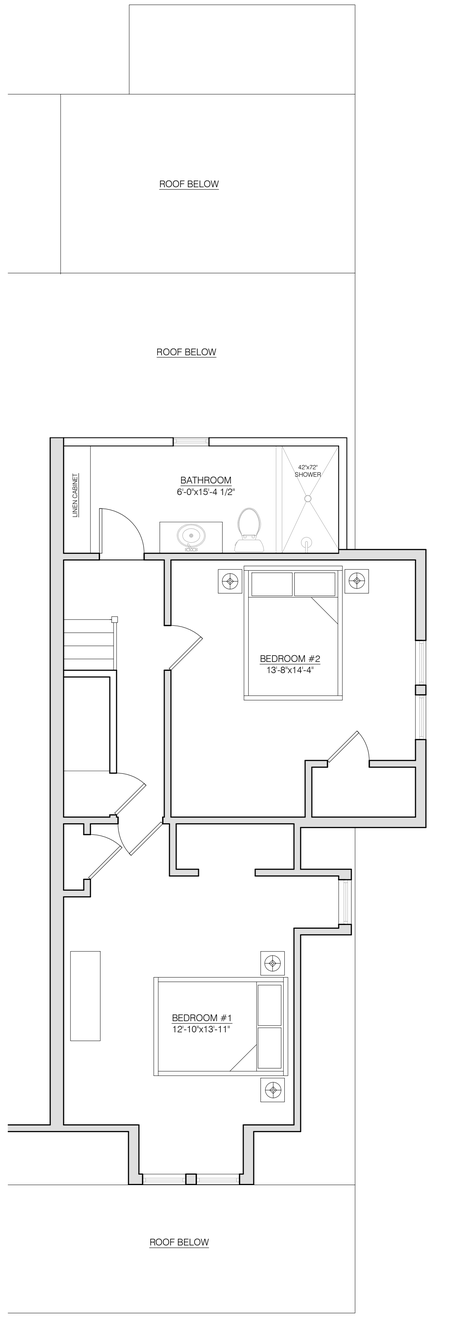


2 FIRST FLOOR PLAN
1/4"=1'-0"



3 SECOND FLOOR PLAN
1/4"=1'-0"



4 THIRD FLOOR PLAN
1/4"=1'-0"

HAYS ARCHITECTURE
ELLIE HAYS, AIA NCARB
114 WALNUT STREET
MORTON, PA 19070
CELL 610.724.6405

PROJECT:
ADDITIONS AND RENOVATIONS
124 E. CHESTNUT ST.
WEST CHESTER, PA 19380

CLIENT:
DAVE KNOEBEL
124 E. CHESTNUT ST.
WEST CHESTER, PA 19380
(484) 723-9233
dave_knoebel@outlook.com

PHASE:
PRELIMINARY ZONING REVIEW

DWG. TITLE:
PLANS

DRAWN BY: ERH
ISSUE DATE:
MARCH 11, 2025
REV. 1:
REV. 2:
REV. 3:

DWG. NO.:
SK-2

DATE APPLICATION RECEIVED: 09/15/2025

APPLICATION NUMBER: 2025-29

SECTION #1 – SIGNS

(Attach a separate Section #1 for each of the signs you want to install)

Instructions: Provide color or black and white sketches of each sign and its message. Also show the proposed location and proportion to building façade. Attach photos of the streetscape and adjacent buildings.

Location of project: 225 East Market St.

Name of business: Wild Horse Salon

Applicant's name: Maureen N. Helms

Applicant's address [redacted]

Applicant's phone numbe [redacted] Applicant's emai [redacted]

Owner's name: Vanguard Real Estate Solutions LLC

Owner's address [redacted]

Owner's telephone number: [redacted]

1) Are you replacing an existing sign? Yes

2) How many signs do you wish to install? 1

3) On how many facades? 1 ✓Front ___Side ___Back

4) ___Hanging Sign ___Building-mounted ___Other

5) Give a thorough description of sign: Round wooden sign 2' Round with Stacked text and bracket, above the door, roughly 9' from bottom to the ground

6) Is there new illumination? ___ Fixture Type? ~~Bracket~~ wooden

How will it be mounted? Bracket

7) Sign Dimensions: Height: 2' x Width: 2' x Depth: ___

8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? 9'
(Borough Code requires 8'-0 minimum to bottom of sign)

9) How will this sign be mounted? Bracket
(please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry).

10) If a hanging sign, describe the hanging bracket: metal

11) If a hanging sign, is this an existing bracket: No

12) Colors: metal bracket wooden sign

13) Message: Wild Horse Salon

14) Lettering style: please note that the historic preference is for any "serif" type: print

Please be sure to attach sample of sign wording in chosen lettering style

Application Numbers: 2025-29

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 225 E. Market Street

1) ***Date of HARB Review:*** *September 25, 2025*

2) ***Applicant's Proposal:*** *Sign*

3) **Findings:**

The applicant, Maureen Helms, was present and described the proposed sign as follows:

- *Provide a new round projecting, 24-inch diameter double-sided, hanging sign above the building's front entrance. The sign will hang from a new bracket mounted on the storefront frieze panel.*
- *The sign will be made of wood, and the traditional style bracket will be metal.*
- *Sign field color will be off-white with black lettering.*
- *The message on all the sign is "***Wild Horse Salon."**

The HARB reviewed the application as follows:

- *The application showed the location of the sign mounting bracket to be in the center of a frieze panel above the door.*
- *The HARB suggested the bracket should instead be mounted on one of the vertical stiles framing the frieze panels.*
- *The applicant concurred and the group decided the best location was at the far right side of the storefront frieze, adjacent to the entrance door.*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2025-29 as submitted, with the following clarifications:

