Borough Council Meeting Voting Session
December 17, 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

---

Borough Council Meeting:

I. Public Hearings

A. Public Hearing to revise the monthly sewer rates effective February 1, 2026 (attachment)

II. Call to Order

III. Pledge of Allegiance

IV. Announcements

A. The Borough will be collecting canned goods to benefit the West Chester Food Cupboard at Borough Hall during business hours. Please stop by to contribute. More information can be found on the Borough website.

B. The Borough of West Chester offices will be closed on December 18, 2025 from noon until 2 PM for the annual Holiday Lunch

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

A. Tree Commission Annual Report, Chip Horne (attachment)

B. Presentation of Appreciation to outgoing Council Members: Lisa Dorsey; Patrick McCoy; Shiela Vaccaro

VIII. New Business

IX. Old Business - Discussion

A. Motion to approve request from Downtown West Chester to share parking garage revenue for Christkindl Market and all future events in the Central Business District (attachment)
Issue: John O' Brien, ED of Downtown West Chester, is requesting garage revenue sharing for Christkindl Market and future BID events, based on the new Special Event Parking Policy.

B. Motion to make appointments to the Boards/Commissions/Committees:

1. Historical Commission
2. Human Relations Commission
3. Planning Commission
4. Public Arts Commission
5. Recreation Commission
6. Reestablish Rail Service to West Chester
7. Tree Commission
8. West Chester Community Campus Committee
9. West Chester Library Board
10. Zoning Hearing Board - Alternate

X. Old Business - Consent

A. Motion to approve the November 18th and 19th Borough Council Meetings Minutes

B. Motion to amend the Borough Council Meetings Rules and Regulations to include presentation requests from organizations or individuals (attachment)
Issue: Include a policy to establish rules for outside groups/individuals who wish to make a presentation to Borough Council

C. Motion to direct the Solicitor to research attendance and quorum requirements at Council and Committee meetings
Issue: Determine legality of meeting attendance and quorum requirements and create a policy

D. Motion to approve 2026 Meeting Schedule (attachment)
Issue: Approve 2026 Meeting dates

E. Motion to approve Wayfinding Phase 2 sign– 2026 Capital project. (attachment)
Issue: Choose Sign Option #1

F. Motion to approve and adopt Goose Creek Pollution Reduction Plan (attachment)

G. Motion to approve 60-day tree maintenance services contract (attachment)

H. Motion to approve 60-day extension of custodial services contract (attachment)

I. Motion to approve 60-day extension of traffic signal maintenance (attachment)

J. Motion to enter into a three-year contract with Good Fellowship Ambulance & EMS Training Institute (attachment)
Issue: Review three year agreement

K. Motion to approve BS&A contract for accounting software (attachment)
Issue: Review and approve contract for new accounting software

L. Motion to award the bid for the installation of the electrical substation equipment at Goose Creek (attachment)
Issue: Review and award bid
Committee Recommendation for further discussion

M. Motion to approve extension of sewer treatment agreement with East Bradford Township (attachment)
Issue: Consider approving an extension

N. Motion to approve the following purchase orders:

1. BelforPropertyRestoration for $89,930.63
2. Fire Line Equipment for $15,399.78
3. Fire Line Equipment for $75,638.17
4. GL Sayre Inc for $11,551.46
5. Horgan Tree for $24,500.00
6. Organizational Research and Development for $15,000.00
7. Signal Service for $55,403.38
8. Usalco for $15,280.00
9. Usalco-GC for $20,460.00
10. Butts Tickets for $11,947.36
11. Bergey's for $12,105.27

Issue: Review and recommend the approval of qualifying purchase orders

O. Motion to approve 2026 Fee Schedule (attachment)
Issue: Review and approve 2026 Borough fees

P. Motion to direct the Civil Service Commission to create an eligibility list for the position of Police Officer, Police Corporal, and Police Sergeant upon the retirement of Sgt. McFarlane effective December 22, 2025.

Q. Motion to approve the elevation plans for the Land Development project at 210-214W. Washington St,Axel Properties (attachment)
Issue: Final approval of elevation plans for Land Development approval

R. Motion to direct the Solicitor to attend Zoning Hearing Board (attachment)
516 N. Church St-Relief from building coverage requirements to construct an ADU
Issue: Determine if Solicitor attendance is required

S. Motion to approve HARB applications (attachment)
2025-36: 39 W. Gay St-Sign and front door color change
2025-37:29 S. Darlington St-Repairs and roof replacement
Issue: Review and approve the November HARB Certificate of Appropriateness

T. Motion to approve Borough Manager Contract

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.

ORDINANCE NO. - 2025

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 89, TITLED, "SEWERS", SECTION 89-11(B) TO REVISE THE MONTHLY SEWER RATES EFFECTIVE FEBRUARY 1, 2026.

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

SECTION 1. Chapter 89 of the Code of the Borough of West Chester, titled, "Sewers", Section 89-11 is hereby amended as follows:

"B. Effective February 1, 2026, the monthly sewer rates shall be computed as follows:

Monthly Sewer Rates

Quantity of Water Used in gallons	**Charge**
First 2,000 or less	$34.84
Over 2,000	$9.25 per 1,000 gallons or any part thereof"

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 OF WEST CHESTER

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

APPROVED THIS _____ DAY OF _____, 2025.

_____
Lillian L. DeBaptiste, Mayor

Borough of West Chester
Tree Commission
2025 Annual Report to Borough Council

For the year 2025 the West Chester Borough Tree Commission accomplished the following:

- Adopted new bid specifications for the tree planting contract. As a result, poorly qualified contractors did not submit qualifying bids for 2025. This resulted in much higher quality trees being planted in 2025 compared with previous years.

- Implemented a new process whereby property owners who were to have a new street tree planted were sent a letter so advising them. Resulted in 6 property owners advising the Borough that they did not want a new street tree. Those property owners were removed from the list of locations to receive a new street tree.

- Planted 186 street trees and 14 park trees throughout the Borough primarily in higher visibility locations with an excellent survivability rate.

- Condemned and then removed 10 trees that were either dead or in severe decline from Everhart Park, Marshall Square Park, Hoopes Park, John O Green Park and Bayard Rustin Park.

- Proactively worked to identify unsightly street trees that are either dead or in severe decline. Once identified those trees were condemned by the Tree Commission and property owners were required to remove them within 60 days. Upon removal, new trees are planted in their place. A total of 32 street trees were condemned in 2025. 12 of those trees have been removed.

- Pruned trees in Marshall Square, Everhart, Hoopes and John O Green Parks.

- Developed a plan to remove 66 ash trees from Hoopes Park and 11 ash trees from Everhart Park over a 9-year period to address susceptibility of these ash trees to infestation by the emerald ash borer. Plan will be implemented beginning in 2026, subject to concurrence by the Borough Arborist.

- Produced a monthly report tracking tree expense actual versus budget by category of expenditure. With this report we are better able to manage tree expenditures.

- Reviewed the following land development projects: 740 S Matlack Street, 611 E Nields Street, 250 E Market Street & Axle Square focusing on proposed street tree locations and species. Provided written recommendations to the Planning Commission and Borough staff.

- Implemented a plan for proactive selected street tree pruning throughout the Borough

- Working with Borough Staff updated the information about trees on West-Chester.com.

- Completed a draft revision to the West Chester Borough Tree Ordinance – Chapter 102. Work on this project will continue in 2026.

BOROUGH OF WEST CHESTER COUNCIL POLICY: SPECIAL EVENT & 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.

For events that are not planned by the Borough of West Chester that generate a special event parking fee, 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.

In order to receive a revenue-sharing cost-reduction, applicants and their events must adhere to the following criteria:

- Special event applicant must be a non-profit (501c3) licensed to operate in West Chester Borough.
- Applicant must demonstrate the benefit) to the Borough and surrounding community.
- Event is open to the public, all ages
- Event increases awareness of West Chester as a visitor destination

- West Chester Borough be given name/logo representation in tandem with organizer/sponsors

  This request will be included in the special event application and revenue sharing request will be determined at the time the Special Event Permit Application is reviewed by Council at a public meeting.

  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 4
Proposal Date to Council	October 17th, 2025
Approval Date	October 18th 2025
Approved By	Borough Council
Date of Commencement	December 1, 2025
Date of Last Review	
Date for Next Review	
For Office Use – Keywords for search function	Policy, special event, garage, parking, church

Vacancy	*B/C/C*	*Applicant*
2 Vacancies	Historic Commission	Mary Baylis Stephen Mitten Mitchell Patterson David Wickard
1 Vacancy	Human Relations	N/A
1 Vacancy	Planning Commission	Sheila Vaccaro Patrick Whalen
2 Vacancies	Public Arts Commission	Patrick McCoy Mitchell Patterson Samantha Ruffo
1 Vacancy	Recreation	Robert Figarotta--Non Resident
2 Vacancies	Reestablish Rail Service	Stephen Laarkamp-Non Resident William McCann-Non Resident
1 Vacancy	Tree Commission	N/A
1 Vacancy: **At large** 1 Vacancy: **Ward 4** 1 Vacancy: **Business Owner** 1 Vacancy: **Student Housing Property Owner**	West Chester Community Campus	Vince Range Woody Lathbury N/A N/A
4 Vacancies	West Chester Library Board	Morgan Pater Mitchell Patterson Janet Reiner-Non Resident
1 Vacancy	Zoning Hearing Board (Alt)	N/A

Making a Presentation to Borough Council
Tips, Suggestions and What You Need to know

Thank you for taking the time to address the Borough Council and citizens. The opportunity to hear from our community is an integral part of Council's work toward the betterment of our Community.

What is a Presentation? A presentation is an agenda item with a specific goal or request involving a decision from the Borough Council that may have monetary, public safety, quality of life, public services or infrastructure implications. A presentation may require updates to ordinances, tax structures, zoning or contracts. Presentations will be placed on an agenda under "Reports/Presentations."

How do I get on an agenda?
Email danad@west-chester.com with your topic and agenda request. The office will review your request and respond to you. All requests must be submitted at least 2 weeks prior to Council/Committee meetings. An Executive Summary and all presentation materials shall be provided to Borough Council one week prior to the meeting. Only approved presentations will be heard.

When/Where do we meet?
For a schedule of upcoming Council and Committee meetings, please visit our Meeting Management site or contact the Administrative office. All Council meetings and public hearings are conducted in Borough Council Chambers; 401 East Gay Street.

How long do I have to present?
To keep meetings on schedule, and in fairness to other attendants, we ask that you keep your presentation to five minutes to allow time for Council and others in attendance to ask pertinent questions. Your presentation will be listed on the agenda. When it is your time to present, the Council President or Committee Chair will invite you to the podium. Our IT staff will manage the documents and /or slides you provide. A pointer is available for your use.

Tips for Council presentations

- Please be on time and check-in with Borough staff when you arrive.
- Please be sure your presentation is readable with the font size large enough for the audience to see. Graphics should be clear and understandable.
- Conduct your entire presentation within the time allotted, allowing for questions and discussion.



We look forward to hearing from you and welcome your participation and presentation. Please contact us if we can answer any questions or be of assistance.

Sean Metrick, Borough Manager Ramsey Reiner, Assistant Borough Manager/Parking Director

DRAFT

Making a Presentation to Borough Council
Tips, Suggestions and What You Need to know

Thank you for taking the time to address the Borough Council and citizens. The opportunity to hear from our community is an integral part of Council's work toward the betterment of our Community.

What is a Presentation? *A presentation is an item with a specific goal or request involving a decision from the Borough Council that may have monetary, public safety, quality of life, public services or infrastructure implications. A presentation may require updates to ordinances, tax structures, zoning or contracts. Presentations will be placed on an agenda under "Reports/Presentations."*

How do I get on an agenda?

Email danad@west-chester.com with your topic and agenda request. The office will review your request and respond to you. All requests must be submitted at least 2 weeks prior to Council/Committee meetings. *An Executive Summary and all presentation materials shall be provided to Borough Council one week prior to the meeting. Only approved presentations will be heard.*

When/Where do we meet?

For a schedule of upcoming Council and Committee meetings, please visit our Meeting Management site or contact the Administrative office. All Council meetings and public hearings are conducted in Borough Council Chambers; 401 East Gay Street.

~~**When to arrive?**~~

~~Presentations are scheduled at the beginning of the meeting after public comment. While we strive to keep meetings moving as efficiently as possible, there are times we run late. We suggest all guest presenters be ready and available at the start of the meeting, and sit in the front two rows.~~

How long do I have to present?

To keep meetings on schedule, and in fairness to other attendants, we ask that you keep your presentation to five minutes to allow time for Council and others in attendance to ask pertinent questions. Your presentation will be listed on the agenda. When it is your time to present, the Council President or Committee Chair will invite you to the podium. Our IT staff will manage the documents and /or slides you provide. A pointer is available for your use.

~~**Presentation materials**~~

~~Please provide presentation materials to our staff one week before the meeting to distribute to Council for review, and to upload to our website for public access and transparency purposes.~~

DRAFT

Tips for Council presentations



- Please be on time and check-in with Borough staff when you arrive.
- Please be sure your presentation is readable with the font size large enough for the audience to see. Graphics should be clear and understandable.
- Conduct your entire presentation within the time allotted, allowing for questions and discussion.

We look forward to hearing from you and welcome your participation and presentation. Please contact us if we can answer any questions or be of assistance.

Sean Metrick, Borough Manager

Ramsey Reiner, Assistant Borough Manager/Parking Director

DRAFT

NOTICE IS HEREBY GIVEN West Chester Borough Council has established the following meeting schedules for 2026:

Borough Council Reorganization:	Monday, January 5, 2026 at 6:30 P.M.
Borough Council Meeting	Third Wednesday of each month at 6:30 P.M. ***Exception:*** January 2026 - Reorganization meeting only
Borough Council Work Session	Tuesday preceding the 3rd Wednesday at 6:30 P.M. ***Exception:*** January 2026 - Reorganization meeting only ***Exception:*** The May Worksession will be held on May 18, 2026

Borough Council Committee Meetings: <u>To be determined</u>

Community Campus Committee	Fourth Tuesday of each month at 6:00 PM
Historic Architectural Review Board	Last Thursday of each month at 7:00 PM ***Exception:*** Will meet November 19, 2026; December 17, 2026
Historic Commission	Third Thursday of each month at 7:00 PM ***Exception:*** October 26th meeting will begin at 7:30 PM
Pension Committee	January 26, April 27, July 27, October 26 @ 3:00 PM
Public Arts Commission	Monday before the last Thursday of each month at 6:00 PM **Exceptions:** <u>Will meet:</u> March 23, May 18, June 22, August 24, September 21, November 16, December 14 2026
Planning Commission Work Session	First Monday of each month 6:30 PM
Planning Commission:	Second Monday of each month at 6:30 PM ***Exception:*** Combination of meetings on September 14, 2026
Railroad Restoration Committee	Second Wednesday of each month at 7:00 PM
Recreation Commission	Last Wednesday of each month at 6:30 PM ***Exception:*** No meetings in October; Combined November/December meeting December 2, 2026
Sustainability Advisory Commission	Last Thursday of each month at 6:30 PM ***Exception:*** November/December Meeting will be combined and held first Thursday, December 2 2026
Transportation Advisory Committee:	Second Tuesday of each month at 6:00 PM
Tree Commission	First Wednesday of each month at 6:00 PM
West Chester Library Board	Second Monday of each month at 7:00 PM 2025– Location: West Chester Public Library, 415 N. Church St., West Chester, PA 19380

Meetings are held, unless otherwise noted, at 401 East Gay Street, West Chester, PA 19380. If an auxiliary aid, service, or other accommodation is required to observe or participate in the meeting, contact the Borough Manager's office at 610-344-3246 in advance to discuss how your needs may be accommodated.

DRAFT

ADDENDUM NO. 1
Date: 4/11/2025
Revision: 11/19/2025

Pollution Reduction Plan
Borough of West Chester
Chester County, PA

The information enclosed in this addendum has been issued in order to include revisions to the Pollution Reduction Plan (PRP), originally approved by PADEP in 2018.

Specifically, Addendum No. 1 includes additional proposed BMP's. Enclosed herein, are the amended sections of the original report.

DRAFT

Contents

Section A, Public Participation. 3
Section E, Select BMPs To Achieve the Minimum Required Reductions in Pollutant Loading 4
Section G, Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs 10
Appendix A – Public Participation Documentation 11
Appendix B – BMP Sketches..... **Error! Bookmark not defined.**

DRAFT

Section A, Public Participation.

The following section shall be appended to Section A, Public Participation.

Public Participation – Addendum No. 1
The Borough of West Chester has completed the Public Participation measures for Addendum No. 1. All required documentation of public participation for Addendum No. 1 is included in Appendix A of this Addendum.

- Proposed PRP Plan Addendum No. 1 public notice was published in: Daily Local News
- Proposed PRP Plan Addendum No. 1 public notice was published in newspaper: 7/21/2025
- Proposed PRP Plan Addendum No. 1 was made available for public review/comment: 7/21/2025
- Proposed PRP Plan Addendum No. 1 comments were accepted at a public meeting: 8/5/2025
- End date for receipt of written comments: 9/15/2025

A summary of the comments received and respective responses have been enclosed in Appendix A.

DRAFT

Section E, Select BMPs To Achieve the Minimum Required Reductions in Pollutant Loading

The following section shall be appended to Section E, Select BMPs to Achieve the Minimum Required Reductions in Pollutant Loading

Additional BMPs & Revised Calculation Methodology – Addendum No. 1

The total sediment load, drainage area and loading rate was determined from the previous MapShed calculations for the Goose Creek Drainage area in West Chester Borough are listed in Table 1. The loading rate was assumed to be consistent throughout the Goose Creek Watershed because according to Appendix D, the Goose Creek Watershed is composed entirely of High-Density Residential and High-Density Mixed Urban land. At the time of this addendum, the version of MapShed was no longer available for public use. A loading rate of 99.3 lbs./ac/year for High Density-Mixed land use (HD Mixed) and 99.0 lbs./ac/year for High Density-Residential (HD Residential) were previously determined in the MapShed software and used for the initial PRP reduction calculations. For consistency, these same loading rates will be used in the updated reduction calculations.

Table 1 – Existing Sediment Load & Loading Rate, Addendum No. 1

Source	Total Sediment Load (lbs./yr)	Drainage Area (acres)	Loading Rate (lbs./ac/year)
Forest	27	2	13.5
HD Mixed	20,853	210	99.3
HD Residential	4,356	44	99.0
Total	**25,236**	256	-

DRAFT

The sediment reductions from the proposed structural BMPs were calculated using the loading rate found in Table 1, BMP drainage area, and the BMP efficiencies found in the PA DEP BMP Effectiveness Values Table.

Proposed BMPs added via this addendum are listed below.

- Bio Swale at the Public Works Building
- Rain Garden at the Public Works Building
- Bio Retention Garden at the end of Magnolia & Maple Avenue
- Bio Swale at the Good Will Fire Company No. 2 Building
- Bio Swales at the intersection of Bolmar Street & Miner Street
- Nineteen (19) Roadway Bump-out Rain Gardens to collect roadway stormwater runoff at twelve (12) intersections
    - S. Matlack Street & Magnolia Street
    - S. Matlack Street & Union Street
    - S. Matlack Street & Linden Street
    - S. Matlack Street & Lacey Street
    - S. Matlack Street & E. Nields Street
    - S. Matlack Street & E. Miner Street
    - Linden Street & Maple Alley
    - E. Miner Street & Poplar
    - S. Adams Street & E. Miner Street
    - S. Franklin Street & E. Miner Street
    - Market Street Midblock between Franklin Avenue & S Adams Street
    - S. Walnut Street & E. Barnard Street
- Basin Retrofit to convert Dry Detention Basin at Union & Worthington Street into a Bioretention Rain Garden
- Streetscape & Bioswale Project along S. Bolmar Street near E. Miner Street

DRAFT

Drainage Areas for each BMP were delineated using contours provided by Pennsylvania Spatial Data Access (PASDA). The BMP efficiencies were determined by using the PA DEP BMP Effectiveness Values Table. Sketches for these proposed BMPs can be found in the Appendices of this addendum. A summary of the reductions for the structural BMPs can be found in Table 2 on the next page

Table 2 – Calculation Methodology: Structural BMPs, Addendum No. 1

Location	BMP Type	Drainage Area (ac)	Land Use	Loading (lbs./ac/yr)	Efficiency (%)	Reduction (lbs./yr)
John O. Green Park	Permeable Pavement w/o Sand or Veg (A/B Soils w/o underdrain)	1.12	HD Mixed	99.3	85%	94.9
Fugett Park/Borough Hall	Raingarden (A/B soils w/ underdrain)	1.07	HD Mixed	99.3	80%	85.0
	Filtering Practices	0.55	HD Mixed	99.3	80%	43.7
Greenview Alley	Bioretention (A/B soils w/o underdrain)	0.47	HD Mixed	99.3	90%	42.0
	Bioretention (A/B soils w/o underdrain)	0.22	MD Mixed	99.3	90%	19.7
	Bioretention (A/B soils w/o underdrain)	0.06	LD Mixed	24.5	90%	1.3
					Subtotal	286.6
Addendum #1 Additional Proposed BMPs						
Public Works Building	Bioswale	0.67	HD Mixed	99.3	80%	53.2
	Raingarden (A/B soils w/o underdrain)	0.8	HD Mixed	99.3	90%	71.5
Magnolia St. & Maple Alley	Bioretention (A/B soils w/o underdrain)	0.65	HD Residential	99.0	90%	57.5
Good Will Fire Company	Bioswale	1.34	HD Mixed	99.3	80%	106.4
Various Intersections	"Bump-out" Rain Gardens (A/B soils w underdrain)	28.52	HD Residential	99.0	80%	2258.8
Bolmar St. & Miner St.	Bioswale	0.8	HD Residential	99.0	80%	63.4
Union St & Worthington St*	Bioretention (A/B soils w/ underdrain)	4.25	HD Residential	99.0	20%	84.2
					Subtotal	2694.9
					Total Reduction	**2981.5**

DRAFT

***Union St Bio Retention is a basin retrofit of a Dry Extended Detention Basin, as such the calculated reduction/efficiency is the difference between the two types of BMPs**

The Street Sweeping load reduction was calculated using the loading rate (98.58 lbs./ac/yr) and the efficiency rate was determined from the PA DEP BMP Effectiveness Values Table (9%) for sweeping 25 times a year. The miles swept and their area equivalent is 16 miles, or 16 acres. A reduction of 142 lbs./yr of sediment was calculated. A summary of the street sweeping sediment reduction can be found in Table 3.

Table 3 – Calculation Methodology: Street Sweeping, Addendum No. 1

BMP Type	Miles Swept	Loading (lbs./ac/yr)	Efficiency	Reduction (lbs./yr)
Street Sweeping	16	98.58	9%	142

A summary of the tree planting sediment load reduction calculations can be found in Table 4.

Table 4 – Calculation Methodology: Tree Plantings, Addendum No. 1

BMP Type	Trees	Effective DA (Acres)	Loading (lbs./ac/yr)	Efficiency	Reduction (lbs./yr)
Planted Trees	90	0.9	98.58	20%	17.74

In the original report the Borough proposed to install approximately two-hundred (200) feet of streambank restoration, with a reduction rate of 115 lb/ft/yr. Therefore, the proposed streambank restoration of two-hundred (200) feet would have resulted in 23,000 lbs./yr (200 ft * 115 lbs/ft/yr) reduction. This BMP was found to be infeasible and will not be included in the MS4 BMP Strategy.

DRAFT

~~*Table 5 – Calculation Methodology: Streambank Stabilization & Restoration*~~

-	~~**Length (ft)**~~	~~**Loading (lbs./ft/yr)**~~	~~**Reduction (lbs./yr)**~~
~~**Streambank Stabilization & Restoration**~~	~~200~~	~~115~~	~~23,000~~

Jellyfish installation was proposed in the original report. A summary of the jellyfish endwall sediment load reduction calculations can be found in Table 6. The loading rate found in Table 1 was used. Sediment reductions of 874 lbs./yr and 693 lbs./yr were calculated for Endwalls 13 and 37 respectively. This BMP was found to be infeasible and will not be included in the MS4 BMP Strategy.

~~*Table 6 – Calculation Methodology: Jellyfish Endwalls*~~

-	~~**Area (ac)**~~	~~**Loading**~~	~~**Efficiency**~~	~~**% of DA reached**~~	~~**Reduction (lbs./yr)**~~
~~**Endwall 13**~~	~~44~~	~~99.3~~	~~80%~~	~~25%~~	~~874~~
~~**Endwall 37**~~	~~35~~	~~99.0~~	~~80%~~	~~25%~~	~~693~~
				~~**Subtotal:**~~	~~1,567~~

A summary of all proposed BMPs found infeasible and their respective load reductions can be found in Table 7 on the next page.

Table 7 – Total Reduction from proposed BMPs found infeasible, Addendum No. 1

	Reduction (lbs./yr)
~~**Streambank Stabilization**~~	~~23,000~~
~~**Jellyfish Endwalls**~~	~~1,576~~
~~**Subtotal**~~	~~24,576~~

A summary of all proposed BMPs in the previous PRP plan can be found in Table 8. The streambank restoration and stabilization BMP and jellyfish endwall BMPs were found to be infeasible and will not be included in the MS4 BMP Strategy. A revised summary of all proposed BMPs can be found in Table 9.

~~*Table 8 – Previous PRP Strategy Summary, to be replaced with Table 9*~~

~~Existing Load (lbs./yr)~~	~~25,236~~
~~Percent Reduction~~	~~10%~~
~~Required Reduction (lbs./yr)~~	~~2,524~~
~~Proposed Reduction (lbs./yr)~~	~~287 (Three BMP Locations)~~ ~~142 (Street Sweeping)~~ ~~18 (Plant Street Trees)~~ ~~23,000 (Streambank Restoration)~~ ~~874 (Endwall 13)~~ ~~695 (Endwall 37)~~ ~~Total Potential Reduction 25,016~~

DRAFT

Table 9 – Revised Summary of Proposed BMPs, Addendum No. 1

Existing Load (lbs./yr)	25,236
Percent Reduction	10%
Required Reduction (lbs./yr)	2,524
Proposed Potential Reduction (lbs./yr)	95 (John O. Green Park) 129 (Fugett Park/Borough Hall) 63 (Greenview Alley) 53 (Public Works Building Bioswale) 72 (Public Works Raingarden) 58 (Magnolia St. & Maple Alley) 106 (Good Will Fire Company) 2,259 (Various Intersections) 63 (Bolmar St. & Miner St.) 84 (Union St & Worthington St Bio Retention) 18 (Planted Trees) 142 (Street Sweeping) Potential Total: 3,142 lbs./yr

DRAFT

A summary of the MS4 strategy can be found in Table 10.

Table 10 – Summary of MS4 Strategy, Addendum No. 1

Description	Value	Unit
Chester Creek Storm Sewershed/PRP Planning Area	256	acres
Existing Sediment Load	25,236	lb/year
Required Sediment Pollutant Load Reduction Percentage	10%	lb/year
Required Sediment Pollutant Load Reduction	2,524	lb/year
Proposed Sediment Load Reduction from BMP's	3,142	lb/year

Section G, Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs

The following section shall be appended to Section G, Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs

In general, the Borough will follow maintenance outlined in the PA BMP Manual.

Table 11 – Summary of Operation & Maintenance of BMPs, Addendum No. 1

NAME OF BMP	RESPONSIBLE PARTY	O&M ACTIVITY & FREQUENCY
Street Sweeping	West Chester Borough	Per PA BMP Manual (latest revision) BMP 5.9.1 pg 94-97
Street Tree Planting	West Chester Borough	Per PA BMP Manual (latest revision) BMP 5.6.3 pg 63-67
~~Streambank Restoration~~	~~West Chester Borough~~	~~Per PA BMP Manual (latest revision) BMP6.7.1 pg 191-210~~
Proposed Infiltration Facilities	West Chester Borough	Per PA BMP Manual (latest revision) BMP 6.4.3/6.4.4 pg 33-47
~~Jellyfish Filters~~	~~West Chester Borough~~	~~Per Manufactures Instructions~~
Inlet Cleaning	West Chester Borough	Per PA DEP Direction and Applicable Manufacturer's Instructions
Public Works Bio Swale	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
Public Works Rain Garden	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
Magnolia & Maple Bio Retention	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
Good Will Fire Company Bio Swale	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
"Bump Out" Rain Gardens	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.2
Bolmar & Miner Bio Swale	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.3
Union & Worthington Bio Retention	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.4

DRAFT

DRAFT

Daily Local News
Classifieds
Email: classified@allaroundphilly.com | Phone: 610-430-1199

ANTIQUES

YOU'LL LOVE US!
THE SWAMP DOOR
ANTIQUES & CURIOSITIES
Unusual finds! Great deals!
Weds. Thru Sun. 10-6.
Closed Mon/Tue
2030 Swamp Pk, Gilbertsville
484-949-8130
Voted Mercury's Best 2022
Voted Mercury's Best 2023
Voted Mercury's Best 2024
Voting is on for 2025
Please vote for us
Now as
Best ANTIQUE STORE
https://mercuryreaderschoice.bestinvoting.com/

MERCHANDISE

★★**BUYING ALWAYS** ★★
Old Books, Postcards
COSTUME JEWELRY,
Pottery, Old Furniture,
Pre-1950s Photos
Antiques.
DOWNSIZING & ESTATES
Call Cara - (484) 356-3123
or (610) 918-2528

★ **ALL FIREARMS:**
Military, Hunting, Antique Guns, Swords & Bayonets. We pay CASH on the spot.
Call John NOW! 610-716-5353
antiqueandrareguns@gmail.com
Federal Firearms Licensee

BUYING COSTUME JEWELRY Gold, silver & estate jewelry. watches, glassware/art glass Vintage clothes pre 80's & accessories. Antiques (1 pc. to entire estate) Nancy, 484-432-9770

Buying Old Toys, Trains, Space Toys, Cars, Trucks, Banks, Wind-ups
George 610-687-1010

COMIC BOOKS WANTED!
I am a private collector, NOT a store. Buying single issues or entire collections, all ages and all conditions. Top prices paid! Please call 215-852-7292.