1. *The bracket for the hanging sign shall be mounted on the far right side vertical stile that frames the storefront frieze panel.*
2. *The bottom of the sign shall be at least 8-feet above the sidewalk.*
3. *The sign's field color shall be off-white and the text black.*

Application Numbers: 2025-29

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

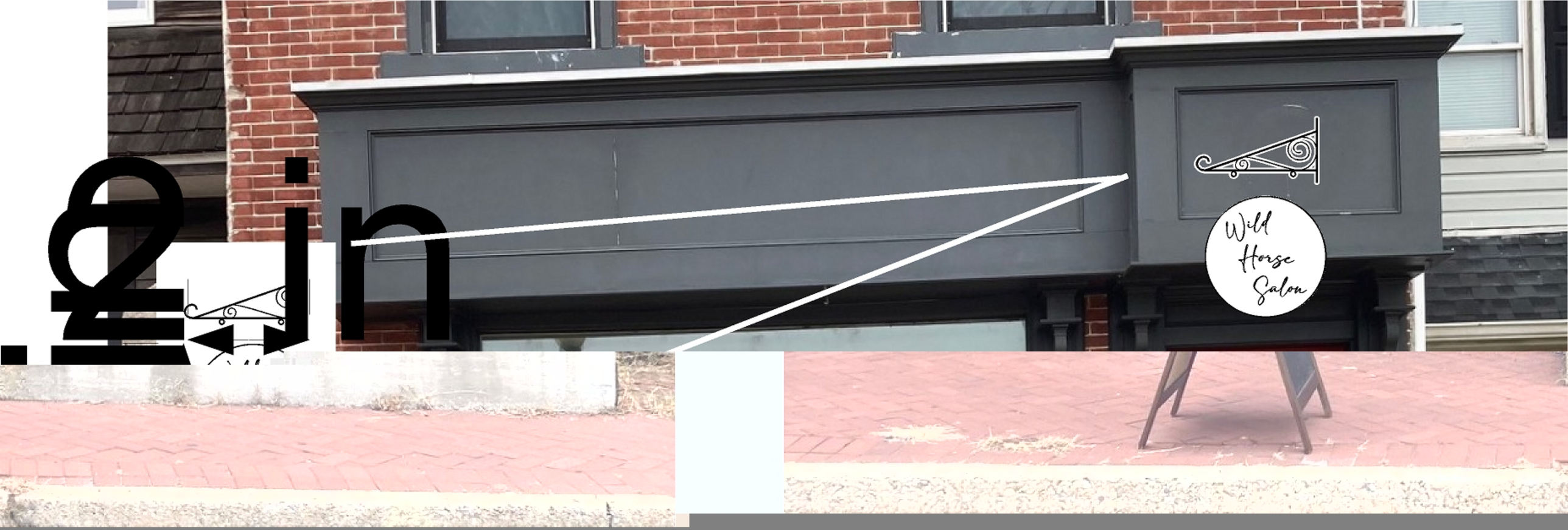
PROJECT ADDRESS: 225 E. Market Street

5) Borough Council's Action and Date

- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2025

Borough Manager's Signature:


Wild
Horse
Salon

Main | Contacts | Contractors | Submittals | Details | Workflow | Fees | Conditions | Inspections | Other Requirements | Notes

Current processing time is 1 day (In review 1 day)

Project Name: Halo Lit Sign

Add Note

Project Description: Halo Lit sign on the front of the building

This is a design change from sign approved under HARB application #2025-21

Permit Number:	COA-25-0019	**Applicant:**	Alonzo Adams
Initial Application Number:	REFERENCE-25-0897	**Primary Contact:**	Alonzo Adams
Permit Type:	CERTIFICATE OF APPROPRIATENESS- SIGNS	**Primary Contractor:**	Goshen Signs
Status:*	UNDER REVIEW	**Last Activity:**	09/15/2025 08:17
Process State:	Technically Complete	**Last Inspection Date:**	
Parent Permit:		**Initiated:**	09/13/2025
Assigned To:	User	**Submitted:***	09/13/2025 — Application is 3 days old
Fast Track:	☐	**Completed:**	09/15/2025 — 4 of 4 submittals received, 4 of 4 submittals accepted.
Applied for Online:	☑	**Approved:**	— 0 of 3 (0%) steps approved.
		Ready:	— $0.00 paid (100%), $0.00 due.
		Issued:	
		Finaled:	— No inspections.
		Closed:	— $0.00 deferred fees due.
		Expires:	03/14/2026 — Exp Override: ☐

Site Address

Site Address: 202 W GAY ST — Verify Address and Coordinates

Site City: WEST CHESTER — **Latitude:**

State: PA **Site Zip:** 19380 — **Longitude:**

Contact

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

Replace Photo

Contractor: No **Active:** ☑

First Name: Alonzo **Middle Name:** **Last Name:** Adams

Display Name:* Alonzo Adams

Primary Phone: [redacted] **Primary Email:** aadams@uptownventuregroup.com

Portal Access Code:* AB7EL-8SYBI

Mailing Address

[redacted]

Edit Address

Physical Address

Edit Address | Copy Mailing Address

Save | Reset | Close | Delete | Audit | Convert to Contractor | Associations

APPLICATION DATE: 09/15/2025

APPLICATION NUMBER: 2025-30

Permit #: COA-25-0019 **Status:** UNDER REVIEW **Contact:** Alonzo Adams **Site Address:** 202 W GAY ST WEST CHESTER, PA 19380

Type: CERTIFICATE OF APPROPRIATENESS- SIGNS **Project Name:** Halo Lit Sign **Contractor:** Goshen Signs

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Sign
LOCATION OF PROJECT:*	202 W. Gay Street
NAME OF BUSINESS:*	Revivea
ARE YOU REPLACING AN EXSISTING SIGN:*	No
HOW MANY SIGNS DO YOU WISH TO INSTALL:*	1
HOW MANY FACADES WILL SIGN DISPLAY ON:*	Front
HANGING SIGN:	No
BUILDING MOUNTED:	Yes
OTHER:	
IF OTHER PLEASE SPECIFY:	
GIVE A THOROUGH DESCRIPTION OF SIGN:	Metal Gold
IS THERE NEW ILLUMINATION:	Yes
FIXTURE TEXT:	Revivéa
SIGN DIMENSION HEIGHT:	10
SIGN DIMENSION WIDTH:	84
SIGN DIMENSION DEPTH:	

Application Numbers: 2025-30

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester

Historical and Architectural Review Board

PROJECT ADDRESS: 202 W. Gay Street

1) ***Date of HARB Review:*** *September 26, 2025*

2) ***Applicant's Proposal:*** *Revised Sign Design*

3) **Findings:**

Note: A sign application for this property was previously reviewed by the HARB on June 26, 2025, under the Application Number 2025-21, which included storefront renovations and a new sign. At that time, the applicant proposed a non-illuminated sign, for which the HARB recommended approval of a COA for the storefront and non-illuminated sign. Since that time, the applicant has revised the sign design to be an illuminated sign using backlit individual letters. The new sign was reviewed by the HARB as a new Application, Number 2025-30, as described herein.

The applicant, Alonzo Adams of the Uptown Venture Group, was in attendance and presented the revised sign design as follows:

- *The new sign is to be individual opaque aluminum letters with a clear lexan back face.*
- *Letters will be offset, pin-mounted to the new Azek frieze panel above the new storefront window.*
- *Concealed lighting will be installed inside the letters to illuminate through the clear rear lexan panels, providing a halo glow round the letters.*
- *The message of the sign is "***REVIVEA – Health and Wellness***"*

The HARB reviewed the application in detail and made the following comments:

- *The HARB commented that the sign's graphic design was very similar to the original approved sign.*
- *The addition of the backlit halo lighting is permitted in the HARB district.*
- *Mr. Adams clarified that although Detail SK4 incorrectly indicates the letters will be "edge lit", the sign letter detail sheet in the application correctly shows the sign to be a "backlit" design.*
- *The sign was deemed appropriate*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2025-30 as submitted, with the following clarifications:

1. *Although Detail SK4 incorrectly indicates the letters will be "edge lit", the sign letter detail sheet in the application correctly shows the sign to be a "backlit" design.*
2. *All electrical connections and conduit shall be concealed form view.*