WANTED TO BUY
OLD TOY TRAINS
Lionel, American Flyer, Marx, etcetera
CALL484-883-9860

YARD & GARAGE SALES



Rose Tree Media Optimist Club Flea Markets at DCCC (formerly sponsored by Town Talk)

Rte. 252 and Media Line Road Media, PA 19063

October 5th
Rain Date October 12th
8:00 am to 3;00 pm

For more information
Email:
optimistfleamarket@gmail.com



Rose Tree Media Optimist Club Flea Markets at DCCC (formerly sponsored by Town Talk)

Rte. 252 and Media Line Road Media, PA 19063

September 7th
Rain Date September 14th
8:00 am to 3;00 pm

For more information
Email:
optimistfleamarket@gmail.com

CAN'T FIND what you're looking for? Find it the fast & easy, effective way by using the classifieds! Call and place a low cost classified ad under "Wanted To Buy" in next week's paper.

CLASSIFIED
CALL 610-430-1199

RESIDENTIAL SALES

EQUAL HOUSING OPPORTUNITY

All Real Estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination, based on race, color, religion, age or familial status, sex or national origin or an intention to make any such preference limitation or discrimination".

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. Phrases like; family room, walk-in closet, private, etc. are meant as descriptive copy only and are not intended to show preference for or exclusion of anyone. To complain of discrimination, call FHCSP at 610-604-4411.

APARTMENTS FOR RENT (UNFURNISHED)

ALL REAL ESTATE advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, age or familial status, sex or national origin, or an intention to make any such preference, limitation or discrimination."

BIRDSBORO 2BR 2nd Fl $1315 heat included off street pking
Call 610-948-8725

LINDEN/NORCO APARTMENTS
(Pottstown, PA)- 1 BR-$1,300/m & 2 BR- $1,400/mo., No Pets. Ht/HW Incl.
(610) 458-5012

ROYERSFORD 2BR $1500 heat & HW included off St parking **Call 610-948-8725**

SWARTHMORE, 2 Br. 2nd Flr. No Pets/Smoking, Ht & Wtr Incld. $1050 mo. **484-480-3628**

HOUSES FOR RENT (FURNISHED)

ALL REAL ESTATE advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, age or familial status, sex or national origin, or an intention to make any such preference, limitation or discrimination."

HOUSES FOR RENT (UNFURNISHED)

POMEROY 19367: Updated! 2 BR, 2 Car Grg, Country Setting, $1485. Call 610-948-8725

PASSENGER CARS

2023 VW Tiguan
Zero Down!
422.00 per month
Must have income
All credit ok!
215-869-7289

AUTOS WANTED

#1 AAA BEST CASH DEAL - I Want your Used Car or Truck. Call Me First before you Sell or Trade-In.
Cash Paid - Prompt Service
610-532-2054 or
CELL 610-203-7719

AAAAH A Absolute Awesome Cash Deal for Junk / Unwanted Vehicles. From $550 & Up. Runners More! 610-335-5783



CALL ME LAST **BUYING JUNK CARS** and **TRUCKS** in NJ **AREA** ONLY.
CALL 609-462-3634

HUNT FOR Treasures in the Classifieds

AUTOS WANTED

CASH FOR CARS & TRUCKS
****WE PAY THE MOST****
$300 - $5000.
ANY CONDITION
267-800-3227/484-474-0474

SELECT AUTO TOWING
Junkers wanted! *TOP DOLLAR* local towing avl. 610-547-1330

LEGAL NOTICES

Notice

Goose Creek Pollution Reduction Plan (PRP) & Total Maximum Daily Load Plan (TMDL) Addenda
West Chester Borough

The West Chester Borough will consider Addenda to the Borough's Pollution Reduction Plan (PRP) and Total Maximum Daily Load (TMDL) Plan, as part of the Borough's Stormwater Management Program and MS4 Permit, during an Open House held at the Borough Hall, located at 401 East Gay Street in West Chester Borough, on Tuesday August 5th, 2025 at 5:00 PM. The PRP/TMDL Addenda and its presentation at an open house are a requirement of the Pennsylvania DEP in consideration of the Borough's MS4 permit renewal.
There will be a 30-day public comment period after which the addenda will be finalized and submitted to the Pennsylvania DEP for approval. The draft PRP/TMDL Addenda will be available for public inspection at the West Chester Borough building between the hours of 8:00 AM and 4:00 PM Monday through Friday beginning July 7, 2025. The Addenda will also be available on the Borough's webpage: https://west-chester.com/187/Stormwater-Management
Comments regarding the draft PRP/TMDL Addenda may be received via email at comments@west-chester.com. Comments may be mailed to West Chester Borough at 401 East Gay Street, West Chester, PA, Attn: Sean Metrick, PRP/TMDL Addenda. All comments shall include the name and address of the commenter.
DLN 7/21; 1a

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at 6:00 pm, on July 28, 2025. The purpose of this meeting is to hear following appeal:

Appeal # 1031
Applicant
Charles A. Melton Arts & Education Center
Site Address
501 E. Miner Street
Zoning District
CS Customer Service
Parcel's # 1-5-478-E and 1-5-478.1

The Applicant, Charles A. Melton Arts & Education Center is requesting a variance for relief from Section 112-702.B(2)(o)(8) of the West Chester Zoning Ordinance to allow a changeable sign a distance 465 feet from an existing changeable sign, not the required 500 feet.
In addition, the Zoning Hearing Board will hear such other relief deemed necessary per the Application.
The Application is available for public review at the Department of Building & Housing at 401 E. Gay St., West Chester, Pennsylvania or online at www.west-chester.com. All interested persons will be given an opportunity to be heard at this Public Meeting.
Those individuals with disabilities and ADA accommodations for effective participation in the meeting should call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Yerkes Associates, Inc
Michael Barbeiri
Borough of West Chester Zoning Officer
DLN 7/14, 7/21; 1a

REMEMBER - when placing a classified to get fast results be sure to include:
1) all the details
2) include the price
3) be available to callers
As easy as 1 - 2 - 3!

LEGAL NOTICES

NOTICE IS GIVEN that the Board of Supervisors of East Brandywine Township will conduct a public hearing as part of their regularly scheduled public meeting on Thursday, August 7, 2025 at 9:00 a.m., prevailing time, in the Meeting Hall at the East Brandywine Township Building located at 1214 Horseshoe Pike, Downingtown, Pennsylvania 19335 to consider and possibly enact an Ordinance with the following title and summary:

AN ORDINANCE OF THE TOWNSHIP OF EAST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST BRANDYWINE TOWNSHIP CODE, PART III, TITLED LAND USE LEGISLATION, CHAPTER 399, TITLED ZONING, BY DELETING IN ITS ENTIRETY SECTION 399-102.1, TITLED WOODLAND PROTECTION AND LOGGING STANDARDS; DELETING REFERENCES TO FORESTRY IN VARIOUS ZONING DISTRICTS; ADDING A NEW SECTION 399-87.1 TO PERMIT FORESTRY IN ALL ZONING DISTRICTS; AND AMENDING PART II OF THE CODE, TITLED GENERAL LEGISLATION, BY ENACTING A NEW CODE CHAPTER 165 TITLED FORESTRY REGULATIONS.

The Ordinance amends the Zoning Ordinance by deleting woodland protection and forestry regulations, deleting references to forestry as a use in individual zoning districts, and adding a new section which permits forestry by right in all zoning districts. The Ordinance also enacts a new Chapter 165 of the Township Code which regulates forestry. The provisions of the Ordinance are severable, conflicting ordinances are repealed, and the Ordinance is effective immediately upon enactment.

A complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices, 1214 Horseshoe Pike, Downingtown, PA 19335 during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays. If any person requires an accommodation to participate in the hearing or meeting, please contact the Township building at least 24 hours in advance of the meeting and hearing at 610-269-8230.
DLN 7/21, 7/28; 1a

NOTICE OF PUBLIC SALE:
The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart 641 Lancaster Ave. Frazer, Pa. 19355 at approx. 7PM at www.storagetreasures.com

Cube D13A Michael Singleton
Cube G56 David Anders
Cube F63 Justin Dehart
Cube D16 Joe Fox
Cube C85A Jay Jackson
DLN - July 21 -1a

NOTICE IS HEREBY GIVEN that on July 28, 2025 at 7:00 P.M, the Zoning Hearing Board of West Goshen Township will conduct a public hearing at the Township Administration Building, 1025 Paoli Pike, West Chester, PA 19380 on the following application:

Application of 849 WCP, LLC for a variance from Section 84-72.M of the West Goshen Township Zoning Ordinance ("Zoning Ordinance") which requires an applicant to obtain a building permit within one year from the date of the Zoning Hearing Board's decision. The Applicant in this case requests an extension of the expiration time for approvals previously granted by the Zoning Hearing Board, which include a special exception pursuant to Section 84-15.E(1) of the Zoning Ordinance to construct a multi-family dwelling and variance from Section 84-16.B(1) of the Zoning Ordinance, which requires a one-acre minimum lot size. The Applicant is requesting approval to proceed with the plan previously approved in 2021and requests an extension of the previous approvals and/or a reinstatement of the previous Zoning Hearing Board Decision approving the Applicant's plan. The property that is the subject of the application consists of two parcels of land located at 847 West Chester Pike and 849 West Chester Pike both in the R-4 Residential Zoning District. One lot consists of 0.5245-acres identified at UPI No. 52-5F-77 and is unimproved. The other lot consists of 0.329-identified as UPI No. 52-5G-2 and is improved with a single-family home and detached garage.

The Zoning Hearing Board will also consider decisions on: 1) the Application of Richard and Emma Smith d/b/a R. Smith Paving, Inc. to develop a property located at 315 Snyder Avenue. consisting of approximately 2.76-acres identified as Tax Parcel Nos. 52-5-218 and located in the I-2 District. The Applicant is proposing to develop the property for storage of equipment, material and vehicles for the paving business and requested a variance from Section 84-54.E(1) of the West Goshen Township Zoning Ordinance in order to permit a disturbance of precautionary steep slopes and a variance from Section 84-54.F(1) of the Zoning Ordinance in order to permit a disturbance of prohibitive steep slopes; and 2) the Application of JAS Real Estate Holdings, LLC to develop the property located at 328 Westtown Road identified as Tax Parcel No. 52-5K-16, currently used as a car dealership, the property located at 721 E. Nields Street identified as Tax Parcel No. 52-5K-18 consisting of 2.1-acres and 739 E. Nields Street identified as Tax Parcel No. 52-5K-17 consisting of 0.49-acres. The applicant requested a variance from Section 84-38.B.(6) of the Zoning Ordinance in connection with the redevelopment of the three parcels including the construction of the new building.

All interested persons are invited to attend the hearings. Should any person require special accommodations to attend this meeting or wish to view the applications, please contact the West Goshen Township Administration Office at 610-696-5266 in advance of the hearing.
DLN 7/15, 7/21; 1a

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at 6:00 pm, on July 28, 2025. The purpose of this meeting is to hear following appeal:

Appeal # 1029
Applicant
Daniel A. & Melissa Jean Hollander
Site Address
531 Marshall Drive
Zoning District
NC-1 Neighborhood Conservation
Parcel # 1-2-89

The Applicants, Daniel A. Hollander and Melissa Jean Hollander are requesting a variance from § 112-306.B (Dimensional Requirements) for the construction of a one-story attached garage encroaching approximately 12.6 feet into the 15 foot required side yard, §112-602.L (General Regulation and Design Standards) for the construction of driveway and parking encroaching approximately 3.7 feet into the required 5 feet setback and §112-602.K (Parking in Front of Building) to allow parking in front of the proposed garage within the required front yard. Each of the Borough of West Chester Zoning Ordinance.
In addition, the Zoning Hearing Board will hear such other relief deemed necessary per the Application.
The Application is available for public review at the Department of Building & Housing at 401 E. Gay St., West Chester, Pennsylvania or online at www.west-chester.com. All interested persons will be given an opportunity to be heard at this Public Meeting.
Those individuals with disabilities and ADA accommodations for effective participation in the meeting should call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Yerkes Associates, Inc
Michael Barbeiri
Borough of West Chester Zoning Officer
DLN 7/21; 1a

CAN'T FIND IT? Find it the easy, effective way. Use a low cost "Wanted to Buy" classified ad.

LEGAL NOTICES

NOTICE

THE THORNBURY TOWNSHIP ZONING HEARING BOARD will meet at 7:00 p.m., prevailing time, on Tuesday, July 29, 2025 at the Thornbury Township Building, 800 E. Street Road, West Chester, Pennsylvania, to hear the following:

THE APPLICATION OF PENN OAKS TENNIS AND FITNESS CLUB. The properties are UPI Nos. 66-3H-4, 66-3H-5 and 66-3H-6, also known as 52, 58 and 60 Penn Oaks Drive, respectively. The parcels are owned by Sulzman Enterprises III, LLC and total approximately 6.98 acres in area. The properties are located in the R-1 – Residential/Agricultural District and are improved with two connected buildings, three outside tennis courts, and associated parking facilities. The Applicant seeks variances from the following sections of the Thornbury Township Zoning Ordinance to permit the construction of three exterior padel courts between the existing tennis courts and Penn Oaks Drive: §155-405.A(2)(Area and bulk regulations) to increase the impervious coverage on the property from the existing 35.63% to 38.51% where 20% is the maximum permitted impervious coverage; §155-1500.A(1)(Accessory structures) to permit an accessory structure that will not be located behind the front building line of the principal structure, as required, and will be located within the required 100 foot front yard setback; §155-1504.C.1(a)(Buffer planting strips) to permit a buffer planting strip of 27.41 feet where a 50 foot strip is required; §155-1616.B (Outdoor recreation) to permit impervious coverage that exceeds the maximum permitted lot coverage; §155-1616.C (Outdoor recreation) to permit an outdoor recreation area to be located within the 100 foot required setback from an adjacent residential use; and any other relief that may be necessary.