Application Numbers: 2025-30

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 202 W. Gay Street

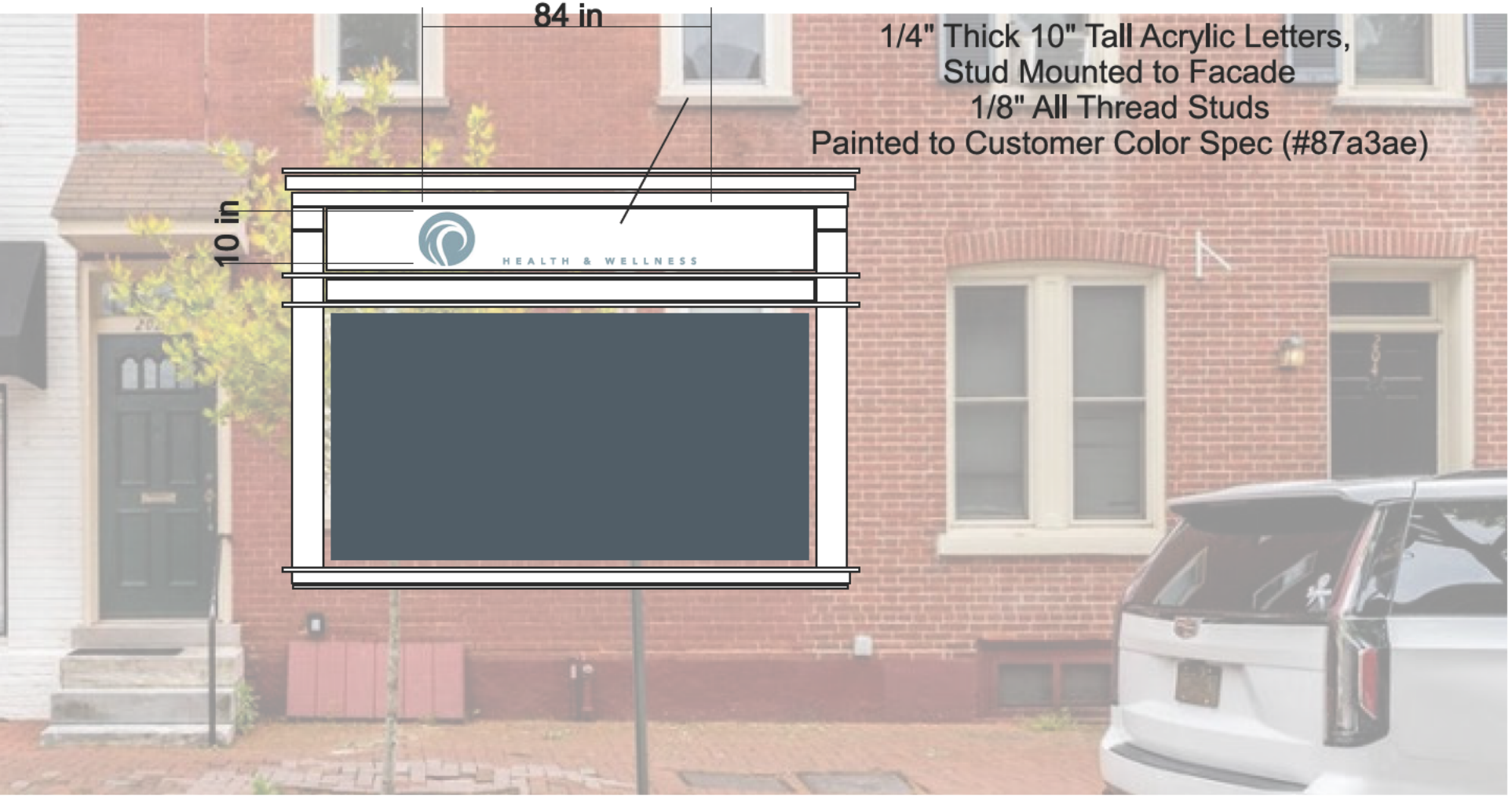
5) Borough Council's Action and Date

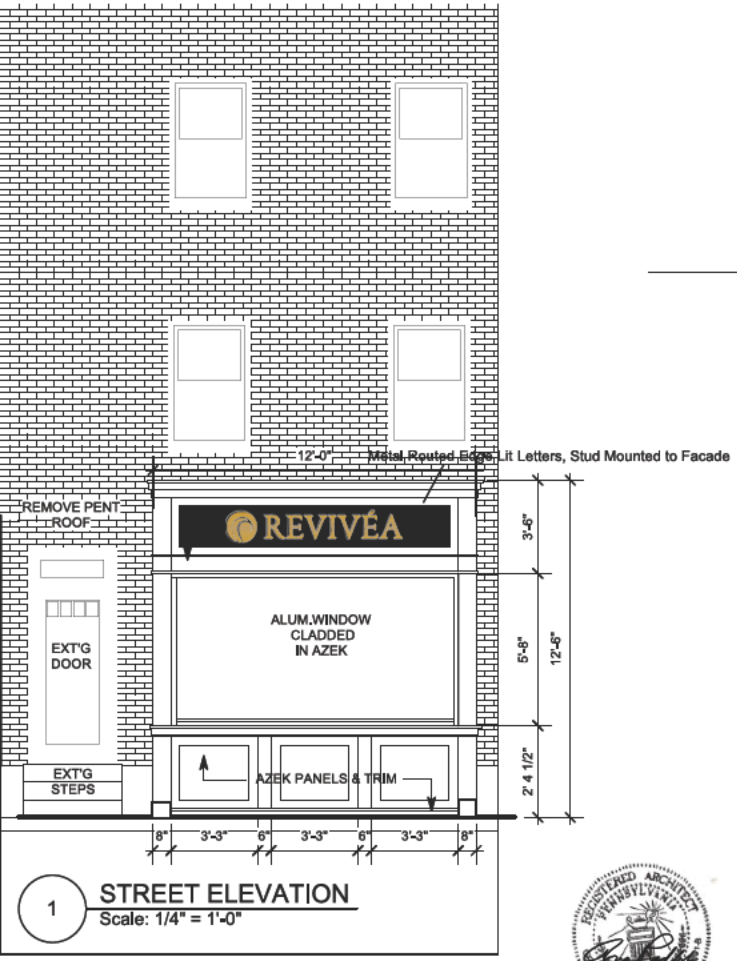
- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2025

Borough Manager's Signature:

ORIGINAL SUBMISSION #2025-21





1 STREET ELEVATION
Scale: 1/4" = 1'-0"

SK1 HARB 06 13 25

5 CORNER DTL
Scale: 1 1/2" = 1'-0"

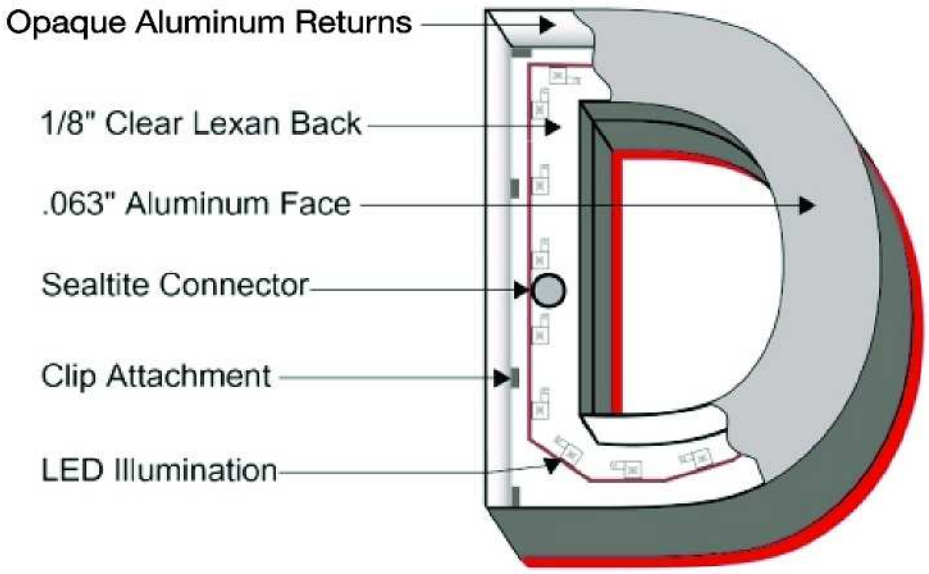
Metal Routed Edge Lit Letters, Stud Mounted to Facade