The Board may consider such other matters as may properly come before it.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Secretary at (610) 399-1425 to discuss how those needs may best be accommodated.

THORNBURY TOWNSHIP,
CHESTER COUNTY
ZONING HEARING BOARD
Patrick M. McKenna, Solicitor
DLN 7/14, 7/21; 1a

NOTICE

Notice is hereby given that on Monday, August 4, 2025, 7:00 p.m., the Borough Council for the Borough of Kennett Square shall hold a public hearing to consider the following amendments to the Borough's Zoning Ordinance, after which it shall consider for adoption (and may adopt), the same. The hearing on the ordinances will be held in the Borough's meeting room, 600 S. Broad Street, 3rd Floor, Kennett Square, PA 19348.

Ordinance Amendment 1 – Accessory Dwelling Units. Title: AN ORDINANCE OF THE BOROUGH OF KENNETT SQUARE, CHESTER COUNTY, PENNSYLVANIA, AMENDING CODE CHAPTER 23 OF THE KENNETT SQUARE BOROUGH ZONING ORDINANCE, AS IT RELATES TO ACCESSORY DWELLING UNITS, AND TO AMEND BOROUGH CODE CHAPTER VII RELATED TO PERMITTING FOR ACCESSORY DWELLING UNITS. Summary: The proposed Ordinance: Section 1: amends Code Section 23-7 to add or amend the definitions of abut, accessory apartment, accessory building, accessory dwelling unit and accessory structure; Section 2: amends Section 23-30 as to the regulations of accessory uses with respect to accessory habitation; Section 3: amends Section 23-30(c), with respect to the standards for accessory apartments and accessory buildings and structures, pertaining to the inclusion of accessory dwelling units; Section 4: amends Section 23-65, Table 7.1 as to parking for accessory units and other residential dwellings; Section 5: amends Borough Code Section 8-90, establishes a permit requirement for rental units, inclusive of accessory dwelling units; Section 6, provides for the severability of the ordinance provisions if any provisions are deemed invalid; Section 7, provides for the ef-

FULL-TIME POLICE OFFICER
Valley Township is currently accepting applications for the **position** of Full-Time **Police** Officer. **Applicants** must be 21 years of age; be a U.S. **Citizen**; possess a high school diploma or GED; have **completed** a police academy certified by MPOETC and be able to **meet** the certification standards of MPOETC as required by PA **Act** 120; possess a PA driver's license; be physically and **mentally** fit to perform the duties of a police officer; and have **no** convictions of any state or federal offense that is classified as a misdemeanor or felony.

Additional information regarding selection process and benefits as well as the **application** form are available at the Valley Township Building at **1145** W Lincoln Hwy, Coatesville PA or on-line at www.valleyto**wnship.org**

Valley Township is an EOE; **applications** will be accepted until position is filled.

SERVICE DIRECTORY

COMPUTER SERVICES

BASIC TECH HELP
Complete IT Services.
Wi-Fi networks, upgrades, CCTV Systems. Windows/ ebay tutoring. ***Chris 610-639-2055. Visit us at: www.basictechhelp.com***

CONCRETE

A.M.C. CONCRETE- Concrete Waterproofing, Masonry, Restoration, Hardscaping. Free Estimates PA#061932
267-909-4233

CONTRACTORS & BUILDERS

JEFF FERGUSON GENERAL CONTRACTOR LLC-
Little jobs or big jobs
give us a call! 610-368-6506

IT ONLY TAKES a few minutes to check our classifieds columns ... and you just may find money saving deals.

ELECTRICAL

ELECTRICAL REPAIRS
Receptacles, fixtures, lighting, or new circuitry. Semi-retired electrician. No charge for estimates. 484-636-9554
Only covering area within 17 mi. of Lansdale, PA.

HANDYMAN

HANDYMAN SERVICE. Semi retired lic and ins contractor w/60 years exp. All phases of repairs and remodeling. Free estimates and fair rates.
CALL GENE @ 610 809 6981

Mike Bernardo 610-284-1855
Int & Ext Painting, carpentry, electrical, decks repaired/ washed/stained. Lic & Ins.

HAULING

All Types Hauling - Appliances debris, house/yard. *Will beat any price!* Bob, 610-310-0297

HOME IMPROVEMENT

Italo Pavone
Tile & Marble Installation
50 Years' Experience
Brickwork, Concrete Work, Stucco, and Pavers.
We Remodel Basements
Free Estimate Licensed and Fully Insured
Call 610-329-3152

MOVING & STORAGE

RAYS MOVING: Homes, Business & Cleanouts. No job too Big or Small. Call 610-999-1089

PAINTING & WALLPAPER

ABSOLUTE BEST PAINTING
Deck Refinish, Power Wash.
JAMES JOHNS PAINTING
(610)935-2924 Off: (610)948-2327

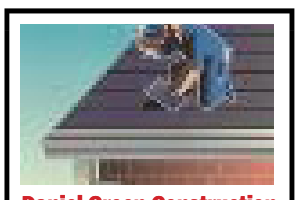
Father & Son Painting 35 Yrs Exp, Popcorn Repair. Reliable, reasonable rate **610-586-1768**

CLASSIFIED
is where the Action is

ROOFING

A+ DYNAMIC ROOFING
Eddie O & Son
Lic. & Ins. for 24.5 yrs.
CALL 610-586-5409

A.A. WEST CO.
ROOFING. FREE ESTIMATES.
PA# 019152 610-872-3302



Daniel Green Construction
New Roofs, Small Roofing Repairs, Siding, Gutters & Repairs. Emergency Service
Sr. & Veterans Discounts
Lic'd & Ins'd.
Call Now. 610-441-3580

DOMAR ROOFING
All types. Call 610-586-1910
PA Lic #014577

DRAFT

BOROUGH OF WEST CHESTER

Overview of MS4 Permit Requirements

Goose Creek Watershed Pollution Reduction Plan (PRP) & Total Maximum Daily Load (TMDL) Plan

DRAFT

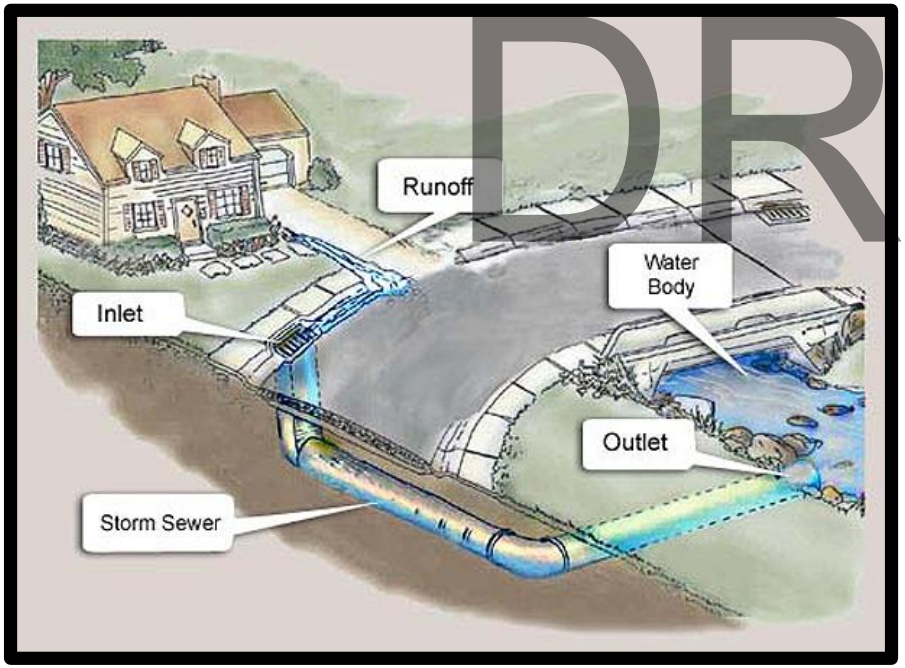
Presented By :
Kelly Goff, PE, CFM, Consulting Engineer
Will Williams, Sustainability Director

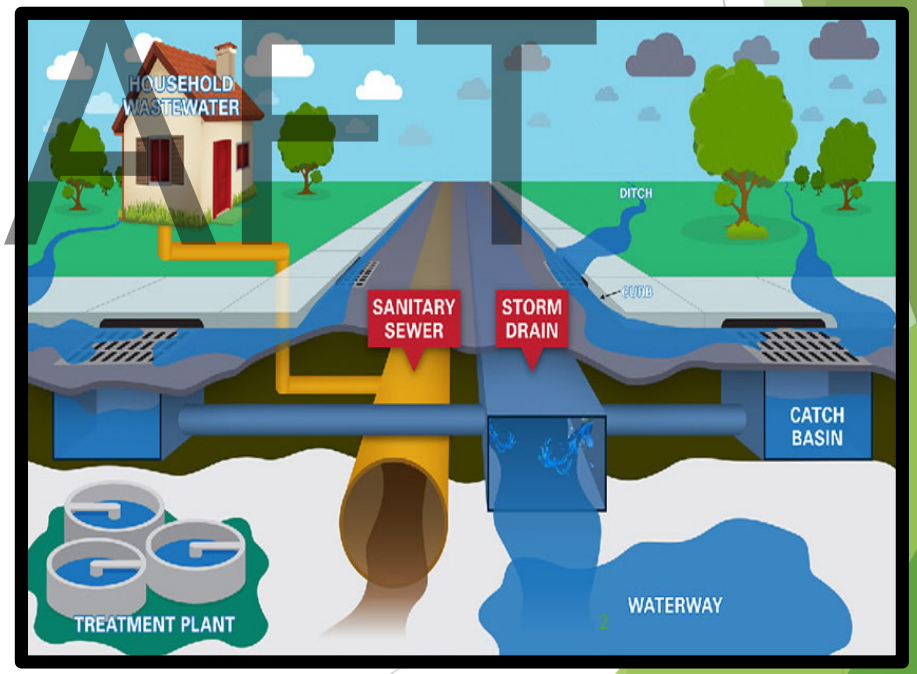
August 5, 2025

MS4 : *Municipal Separate Storm Sewer System*

Stormwater conveyance system conveys stormwater runoff from impervious surfaces to local waterways

DRAFT





2

Why regulate MS4?



MINIMIZE FLOOD DAMAGES

MAINTAIN ECOLOGY OF STREAMS

REDUCTION IN SEWER REHABILITATION & WATER TREATMENT COSTS

MS4 Permit Program Overview

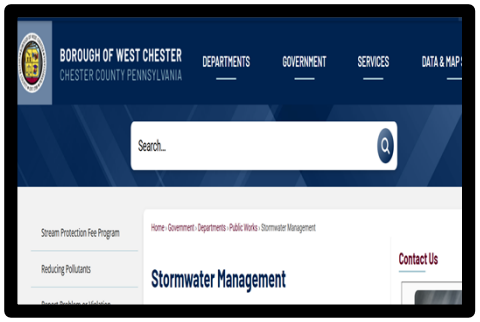
DRAFT

- **MANDATED** by the United States Environmental Protection Agency (EPA) under the Clean Water Act (CWA)
- PADEP administers the program in PA
- PADEP conducts inspections to ensure compliance
- Designed to reduce stormwater pollution from municipal storm sewer systems
- Over 1,000 Permittees in Pennsylvania

MS4 Permit Requirements: Minimum Control Measures

- MCM 1 – Public Education and Outreach
- MCM 2 – Public Involvement and Participation
- MCM 3 – Illicit Discharge Detection and Elimination
- MCM 4 – Construction Site Runoff Control
- MCM 5 – Post Construction Stormwater Management
- MCM 6 – Pollution Prevention & Good Housekeeping

DRAFT



BOROUGH WEBSITE



OUTFALL INSPECTIONS



E&S CONTROLS



PCSM BMPS

MS4 Permit Requirements: Pollution Reduction Plan (PRP) Total Maximum Daily Load (TMDL) Plan

- The purpose of a TMDL Plan is to achieve pollutant load reductions based on EPA approved limits. A TMDL Plan is required when a waterbody has an EPA-approved TMDL
  - TMDL Borough requirements: Goose (Chester) Creek
- The purpose of a PRP is to reduce sediment pollution in PADEP designated impaired waters.
  - PRP Borough requirements: Taylor Run, Plum Run, Blackhorse Run, Brandywine Creek, Goose (Chester) Creek

DRAFT



DRAFT

Goose Creek Watershed

PRP & TMDL Addenda Revisions
BMPs Eliminated

Location	BMP Type
Along Tributary	Streambank Stabilization & Restoration
Near S. Adams Street & E. Nields Street	Jellyfish Filter

DRAFT



STREAMBANK STABILIZATION & RESTORATION



JELLYFISH FILTER

PRP & TMDL Addenda Revisions- BMPs retained

DRAFT

Location	BMP Type
John O. Green Park*	Permeable Pavement
Fugett Park/Borough Hall*	Rain Gardens
Greenview Alley*	Bioswales
Various Locations*	Street Sweeping
Various Locations*	Tree Plantings

*Have been implemented



John O. Green Memorial Park



Borough Hall - Chestnut/Penn

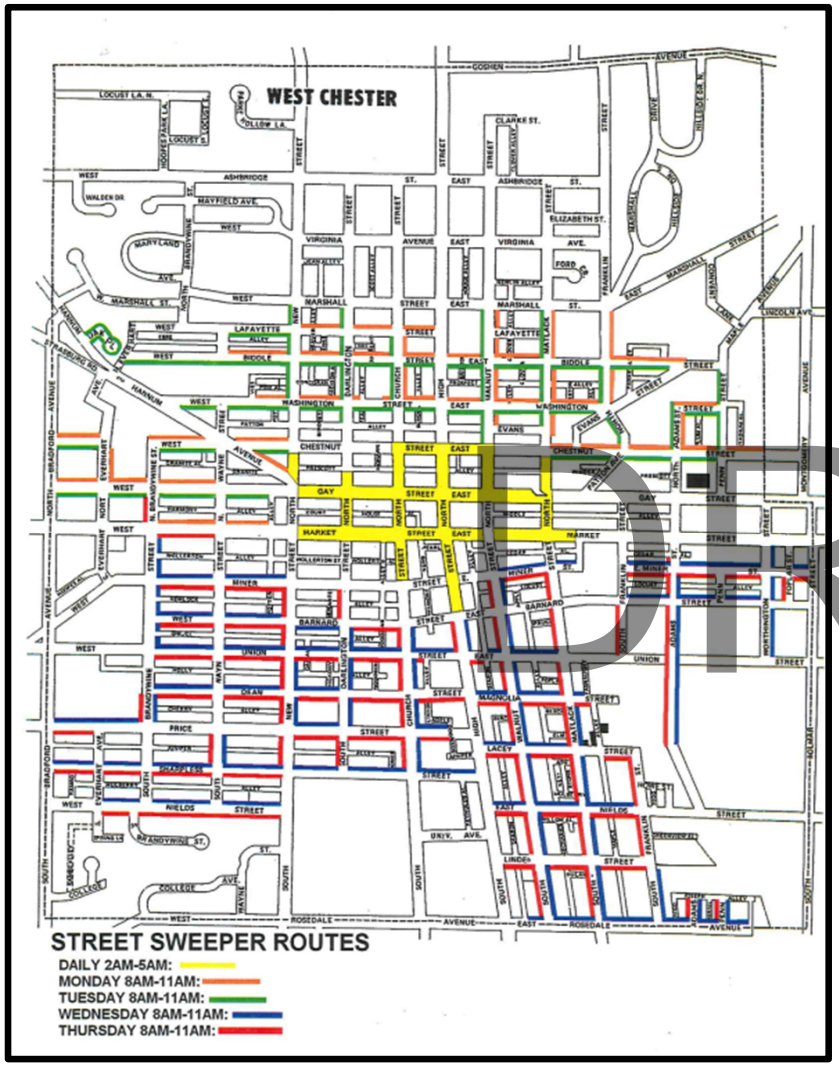
DRAFT



Borough Hall – Chestnut/Penn



Greenview Alley



Street Sweeping Schedule



Street Sweeping



Tree Plantings

DRAFT

PRP & TMDL Addenda Revisions – BMPS Added



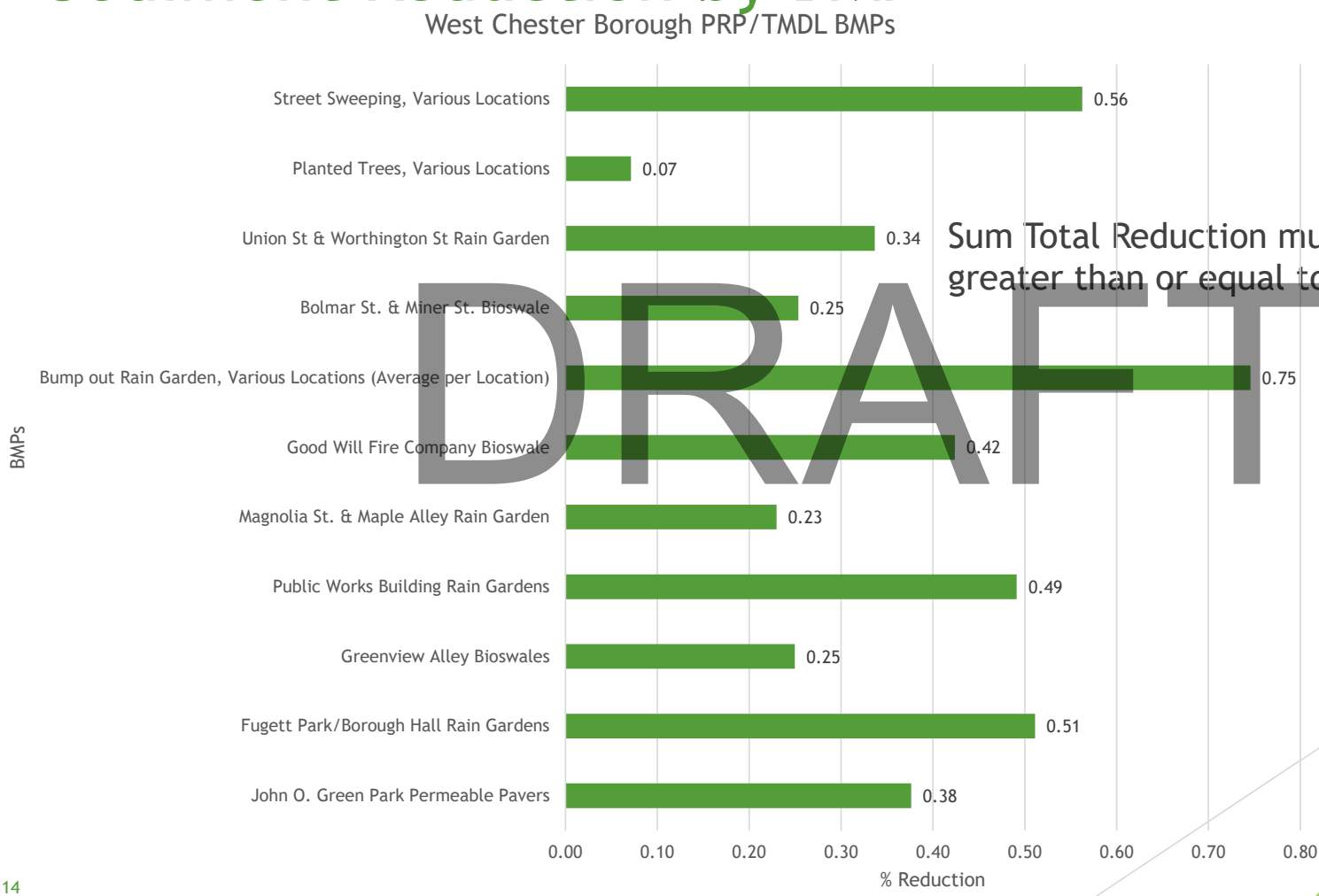
Location	BMP Type
Public Works Building*	Rain Garden/Bioswale
Magnolia Street & Maple Alley Intersection, Union Street & Worthington Street Intersection	Rain Garden
Good Will Fire Company, Bolmar Street & Miner Street Intersection	Bioswale
Matlack Street Intersections: Magnolia, Union, Linden, Lacey*, E. Nields, E. Miner Street	Rain Garden Curb Curb Bump-outs
Miner Street Intersections: Poplar, S. Adams Street, S. Franklin Street	
Market Street Midblock between Franklin Avenue & S Adams Street	
Linden Street & Maple Alley Intersection	
S. Walnut Street & E. Barnard Street Intersection	

DRAFT

*Has been implemented


DRAFT
Public Works Building

Sediment Reduction by BMP



Sum Total Reduction must be greater than or equal to 10%

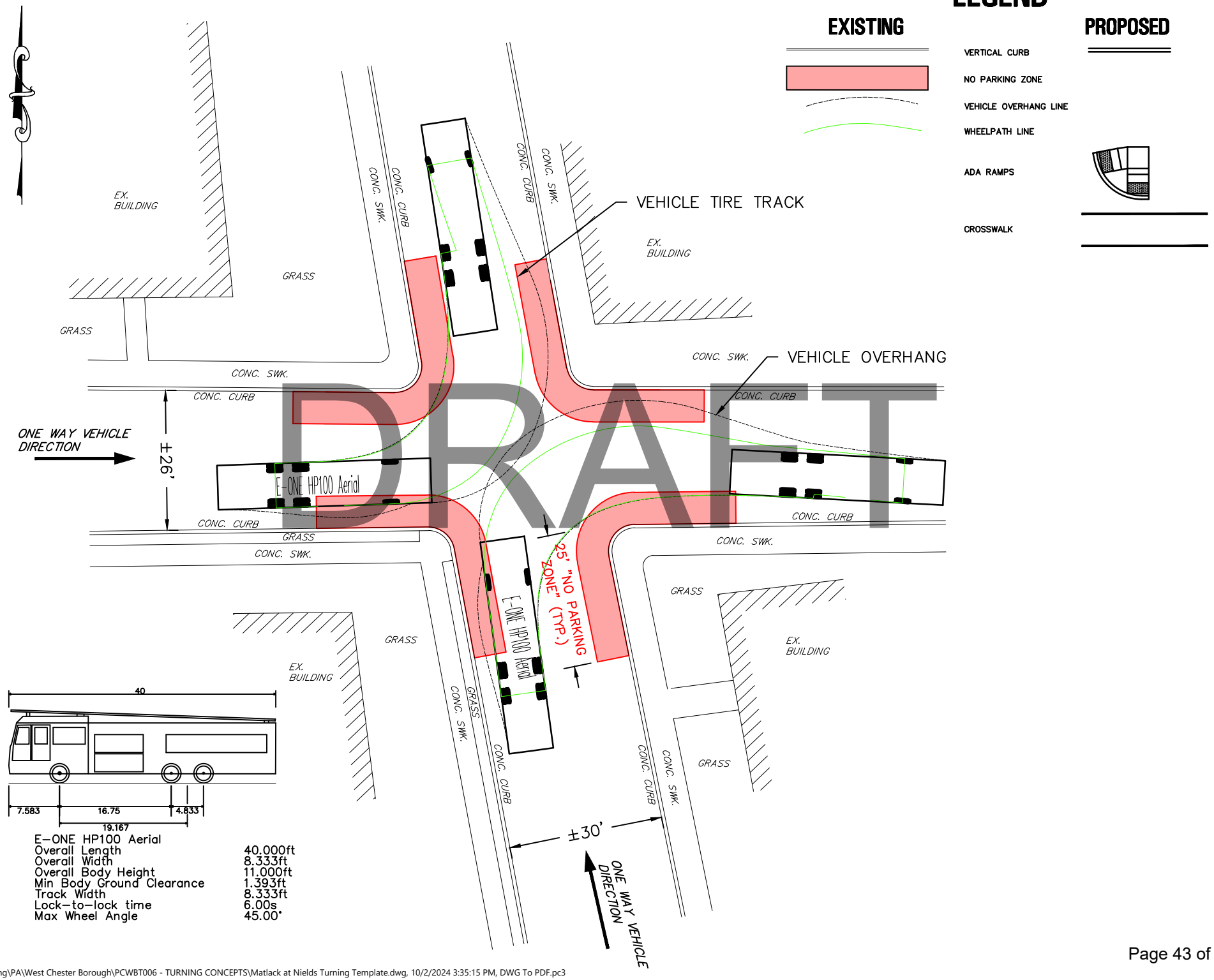
DRAFT

DRAFT

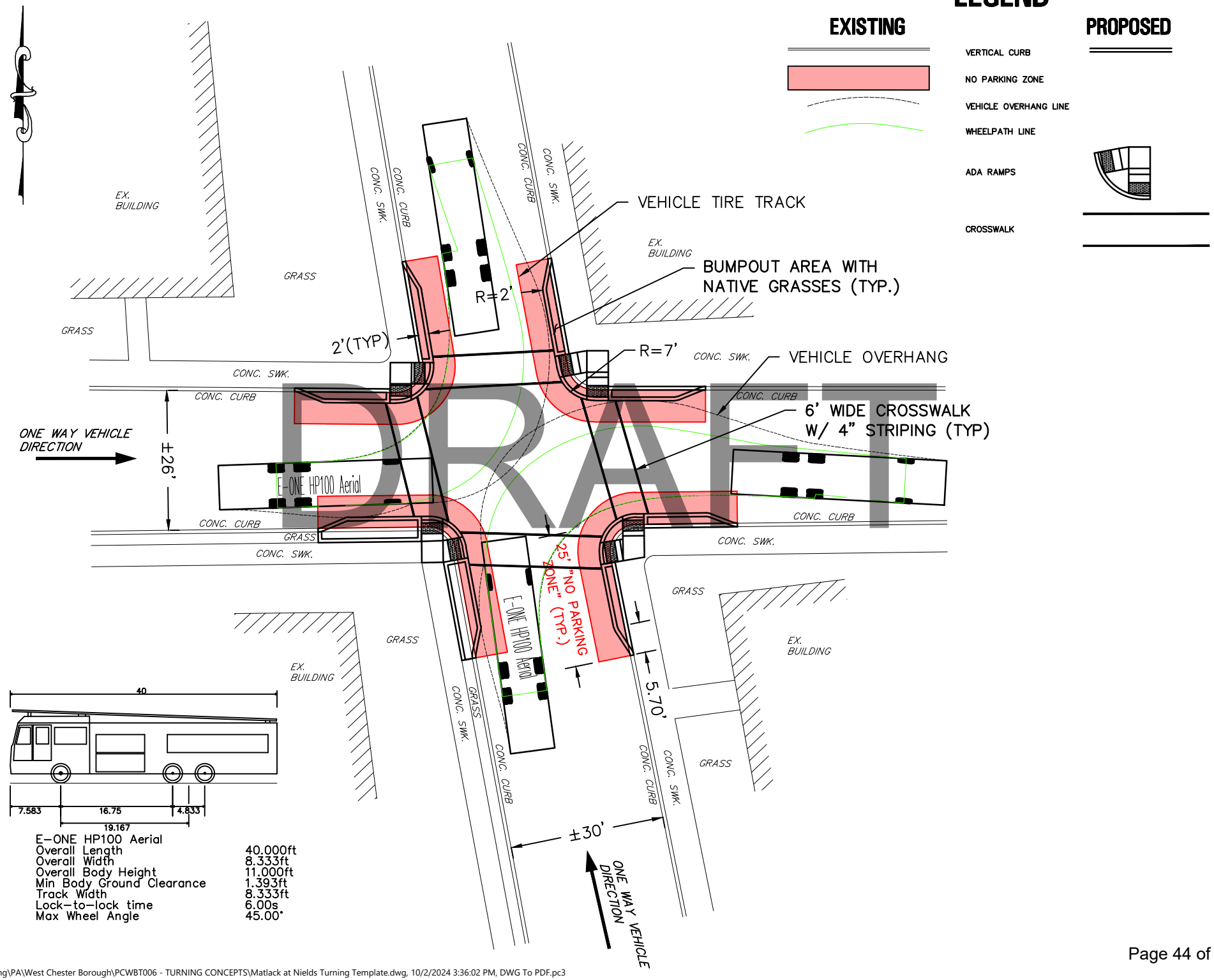
Questions?