4 PERSPECTIVE
Scale: 1/2" = 1'-0"

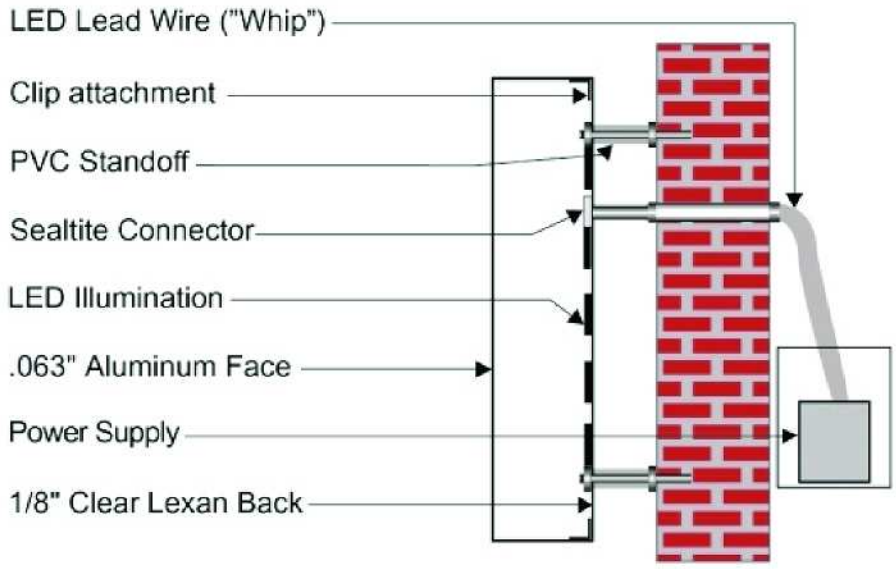
SK4 HARB 06 13 25

Reverse Lit Channel Letter Diagram

Spacer Mounted Halo lit channel letters



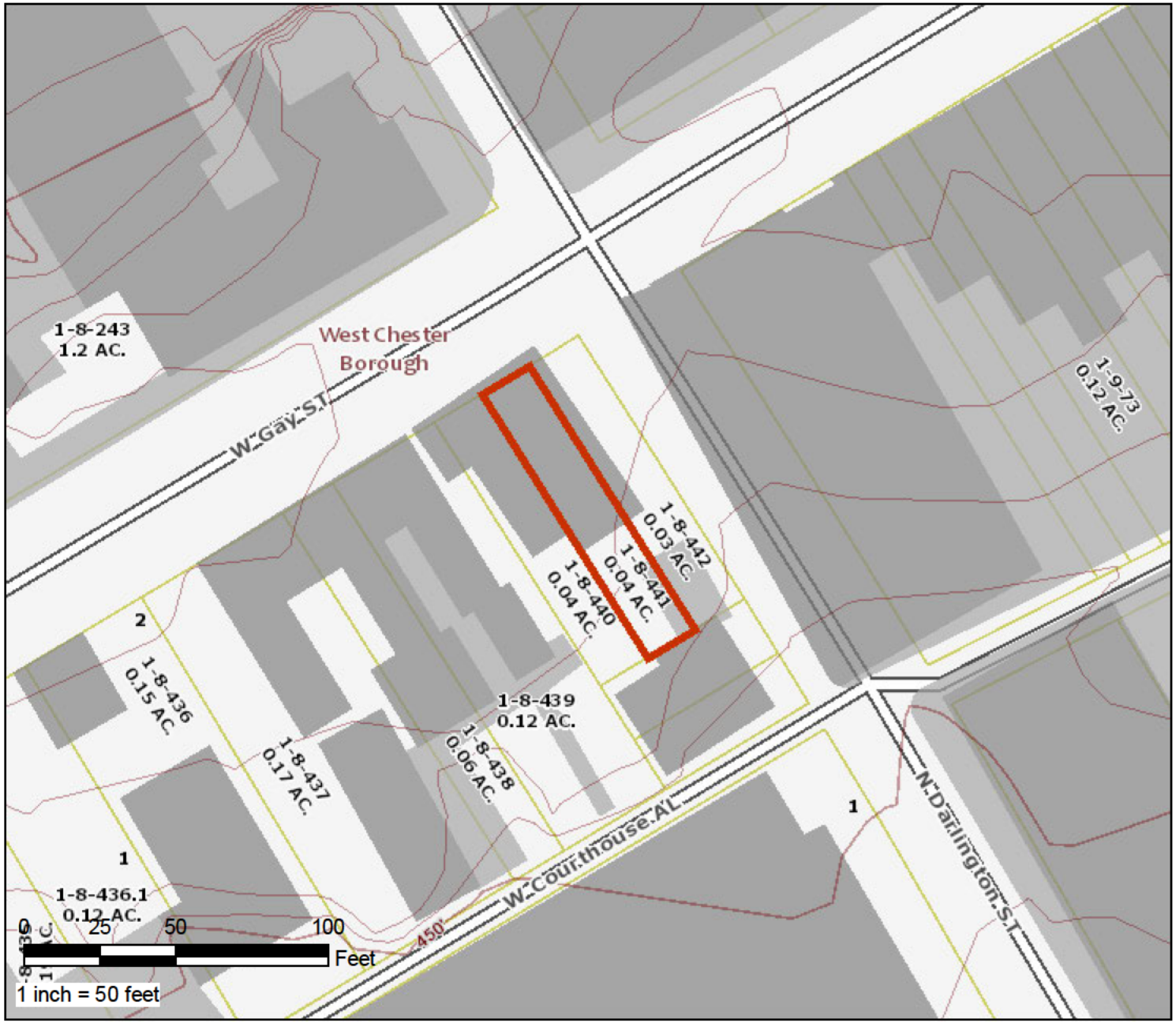
FRONT VIEW



SIDE VIEW

202

202 Site/Grade



COUNTY OF CHESTER

PENNSYLVANIA

Find Address Information

PARID: 0108 04410000
UPI: 1-8-441
Owner1: UPTOWN VENTURE GROUP LLC
Owner2:
Mail Address 1: 18 WILSON AVE
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19382
Deed Book: 11087
Deed Page: 890
Deed Recorded Date: 07/28/2023
Legal Desc 1: SS OF W GAY ST
Legal Desc 2: LOT & APTS
Acres: 0.0375
LUC: R-20
Lot Assessment: 30710
Property Assessment: 47820
Total Assessment: 78530
Assessment Date: 12/15/2023 7:39:35 AM
Property Address: 202 W GAY ST
Municipality: WEST CHESTER
School District: West Chester Area

Map Created:
Tuesday, March 19, 2024

County of Chester

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Main | Contacts | Contractors | Submittals | Details | Workflow | Fees | Conditions | Inspections | Other Requirements | Notes

Application not yet complete

Project Name: Vera Studios

Add Note

Project Description: Sign out front

Permit Number: COA-25-0020
Initial Application Number: REFERENCE-25-0906
Permit Type: CERTIFICATE OF APPROPRIATENESS- SIGNS
Status:* COMPLETENESS REVIEW
Process State: Pending
Parent Permit:
Assigned To: User
Fast Track:
Applied for Online:

Applicant: Piotrowski, Victoria
Primary Contact: Piotrowski, Victoria
Primary Contractor:
Last Activity: 09/15/2025 15:13
Last Inspection Date:
Initiated: 09/15/2025
Submitted:* 09/15/2025 — Application is 1 day old
Completed: — 4 of 4 submittals received, 3 of 4 submittals accepted.
Approved: — 0 of 3 (0%) steps approved.
Ready: — $0.00 paid (100%), $0.00 due.
Issued:
Finaled: — No inspections.
Closed: — $0.00 deferred fees due.
Expires: 03/14/2026 — Exp Override:

Site Address

Site Address: 16 S CHURCH ST
Verify Address and Coordinates
Site City: WEST CHESTER
Latitude:
State: PA Site Zip: 19382
Longitude:

Contact

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

Replace Photo

Contractor: No
Active:
First Name: Victoria
Middle Name:
Last Name: Piotrowski
Display Name:* Piotrowski, Victoria
Primary Phone: [redacted]
Portal Access Code:* INWW7-4ZZON

Mailing Address

[redacted]

Edit Address

Physical Address

Edit Address | Copy Mailing Address

Save | Reset | Close | Delete | Audit | Convert to Contractor | Associations