Survey Link Above

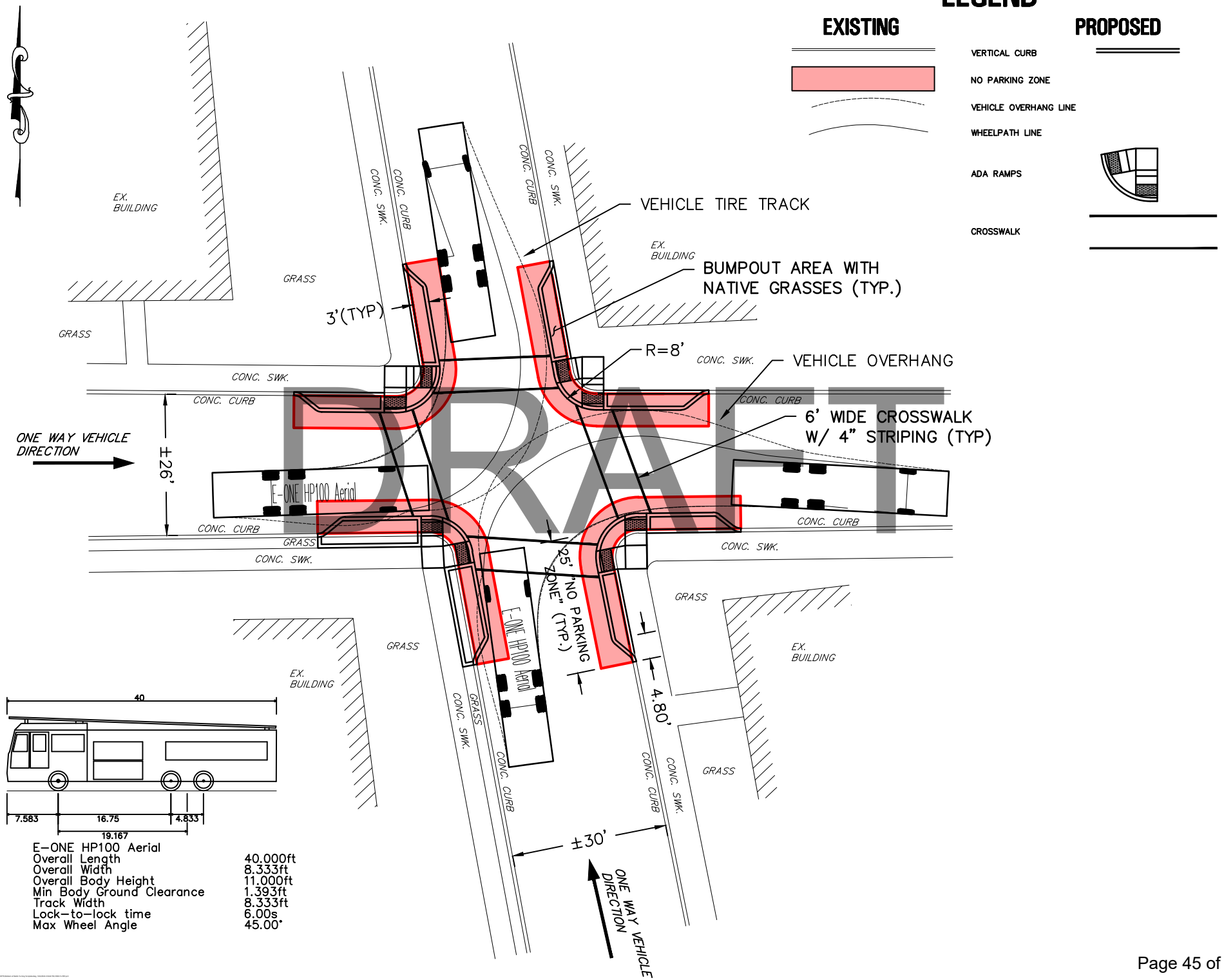


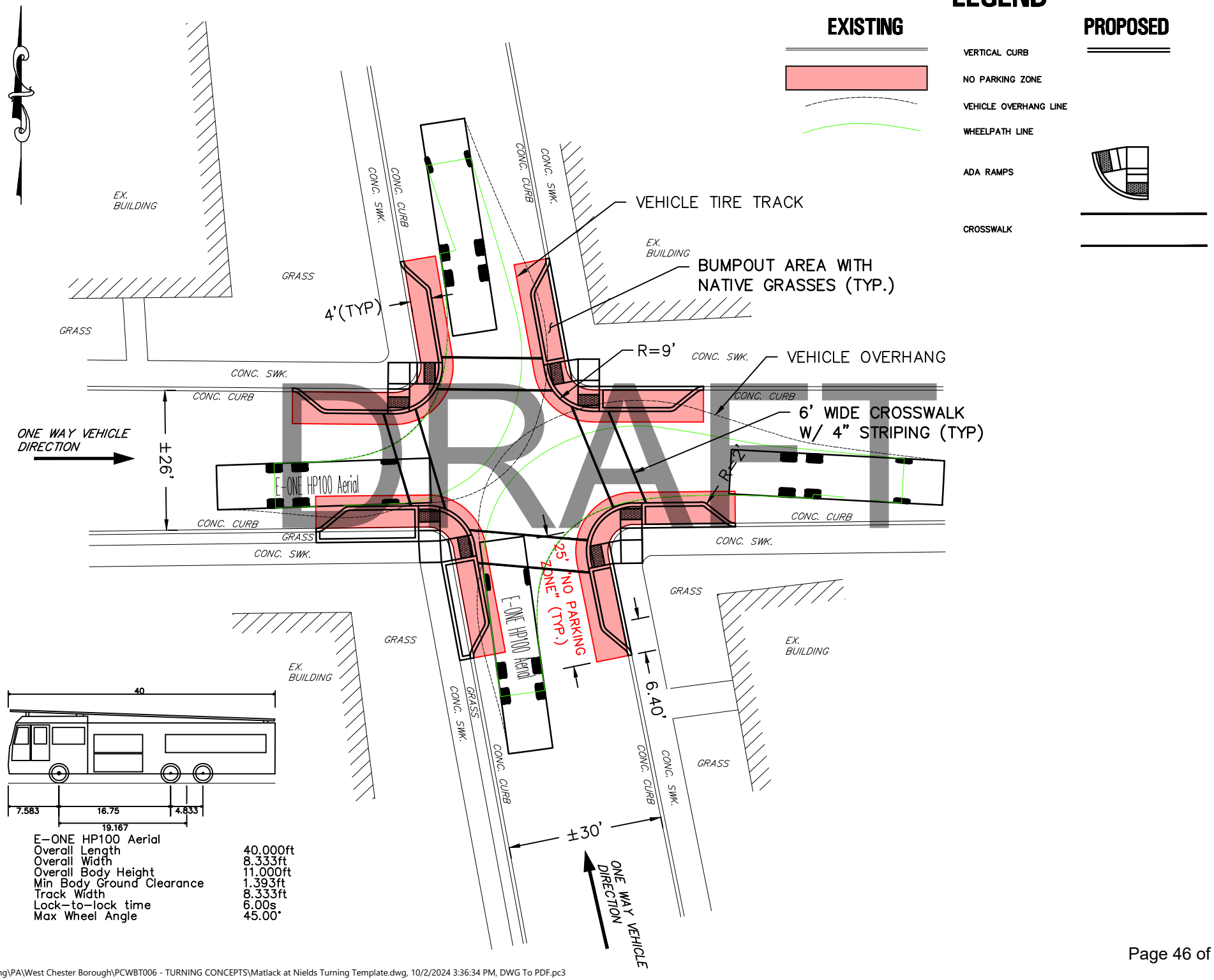
G:\Drafting\Drafting\PA\West Chester Borough\PCWBT006 - TURNING CONCEPTS\Matlack at Nields Turning Template.dwg, 10/2/2024 3:35:15 PM, DWG To PDF.pc3



DRAFT

G:\Drafting\Drafting\PA\West Chester Borough\PCWBT006 - TURNING CONCEPTS\Matlack at Nields Turning Template.dwg, 10/2/2024 3:36:02 PM, DWG To PDF.pc3


LEGEND
EXISTING
PROPOSED
VERTICAL CURB
NO PARKING ZONE
VEHICLE OVERHANG LINE
WHEELPATH LINE
ADA RAMPS
CROSSWALK
VEHICLE TIRE TRACK
BUMPOUT AREA WITH NATIVE GRASSES (TYP.)
3'(TYP)
R=8'
VEHICLE OVERHANG
6' WIDE CROSSWALK W/ 4" STRIPING (TYP)
ONE WAY VEHICLE DIRECTION
±26'
E-ONE HP100 Aerial
25' "NO PARKING ZONE" (TYP.)
4.80'
±30'
ONE WAY VEHICLE DIRECTION
EX. BUILDING
GRASS
CONC. SWK.
CONC. CURB
DRAFT
40
7.583
16.75
4.833
19.167
E-ONE HP100 Aerial
Overall Length 40.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



G:\Drafting\Drafting\PA\West Chester Borough\PCWBT006 - TURNING CONCEPTS\Matlack at Nields Turning Template.dwg, 10/2/2024 3:36:34 PM, DWG To PDF.pc3

Summary of Public Comment Received

1. **Preference for Underground Retention Basins**
   Some residents expressed preference to underground basins in place of surface BMPs.

   The Borough recognizes the importance of flood mitigation and agree that underground retention basins can be highly effective. While these options are considered where space and budget allow, they are often significantly more costly and require extensive utility coordination. Rain gardens and bioswales remain critical for meeting MS4 permit requirements and improving water quality, but we will continue evaluating opportunities for underground storage in high-priority flood areas.

2. **Maintenance Concerns**
   Some residents expressed concerns over the maintenance required for surface BMPs.

   Section G of this report lists the Borough's maintenance plans. The Borough will develop maintenance programs for each BMP to ensure rain gardens and bump-outs remain functional and visually appealing. As outlined in Section G, all maintenance programs will follow the PA BMP Manual. During the design phase, the Borough will specify low maintenance plantings when feasible.

DRAFT

3. **Safety & Traffic Issues**
   Residents expressed concern over the BMP bumpouts resulting in safety hazards.

   A sample turning template was shared with the public. All designs are reviewed for compliance with PennDOT and Borough safety standards

4. **General Feedback**
   Residents submitted positive feedback on the need for stormwater management throughout the Borough.

   No response required.

5. **Parking Concerns**
   Residents expressed concern over the BMP bumpouts eliminating parking spots.

   A sample turning template was shared with the public.

6. **Cost Concerns**
   Residents expressed concern over cost of these projects.

   The Borough will pursue grant funding and budget accordingly, as required.

7. **Flooding Concerns**

Some residents expressed concerns over flooding in certain areas or reviewing flooding issues over the entire watershed.

These BMPs are specifically required to improve water quality of stormwater runoff and the reduction of pollutants being delivered to the stream from stormwater runoff from Borough properties. A more comprehensive plan is needed to review and address flooding concerns.

8. **Most Liked BMPs**
   The following BMPs were considered the most desirable throughout the Borough.

   East Union Street & South Worthington Street Basin
   South Bolmar Street Basin
   South Bomar Street Bioswale

DRAFT

DRAFT



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 15 30 60 90 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N
W E
S

0 12.5 25 50 75 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed_Pipes
- Existing Storm Pipes
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 10 20 40 60
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N
W E
S

0 10 20 40 60
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipes
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 10 20 40 60 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 10 20 40 60 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed_Pipes
- Existing Storm Pipes
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N

W E

S

0 10 20 40 60 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

May, 2024

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N
W E
S

0 12.5 25 50 75
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit
- Bioswale

N
W E
S

0 5 10 20 30
Feet

RVE 1901
REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 29003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

May, 2024

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N

W E

S

0 15 30 60 90 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~

PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

May, 2024



Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N
W E
S

0 20 40 80 120 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N

W E

S

0 5 10 20 30 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel

Proposed BMPs

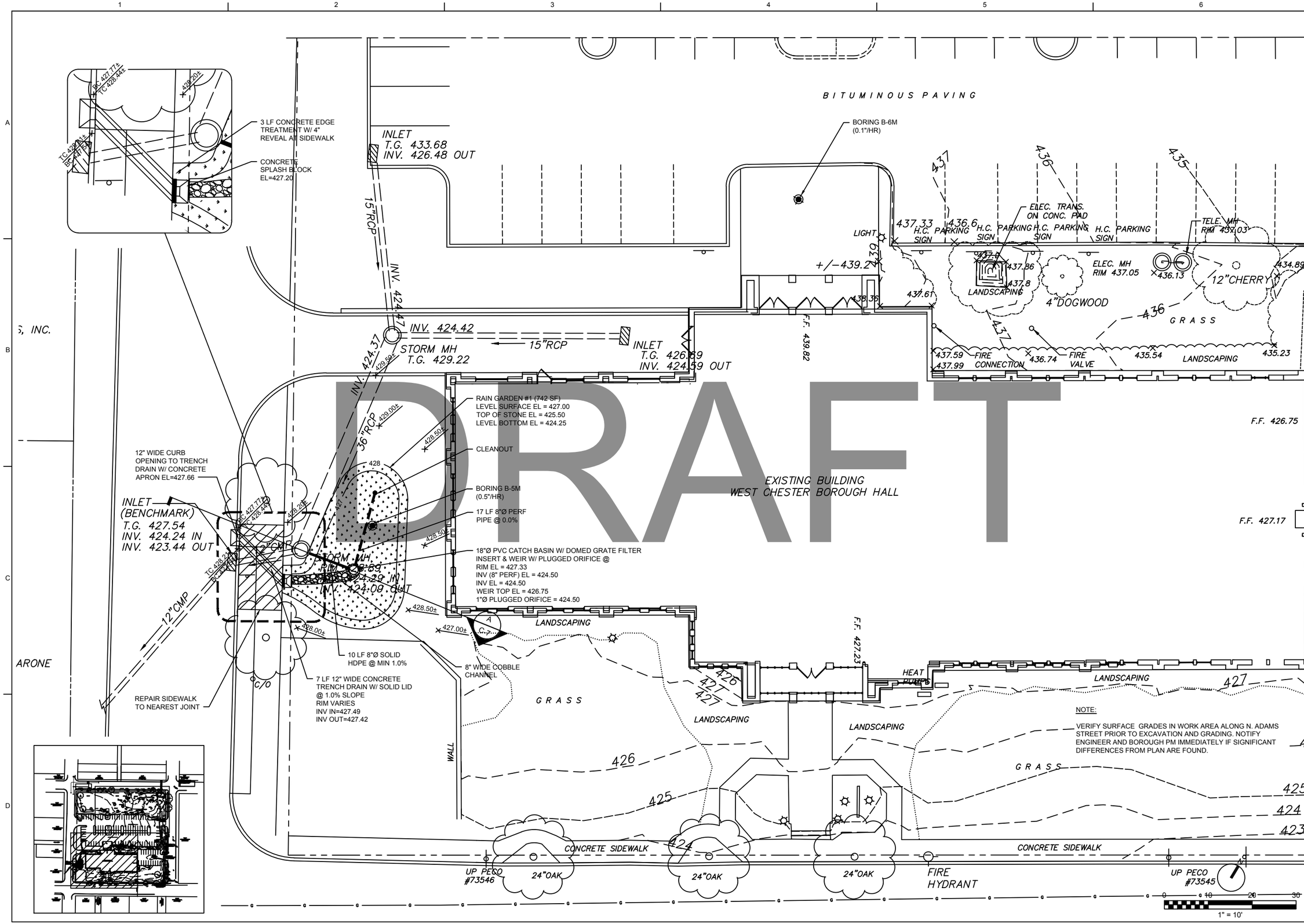
Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit
- Bioswale

N
W E
S

0 12.5 25 50 75
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



NOTE:

VERIFY SURFACE GRADES IN WORK AREA ALONG N. ADAMS STREET PRIOR TO EXCAVATION AND GRADING. NOTIFY ENGINEER AND BOROUGH PM IMMEDIATELY IF SIGNIFICANT DIFFERENCES FROM PLAN ARE FOUND.

DRAFT

..\d1083731\PE_Stamp-PA.jpg

NO.	DATE	REVISION	BY	APVD

DSGN S BECK | DR B KLEIN | CHK A POTTS | APVD A POTTS

WEST CHESTER BOROUGH
STREAM PROTECTION PLAN STORMWATER MANAGEMENT IMPROVEMENTS
DEPARTMENT OF PUBLIC WORKS
WEST CHESTER BOROUGH, PENNSYLVANIA

CIVIL
GREEN INFRASTRUCTURE PLAN
SITE 016
N ADAMS ST AND E GAY ST

AS NOTED
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	JULY 2017
PROJ	473792
DWG	C-1
SHEET	3

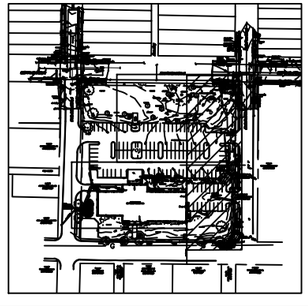
BID DOCUMENTS

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2MHILL.
©CH2M HILL 2009. ALL RIGHTS RESERVED.

FILENAME: $FILENAME PLOT DATE: $PLOTDATE PLOT TIME: $PLOTTIME

DRAFT

NOTE:
VERIFY SURFACE GRADES AT CHESTNUT STREET AND ON SITE IN PROPOSED WORK AREAS PRIOR TO EXCAVATION AND GRADING.



..\d1083731\PE_Stamp-PA.jpg

©CH2M HILL 2009. ALL RIGHTS RESERVED.

NO.	DATE	DSGN	DR	CHK	APVD	BY
		S BECK	B.KLEIN	A.POTTS	A.POTTS	A POTTS

REVISION

WEST CHESTER BOROUGH
STREAM PROTECTION PLAN STORMWATER MANAGEMENT IMPROVEMENTS
DEPARTMENT OF PUBLIC WORKS
WEST CHESTER BOROUGH, PENNSYLVANIA

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL

ch2m:

CIVIL

GREEN INFRASTRUCTURE PLAN
SITE 016 - E CHESTNUT AND N PENN ST
E GAY ST AND N PENN ST

BID DOCUMENTS

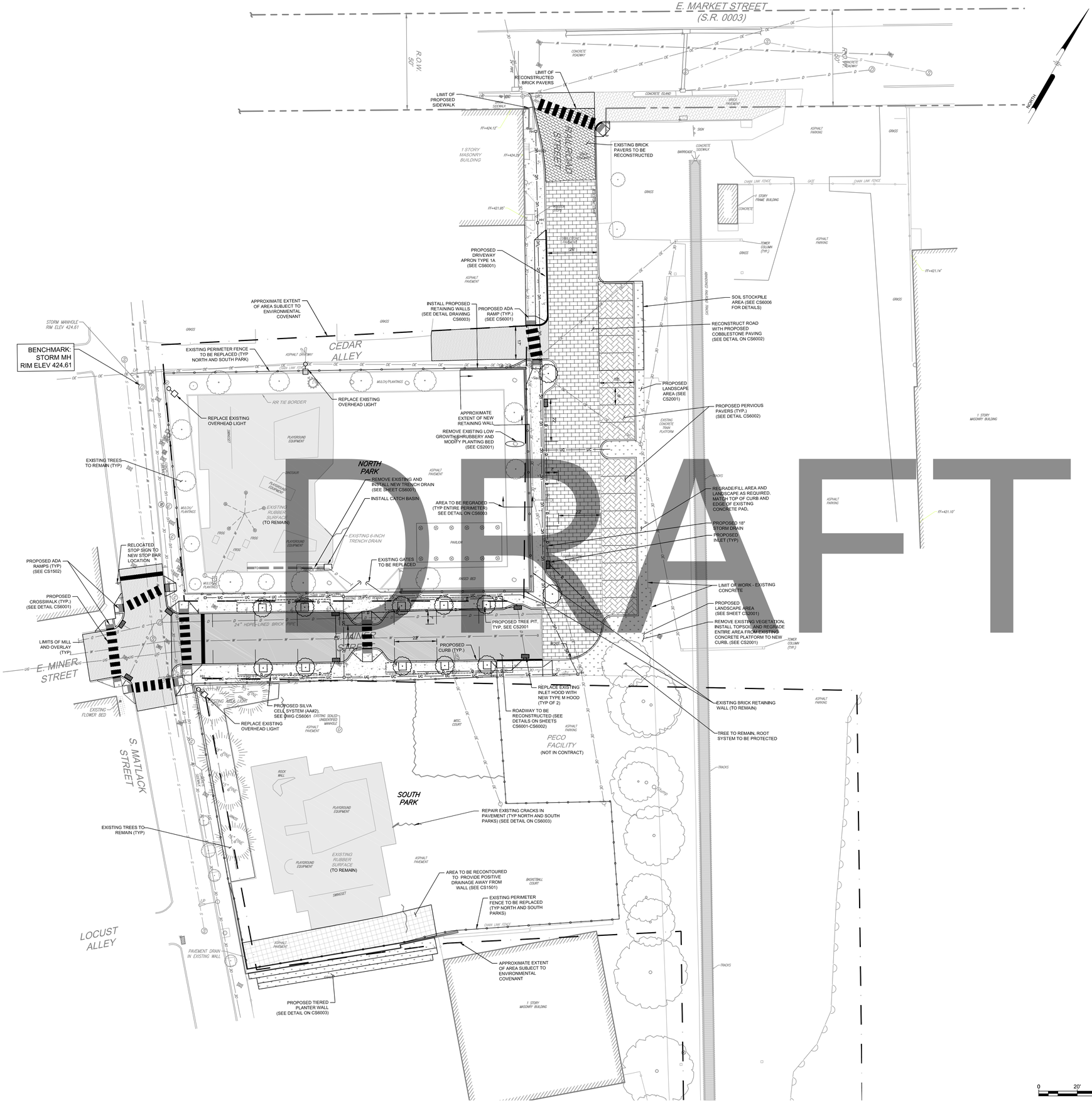
AS NOTED

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	JULY 2017
PROJ	473792
DWG	C-4
SHEET	5

FILENAME: $FILENAME PLOT DATE: $PLOTDATE PLOT TIME: $PLOTTIME



DRAFT

GENERAL NOTES:

1. SITE ADDRESS: SOUTH MATLACK STREET AND EAST MINER STREET
   WEST CHESTER, PA 19380
   TAX MAP #: 0109 0368000E AND TAX MAP #: 0109 0552000E
   BOOK #: 4345 PAGE #: 1636

   RECORD OWNER/APPLICANT: BOROUGH OF WEST CHESTER
   401 EAST GAY STREET
   WEST CHESTER, PA 19380

2. THE PURPOSE OF THIS PLAN IS TO DEPICT PARK AND ROADWAY IMPROVEMENTS.
3. THIS SITE IS CURRENTLY ZONED TC - TOWN CENTER DISTRICT BY THE BOROUGH OF WEST CHESTER ZONING MAP. FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE BOROUGH OF WEST CHESTER.
4. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 210 OF 380, COMMUNITY MAP NO. 42029C0210G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY,
   B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY,
   C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY,
7. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE,
8. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
9. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
10. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK,
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20190811387 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW", (800-242-1776)
12. SEE DRAWING CS0002 AND SPECIFICATIONS FOR INFORMATION ON ENVIRONMENTAL COVENANT,

LEGEND:

- PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- APPROXIMATE EXTENT OF ENVIRONMENTAL COVENTANT
- EX CONCRETE MONUMENT
- EX BUILDING
- EX CURB
- EX EDGE OF PAVEMENT
- EX WALL
- EX FENCE LINE
- EX SIGN
- EX LANDSCAPING
- 361 EX MINOR CONTOUR
- 360 EX MAJOR CONTOUR
- D EX STORM SEWER LINES
- EX UTILITY MANHOLE
- EX STORM SEWER INLET
- EX STORMWATER MANHOLE
- OE EX OVERHEAD ELECTRICAL LINES
- UE EX UNDERGROUND ELECTRICAL LINES
- EX UTILITY POLE
- LP EX STREET LIGHT
- W EX WATER LINES
- EX FIRE HYDRANT
- EX WATER VALVE
- S EX SANITARY SEWER LINES
- EX SANITARY MANHOLE
- C.O. EX SANITARY CLEAN OUT
- G EX GAS LINES
- EX ELECTRIC MANHOLE
- BENCHMARK
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED RETAINING WALL
- "S" PROPOSED SIGN
- 360 PROPOSED MAJOR CONTOUR
- 361 PROPOSED MINOR CONTOUR
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM MANHOLE
- D PROPOSED STORM SEWER
- TD PROPOSED TRENCH DRAIN
- PROPOSED INLET
- PROPOSED LIGHT POLE
- PROPOSED PERVIOUS PAVERS
- PROPOSED MILL AND OVERLAY
- PROPOSED RECONSTRUCTED ROADWAY
- PROPOSED RE-LEVELED COBBLESTONE PAVERS
- UC PROPOSED ELECTRICAL CONDUIT - 2 INCH
- HH PROPOSED ELECTRICAL HANDHOLE

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

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20190811387

Pennoni
PENNONI ASSOCIATES INC.
One South Church Street, 2nd Floor
West Chester, PA 19382
T 610.429.8987 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

IMPROVEMENTS TO JOHN O. GREEN MEMORIAL PARK
SOUTH MATLACK STREET AND EAST MINER STREET
WEST CHESTER, PA 19380

IMPROVEMENTS PLAN

BOROUGH OF WEST CHESTER
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY
1	10/21/2019	ISSUED FOR BID	CF

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00008
DATE	2019-06-21
DRAWING SCALE	1"=20'
DRAWN BY	RMG
APPROVED BY	NMC

CS1001

SHEET 5 OF 17

U:\Accounts\WCHBO\WCHBO00008 - John O Green Park GIS\ESRI\24_SHEETS\CS1001.dwg PLOTTED: 10/28/2019 11:09 AM BY: Tyler Olsen PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —

GOOSE CREEK GREEN STORMWATER

CONSTRUCTION PLANS

CHESTER COUNTY, PENNSYLVANIA
JUNE 7, 2024

PREPARED FOR:
OWNER/DEVELOPER

WEST CHESTER BOROUGH

401 EAST GAY STREET
WEST CHESTER, PA 19380

DRAFT



LOCATION MAP
Scale: 1" = 2000'

PREPARED BY:

PENNONI ASSOCIATES INC.

158 W Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907
F 610.429.8918

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S):

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
PROJECT CITY, PROJECT STATE

COVER SHEET

WEST CHESTER BOROUGH
401 EAST GAY STREET
CLIENT CITY, CLIENT STATE ZIP

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	AS SHOWN
DRAWN BY	AGS
APPROVED BY	CRP

CS0001

SHEET 1 OF 21

GENERAL NOTES:

1. THE PURPOSE OF THESE PLANS IS TO DEPICT THE PROPOSED CONSTRUCTION OF NEW STORMWATER MANAGEMENT FACILITIES.

2. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN DECEMBER 2023.

3. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:

   § RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
   § BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE, OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
   § ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS, OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

4. THIS PLAN IS NOT INTENDED TO CONSTITUTE A BOUNDARY SURVEY AS IDENTIFIED IN SECTION E - STANDARDS FOR BOUNDARY SURVEYS IN THE "STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 19, 2021".

5. THE HORIZONTAL DATUM FOR THE PLANIMETRIC FEATURES AND COORDINATE VALUES INDICATED ON THIS PLAN REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE 2011 ADJUSTMENT (PASPCS-S NAD83-2011)], AND WERE DETERMINED FROM OBSERVATIONS ON DECEMBER 26, 2023.

6. THE VERTICAL DATUM FOR THE ELEVATIONS AND CONTOURS INDICATED ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND WAS DETERMINED FROM GNSS OBSERVATIONS ON DECEMBER 26, 2023.

7. TEMPORARY SITE BENCHMARK NOTE:
   TEMPORARY BENCHMARK 103
   DESCRIPTION: PK NAIL SET
   ELEVATION = 407.04'

   TEMPORARY BENCHMARK 500
   DESCRIPTION: PK NAIL SET
   ELEVATION = 413.46'

8. PARKING SPACES SHOWN REPRESENT VISIBLE AND CLEARLY DELINEATED PAVEMENT MARKINGS AND SIGNS. THE SURVEYOR HAS NOT MEASURED INDIVIDUAL SPACES FOR CONFORMANCE WITH ZONING REGULATIONS OR ADA REGULATIONS.

9. LOCATIONS OF ON AND OFF-SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.

10. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

11. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

12. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

13. ALL UNITS SHOWN ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

14. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF A WETLANDS DELINEATION HAVING BEEN COMPLETED NOR WAS THE SURVEYOR PROVIDED A WETLANDS DELINEATION REPORT.

15. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

16. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

17. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND STRUCTURES AND UTILITIES, SUCH AS WATER, SEWER, TELEPHONE AND ELECTRIC CONDUITS, ETC, AND ABOVE GROUND UTILITIES, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES.

19. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING FENCING, SIDEWALKS, CURBS, OR OTHER ITEMS NOT INTENDED TO BE REMOVED OR REPLACED. ENGINEER TO VERIFY LOCATION AND EXTEND OF DAMAGE.

20. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR OTHER ITEMS NOT INTENDED TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED ITEMS WITHOUT CHARGE TO THE OWNER.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 210 OF 380, COMMUNITY MAP NO. 42029C0210G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017. THE SITE IS LOCATED IN THE FOLLOWING ZONE(S):
   § ZONE X "*AREA OF MINIMAL FLOOD HAZARD*"

   NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PLAN REFERENCES

1. RECORDED PLANS
   § PLAN ENTITLED "FINAL PLAN, RECORD PLAN, WEST CHESTER PUBLIC WORKS CAMPUS", DRAWING NO. 09-07035T, PREPARED BY GILMORE & ASSOCIATES, INC., DATED 8/17/2010, AND LAST REVISED 2/1/2011, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE, PLAN BOOK 19061 PAGE 1.