Permit #: COA-25-0020	**Status:**	COMPLETENESS REVIEW	**Contact:**	Piotrowski, Victoria	**Site Address:** 16 S CHURCH ST WEST CHESTER, PA 19382
Type: CERTIFICATE OF APPROPRIATENESS- SIGNS	**Project Name:**	Vera Studios	**Contractor:**		

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Sign
LOCATION OF PROJECT:*	16 S Church St
NAME OF BUSINESS:*	Vera Studios
ARE YOU REPLACING AN EXSISTING SIGN:*	Yes
HOW MANY SIGNS DO YOU WISH TO INSTALL:*	1
HOW MANY FACADES WILL SIGN DISPLAY ON:*	Front
HANGING SIGN:	Yes
BUILDING MOUNTED:	Yes
OTHER:	No
IF OTHER PLEASE SPECIFY:	
GIVE A THOROUGH DESCRIPTION OF SIGN:	Rectangular black sign with elegant white let
IS THERE NEW ILLUMINATION:	No
FIXTURE TEXT:	Vera Studios
SIGN DIMENSION HEIGHT:	20
SIGN DIMENSION WIDTH:	36
SIGN DIMENSION DEPTH:	1

Application Numbers: 2025-31

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 16 S. Church Street

1) ***Date of HARB Review:*** *September 25, 2025*

2) ***Applicant's Proposal:*** *Sign*

3) **Findings:**

The applicant, Victoria Pietrowski, was present and described the proposed sign as follows:

- *A new projecting rectangular, 36"W x 20"H, double-sided, hanging sign at the building's front entrance.*
- *The sign will hang from an existing painted decorative wrought iron bracket mounted to the existing exterior brick wall. Two existing stacked hanging signs shall be removed.*
- *The new sign will be a metal panel with a graphic vinyl sign applique.*
- *Sign field color will be black or charcoal with white lettering.*
- *The message on all the sign is "***VERA - studios."**

The HARB reviewed the application as follows:

- *In addition to the original application sign design with a charcoal field, at the meeting the applicant provided multiple sign graphic design options for review.*
- *Since the sign will be a printed as a vinyl applique, the graphic design is quite flexible.*
- *The HARB reviewed the assorted options and selected the original application design featuring: a subtly textured charcoal field, with white lettering that includes a 3D shadow line at the bottom and right sides of the letters.*
- *The applicant stated that was also her preferred version.*
- *The HARB did not like the way the previous hanging signs were mounted at the very front edge of the large bracket, preferring the new sign to be hung closer to the building.*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2025-31 as submitted, with the following clarifications:

1. *The sign graphic shall be the version submitted in the application featuring a subtly textured charcoal field, with white lettering that includes a 3D shadow line at the bottom and right sides of the letters.*
2. *The existing long metal bracket for the hanging sign shall be retained; but the new sign shall be mounted closer to the building near the center of the bracket length.*

Application Numbers: 2025-31

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 16 S. Church Street

5) Borough Council's Action and Date

- ❑ Approved per HARB recommendation:
- ❑ Denied for the following reasons:
- ❑ Approved with the following differences from HARB recommendation:

Date of Action Taken: _____ , 2025

Borough Manager's Signature:

VERA
STUDIOS

MERRY
BRIGHT
LASHES SPRAY TAN
LASH EXTENSIONS MEN SPA
WAXING SKINCARE
PEELS MASSAGE THERAPY
16
OPEN
14

16 S Church St
DAY SPA
COME IN.
WE'RE OPEN!

DAY SPA
OPEN
16
SOLUNA
OPEN NOW

DAY SPA
SOLUNA

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 112 OF THE CODE OF THE BOROUGH OF WEST CHESTER, TITLED, "ZONING", SPECIFICALLY TO AMEND SECTION 112-309.B TO REVISE THE DIMENSIONAL REQUIREMENTS IN THE TC TOWN CENTER DISTRICT.

BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Council of the Borough of West Chester that the Code of the Borough of West Chester, specifically, Chapter 112, titled, "Zoning", is hereby amended as follows:

SECTION 1. Section 112-309, titled, "TC Town Center District", subsection "B" shall be deleted, and the following shall be added:

Dimensional requirements.

Lot area, minimum	2,500 square feet
Lot width, minimum	20 feet
Building setback line/front yard, minimum	0 feet *
Side yard, minimum	0 feet
Rear yard, minimum	5 feet
Height, maximum	45 feet**
Impervious coverage, maximum	95%
Building coverage, maximum	90%

*The building setback line/front yard, minimum for buildings, structures, or parts thereof with a building height over 45 feet permitted in the HO-60 or HO-75 Height Option Overlay Districts shall be 10 feet.

**Except as may be permitted in the HO-60 or HO-75 Height Option Overlay Districts.

SECTION 2. Severability. The provisions of this Ordinance are severable, and if any article, section, subsection, clause, sentence or part thereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining articles, sections, subsections, clauses, sentences or parts thereof of this Ordinance. It is hereby declared to be the intent of the Borough Council that this Ordinance would have been enacted if such illegal, invalid, or unconstitutional article, section, subsection, clause, sentence, or part thereof had not been included herein.

SECTION 3. Repealer. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

SECTION 4. Effective Date. This Ordinance shall become effective upon enactment as by law provided.

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2025.

COUNCIL OF THE BOROUGH OF WEST CHESTER

ATTEST:

_____ By: _____
Sean Metrick, Secretary Patrick McCoy, President

APPROVED THIS ____ DAY OF _____, 2025.

_____
Lillian L. Debaptiste, Mayor

BOROUGH OF WEST CHESTER
PLANNING COMMISSION

October 3, 2025

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

RE: Uniform Residential Development

Members of Council,

The Planning Commission reviewed discussed and voted on the proposed ordinance amendment for "Uniform Residential Development" (URD) at the PC voting session on September 30, 2025. The URD is a proposed new use for the Town Center (TC) District.

J. Cherry moved to recommend approval of the draft ordinance amendment for Unified Residential Development, contingent on the following: 1) incorporation of the revisions discussed and agreed to tonight; and 2) PC review and incorporation of select sections of the Design Guidelines for the West Chester Historic District.
M. Clapp seconded the motion.

Public Comments

- No Citizen Comments

The motion passed with a vote of 5-0.
The vote was as follows:
Q. Birl-Yes, A. Burke-Absent, J. Cherry-Yes, M. Clapp-Yes, T. Dougherty-Yes, S. Mitten-Yes,

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

Respectfully Submitted,

Jim Cherry
Chair, Borough of West Chester Planning Commission

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO.

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 112 OF THE CODE OF THE BOROUGH OF WEST CHESTER, TITLED, "ZONING", SPECIFICALLY SECTION 112- 202, TITLED DEFINITIONS, TO ADD DEFINITIONS OF "ALLEY" AND "UNIFIED RESIDENTIAL DEVELOPMENT; SECTION 112-304, TITLED PERMITTED USES, TO ADD UNIFIED RESIDENTIAL DEVELOPMENT AS A PERMITTED PRINCIPAL USE BY RIGHT IN THE TC TOWN CENTER DISTRICT; TO AMEND FOOTNOTE 1 IN SECTION 112-304.A; AND TO ADD A NEW SECTION 112-916 TO ADD STANDARDS FOR UNIFIED RESIDENTIAL DEVELOPMENT.

BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Council of the Borough of West Chester that the Code of the Borough of West Chester, specifically, Chapter 112, titled, "Zoning", is hereby amended as follows:

SECTION 1. Section 112-202, titled, "Definitions" is amended to add the following new definitions:

ALLEY – Land over which there is a right-of-way, municipally or privately owned, ordinarily serving as a secondary means of access to two or more lots. "Alleys" in the Borough are typically located to the rear of a building, occasionally on the side of a building, and rarely in the front of a building.

UNIFIED RESIDENTIAL DEVELOPMENT – A residential land development consisting of only single-family semidetached, single-family attached, two-family detached, two-family semidetached, two-family attached, quadraplex, and/or triplex dwelling units which utilizes common architectural and design principles and shares common pedestrian and vehicular access and parking.

SECTION 2. The Table set forth in Section 112-304.A, titled "Principal Uses", is amended to add "Unified Residential Development" as a principal use by right in the TC Town Center District.

SECTION 3. Footnote [1] of Section 112-304.A is amended as follows:

[1] Residential uses are not permitted on first floor in the TC District except in a Unified Residential Development.

SECTION 4. A new Section 112-916 titled "Standards for Unified Residential Development" is added as follows:

112-916. Standards for Unified Residential Development

A. The following standards shall apply to a Unified Residential Development which is a use permitted by right in the TC Town Center District. The standards of this Section 112-916 shall supersede conflicting or different standards set forth in this Chapter 112 applicable in the TC District.

B. Area and bulk regulations. The following area and bulk regulations shall apply to a Unified Residential Development.

(1) Maximum gross tract area: three (3) acres.

(2) Tract location: tract must be adjacent to a lot or tract located in the NC-2, NC-3 or CS Zoning Districts; provided, however, the tract must not be located in or adjacent to a lot or tract located in the Retail Overlay District as defined in Section 112-405.

(3) Maximum density: 40 dwelling units per acre

(4) Minimum tract width at the street line of at least one street: 100 feet.

(5) Building setback line/front yard - minimum - zero (0) feet; maximum five (5) feet

(6) Side yard - minimum - five (5) feet.

(7) Rear yard - minimum - five (5) feet.

(8) Distance between exterior walls of buildings - minimum – fifteen (15) feet.

(9) Maximum tract building coverage: 90%.

(10) Maximum tract impervious coverage: 95%.

(11) Minimum tract green area: 5%.

(12) Maximum building height: 45 feet.

(13) Uncovered stoops and steps may project a maximum of four (4) feet into the right-of way of a dedicated street. Provided, however, in no case shall the width of the sidewalk be less than four (4) feet to maintain an accessible route for pedestrians.

C. Design standards for a Unified Residential Development.

(1) Unified Residential Development shall comply with all of the requirements and design standards of Section 112-916. Applicants seeking land development approval for a Unified Residential Development shall provide conceptual architectural plans and sufficient documentation to demonstrate compliance with all of the said requirements and design standards. The plans and documentation shall be submitted with the preliminary land development application.

(a) The front façade of all dwelling units shall face and abut a dedicated street, a private green area, or private common open space.

(b) Garages and parking spaces shall face alleys or private driveways located in the rear of dwelling units.

(c) Alleys and private driveways serving more than one dwelling unit shall have a minimum of twelve (12) feet in cartway width. A minimum right-of-way width is not required for alleys constructed as part of the Unified Residential Development, and such alleys shall not be dedicated to the Borough and shall be maintained by an association of the owners of the dwelling units.

(d) Dwelling units shall be a minimum of fifteen (15) feet and a maximum of twenty-four (24) feet from side wall to side wall.

(e) The Design Guidelines for the West Chester Historic District, July 2002, as amended from time to time, shall be used for the design elements of the buildings, structures and the overall development, including but not limited to massing, scale, proportion, rhythm, building materials, roofs, windows, and streetscapes. Existing Borough 18th and 19th century residential buildings of a scale similar to the proposed new buildings shall be used as architectural models for the proposed new buildings in the Unified Residential Development. To the extent the Design Guidelines may be inconsistent with or contrary to the requirements of this Section 112-916, the requirements of Section 112-916 shall prevail. The preliminary land development application shall include plans, conceptual building elevations, diagrams, photographs, and other documentation to demonstrate compliance with the Design Guidelines. The preliminary plan and forgoing documentation shall be sent by the Borough to the Borough Historic Architect for review and comment and a determination of compliance with the Design Guidelines and the standards of Section 112-916.

(f) The following specific design and material specifications shall apply:

1. Vinyl or aluminum siding and fabricated plastic building components shall not be used.

2. The use of window shutters is preferred. If shutters are used, each shutter must be half the width of the window opening.

3. Existing brick sidewalks along streets and alleys shall be preserved to the greatest extent feasible. Repairs to and reconstruction of existing sidewalks and the construction of new sidewalks shall utilize salvaged or new red clay brick pavers. Concrete pavers shall not be utilized.

(2) All preliminary land development plans shall be accompanied by a landscaping plan which shall be approved by Council as part of the land development decision.

(3) Parking shall be provided as follows: two off-street parking spaces shall be provided for each dwelling unit, at least one of which shall be located inside a garage and one of which may be located directly adjacent to the dwelling unit that the space serves. Parking spaces for the same dwelling unit may be stacked behind garages or other parking spaces.

SECTION 5. Severability. The provisions of this Ordinance are severable, and if any article, section, subsection, clause, sentence or part thereof shall be held or declared illegal, invalid or unconstitutional by any court of competent jurisdiction, the decision shall not affect or impair any of the remaining articles, sections, subsections, clauses, sentences or parts thereof of this Ordinance. It is hereby declared to be the intent of the Borough Council that this Ordinance would have been enacted if such illegal, invalid, or unconstitutional article, section, subsection, clause, sentence, or part thereof had not been included herein.

SECTION 6. Repealer. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of any such inconsistency.

SECTION 7. Effective Date. This Ordinance shall become effective upon enactment as by law provided.

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2025.

COUNCIL OF THE BOROUGH OF WEST CHESTER

ATTEST:

_____ By: _____
Sean Metrick, Secretary Patrick McCoy, President

APPROVED THIS ____ DAY OF _____, 2025.

_____
Lillian L. Debaptiste, Mayor