TEMPORARY CONSTRUCTION FENCE AND ACCESS LOCATIONS:

1. TEMPORARY CONSTRUCTION FENCE SHALL BE 4' HIGH HEAVY DUTY ORANGE SAFETY FENCE, HIGH DENSITY POLYETHYLENE, SQUARE MESH, WITH SMOOTH TOP AND BOTTOM BORDERS (SEE DETAIL).

2. WORK AREA TO BE ACCESSED FROM THE MAIN PARK ENTRANCE ON SMITHBRIDGE ROAD.

3. CONTRACTOR MUST MAINTAIN COMPLETE ENCLOSURE AROUND THE WORK AREA FOR DURATION OF PROJECT. CLOSE CONSTRUCTION ACCESS POINTS AT ANY TIME CONTRACTORS ARE NOT ACTIVELY WORKING ON SITE.

SITE PREPARATION AND REMOVAL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES AND TREE PROTECTION FENCING MUST BE INSTALLED BEFORE EXCAVATION OR OTHER EARTH DISTURBANCE ACTIVITIES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION OF WORK AREA DURING CONSTRUCTION.

3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB, UTILITIES OR OTHER ITEMS IN THE WORK AREA. ENGINEER MUST VERIFY LOCATION AND EXTENT OF DAMAGE.

4. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING ITEMS WITHIN THE WORK AREA NOTED FOR REMOVAL. REMOVAL INCLUDES ALL FOUNDATIONS, SUBBASE MATERIALS AND OTHER ITEMS SPECIFICALLY IDENTIFIED FOR REMOVAL ON THE DRAWINGS AND AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS. AFTER REMOVALS, CONTRACTOR IS RESPONSIBLE FOR BACKFILL, COMPACTION, AND RESTORATION OF DISTURBED AREAS.

5. CONTRACTOR SHALL PROTECT ALL BUILDINGS, UTILITIES, FACADES, ENTRANCE PADS, FENCING, SIGNAGE, PLANT MATERIAL, AND OTHER ITEMS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE DAMAGED OR DISTURBED AREAS AS A RESULT OF HIS NEGLIGENCE AT NO ADDITIONAL COST TO THE OWNER TO THE OWNER'S SATISFACTION.

6. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR ON A DAILY BASIS.

7. ALL EXISTING UTILITY BOXES, METERS, MANHOLES, ETC. WITHIN THE WORK AREA ARE TO REMAIN UNLESS NOTED. REMOVE PAVING AROUND THESE STRUCTURES WITHOUT DISTURBANCE. ADJUST TOPS TO FINISHED GRADE AS NECESSARY.

TREE PROTECTION AND TRIMMING NOTES:

1. ALL TREES ON SITE ARE TO REMAIN AND BE PROTECTED, UNLESS OTHERWISE NOTED. AVOID OR LIMIT OPERATION OF HEAVY MACHINERY WITHIN DRIPLINE OF ALL TREES.

2. INSTALL TREE PROTECTION FENCE AS NECESSARY AROUND DRIPLINE OF TREES. LOCATIONS OF TREE PROTECTION FENCE MAY BE ADJUSTED IN FIELD TO INCLUDE THE AREA UNDER THE DRIP-LINE OF EXISTING TREES TO REMAIN.

3. IF TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, PROPER ROOT PRUNING MEASURES MUST BE FOLLOWED PER SPECIFICATIONS AND DIRECTION OF THE TOWNSHIP ARBORIST.

4. PRUNE EXISTING TREES TO REMAIN TO REMOVE DEAD AND BROKEN BRANCHES. ALL PRUNING SHALL FOLLOW THE MOST RECENT ANSI A300 PRUNING STANDARDS . REVIEW WITH THE ENGINEER AND TOWNSHIP ARBORIST BEFORE PRUNING.

LAYOUT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF PROPOSED IMPROVEMENTS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THIS PLAN WHICH WILL AFFECT THE LAYOUT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL PROVIDE DIRECTION TO RESOLVE CONFLICTS.

2. DIGITAL AUTOCAD FILES CAN BE SUPPLIED TO THE CONTRACTOR/CONTRACTOR'S SURVEYOR FOR LAYOUT OF SITE ELEMENTS.

3. PROPOSED PARKING LOT AND SIDEWALK LOCATIONS TO BE STAKED IN THE FIELD AND LOCATIONS VIEWED BY THE ENGINEER PRIOR TO INSTALLATION. MINOR ADJUSTMENTS MAY BE MADE IN THE FIELD BY THE ENGINEER TO AVOID CONFLICTS WITH UTILITIES, TREES, ETC.

4. NO WORK OR ACTIVITIES SHALL BE PERFORMED BEYOND THE LIMITS OF DISTURBANCE.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ON SITE PRIOR TO COMMENCEMENT OF WORK. SEE UTILITY NOTES ON THE DEMOLITION PLAN.

2. CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION LAYOUT OF ALL PROPOSED ELEVATIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING PROPOSED GRADES INTO EXISTING GRADES WITH SMOOTH, EVEN TRANSITIONS, ROUNDING OUT ALL MOUNDS AND DEPRESSIONS.

4. FINISHED GRADE OF ALL NEW PAVEMENTS TO MEET THE GRADES OF THE EXISTING PAVEMENT. TRANSITIONS TO BE FLUSH AND SMOOTH.

5. MAIN SIDEWALK MUST BE ADA COMPLIANT. MAXIMUM LOGITUDINAL SLOPE NOT TO EXCEED 5%. PATH CROSS SLOPE TO BE BETWEEN 1% AND 2%. CONTACT THE ENGINEER IMMEDIATELY, BEFORE EXCAVATION, IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLAN. POSITIVE DRAINAGE WITH NO PONDING SHALL BE PROVIDED.

6. THE FINISHED GRADE OF THE LAWN ADJACENT TO THE PATH IS TO BE FLUSH WITH THE PATH. ALLOW TOPSOIL TO SETTLE, OR LIGHTLY COMPACT, BEFORE SEEDING TO ENSURE A FLUSH FINISHED CONDITION.

UTILITY NOTES:

1. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.

2. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

3. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.

6. CONTRACTOR SHALL EXCAVATE ONLY AS MUCH TRENCH WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY.

7. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH CONCORD TOWNSHIP STANDARDS AND SPECIFICATIONS.

8. ALL UNDERGROUND UTILITY TRENCHES SHALL BE BACKFILLED WITH SAFE CLEAN FILL.

9. ALL EXISTING UTILITY COVERS, RIMS, CASTING AND INLET TOPS OR GRATES MUST BE ADJUSTED TO THE PROPOSED GRADE, UNLESS OTHERWISE INDICATED.

TOPSOIL DEFINITION & APPLICATION

TOPSOIL IS DEFINED AS FRIABLE CLAY LOAM SURFACE SOIL FOUND IN A DEPTH OF NOT LESS THAN FOUR (4") INCHES. TO BE SATISFACTORY, TOPSOIL SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER THREE QUARTER (3/4") INCHES IN DIAMETER, AND WITHOUT WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIALS. TOPSOIL SHALL CONTAIN AT LEAST FIVE (5%) PERCENT ORGANIC MATTER DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED IN ACCORDANCE WITH THE CURRENT METHOD OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE ACIDITY RANGE SHALL BE PH 5-0 TO PH 7.0 INCLUSIVE. TOPSOIL SHALL ALSO MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408 SPECIFICATIONS, SECTION 800, INCLUDING ALL SUBSECTIONS, LATEST EDITION.

GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM - 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDED PREPARATION. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.

CUBIC YARDS OF TOPSOIL REQUIRED FOR APPLICATION TO VARIOUS DEPTHS		
DEPTH (IN)	PER 1,000 SQUARE FEET	PER ACRE
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1,074

DRAFT

SHEET LIST TABLE

SHEET	PAGE	SHEET TITLE
1	CS0001	COVER SHEET
2	CS0002	GENERAL NOTES
3	CS0201	EXISTING CONDITIONS AND DEMOLITION PLAN
4	CS1001	SITE PLAN
5	CS1002	SITE PLAN
6	CS1003	SITE PLAN
7	CS1701	GRADING & UTILITY PLAN
8	CS1702	GRADING & UTILITY PLAN
9	CS1703	GRADING & UTILITY PLAN
10	CS2001	LANDSAPING PLAN
11	CS2002	LANDSAPING PLAN
12	CS2003	LANDSAPING NOTES AND DETAILS
13	CS4001	SECTION VIEWS
14	CS6001	CONSTRUCTION DETAILS
15	CS6002	CONSTRUCTION DETAILS
16	CS6003	CONSTRUCTION DETAILS
17	CS6004	CONSTRUCTION DETAILS
18	CS6005	CONSTRUCTION DETAILS
19	CS8001	EROSION & SEDIMENTATION CONTROL PLAN
20	CS8501	EROSION & SEDIMENTATION CONTROL NOTES
21	CS8502	EROSION & SEDIMENTATION CONTROL DETAILS

LEGEND:

PROPERTY LINE
LEGAL RIGHT-OF-WAY
APPROXIMATE EXTENT OF ENVIRONMENTAL COVENTANT
EX CONCRETE MONUMENT
EX BUILDING
EX CURB
EX EDGE OF PAVEMENT
EX WALL
EX FENCE LINE
EX SIGN
EX LANDSCAPING
EX MINOR CONTOUR (361)
EX MAJOR CONTOUR (360)
EX STORM SEWER LINES
EX UTILITY MANHOLE
EX STORM SEWER INLET
EX STORMWATER MANHOLE
EX OVERHEAD ELECTRICAL LINES
EX UNDERGROUND ELECTRICAL LINES
EX UTILITY POLE
EX STREET LIGHT (LP)
EX WATER LINES
EX FIRE HYDRANT
EX WATER VALVE
EX SANITARY SEWER LINES
EX SANITARY MANHOLE
EX SANITARY CLEAN OUT (C.O.)
EX GAS LINES
EXISTING ELECTRIC MANHOLE
BENCHMARK
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED RETAINING WALL
PROPOSED SIGN
PROPOSED MAJOR CONTOUR (360)
PROPOSED MINOR CONTOUR (361)
PROPOSED FENCE
PROPOSED CONCRETE SIDEWALK
PROPOSED STORM MANHOLE
PROPOSED STORM SEWER
PROPOSED TRENCH DRAIN
PROPOSED INLET
PROPOSED LIGHT POLE
PROPOSED PERVIOUS PAVERS
PROPOSED MILL AND OVERLAY
PROPOSED RECONSTRUCTED ROADWAY
PROPOSED RE-LEVELED COBBLESTONE PAVERS
PROPOSED ELECTRICAL CONDUIT - 2 INCH
PROPOSED ELECTRICAL HANDHOLE (HH)

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

GENERAL NOTES

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

DATE	NO.	REVISIONS	BY

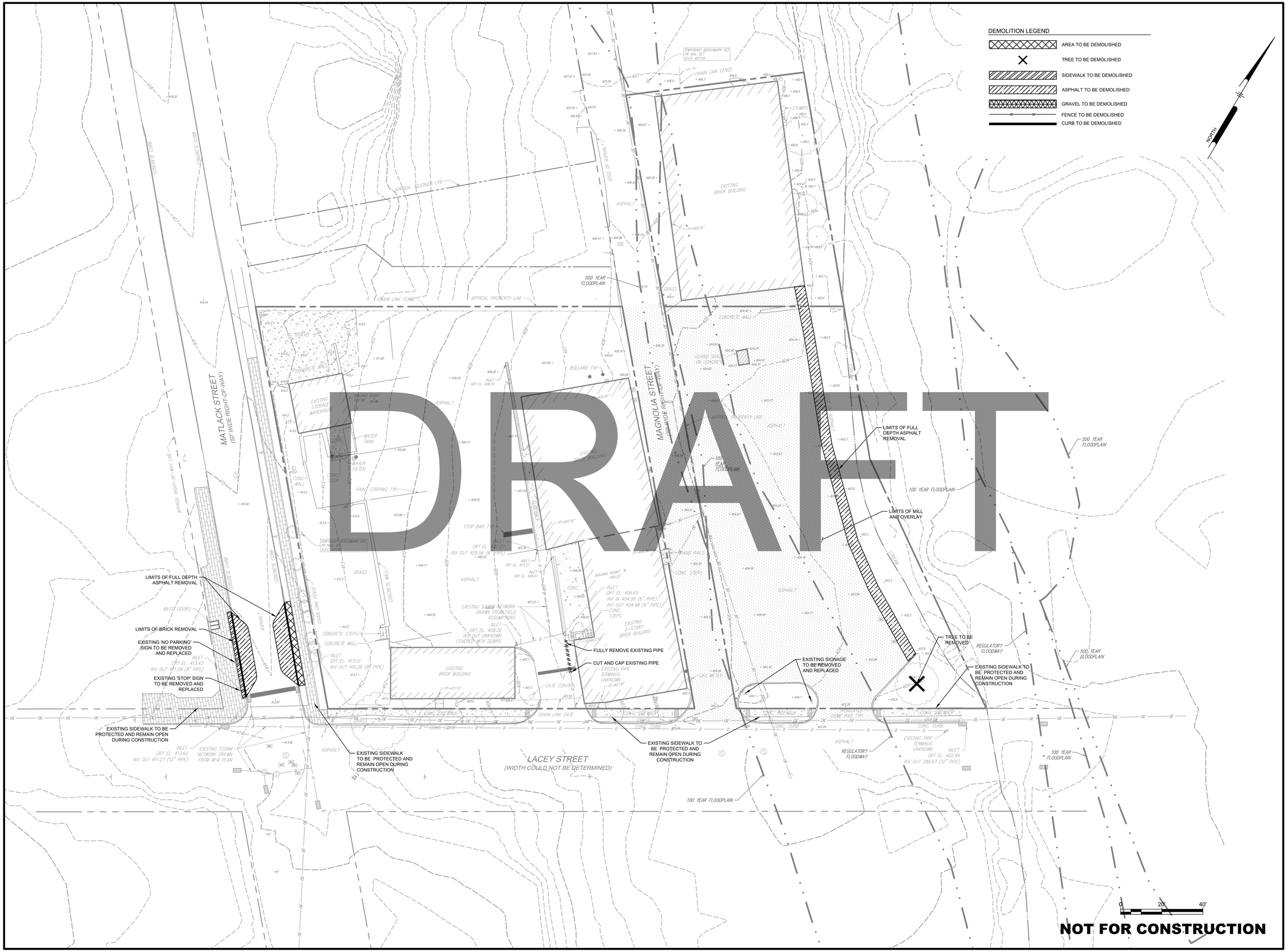
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS0002

SHEET 2 OF 21

u:\Accounts\WCHBO\wchbo00030 - public works gi_swm\DESIGN_SHEETS\CS0002.dwg PLOTTED: 6/7/2024 9:35 AM, BY: Sunhi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ----



PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

EXISTING CONDITIONS AND DEMOLITION PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

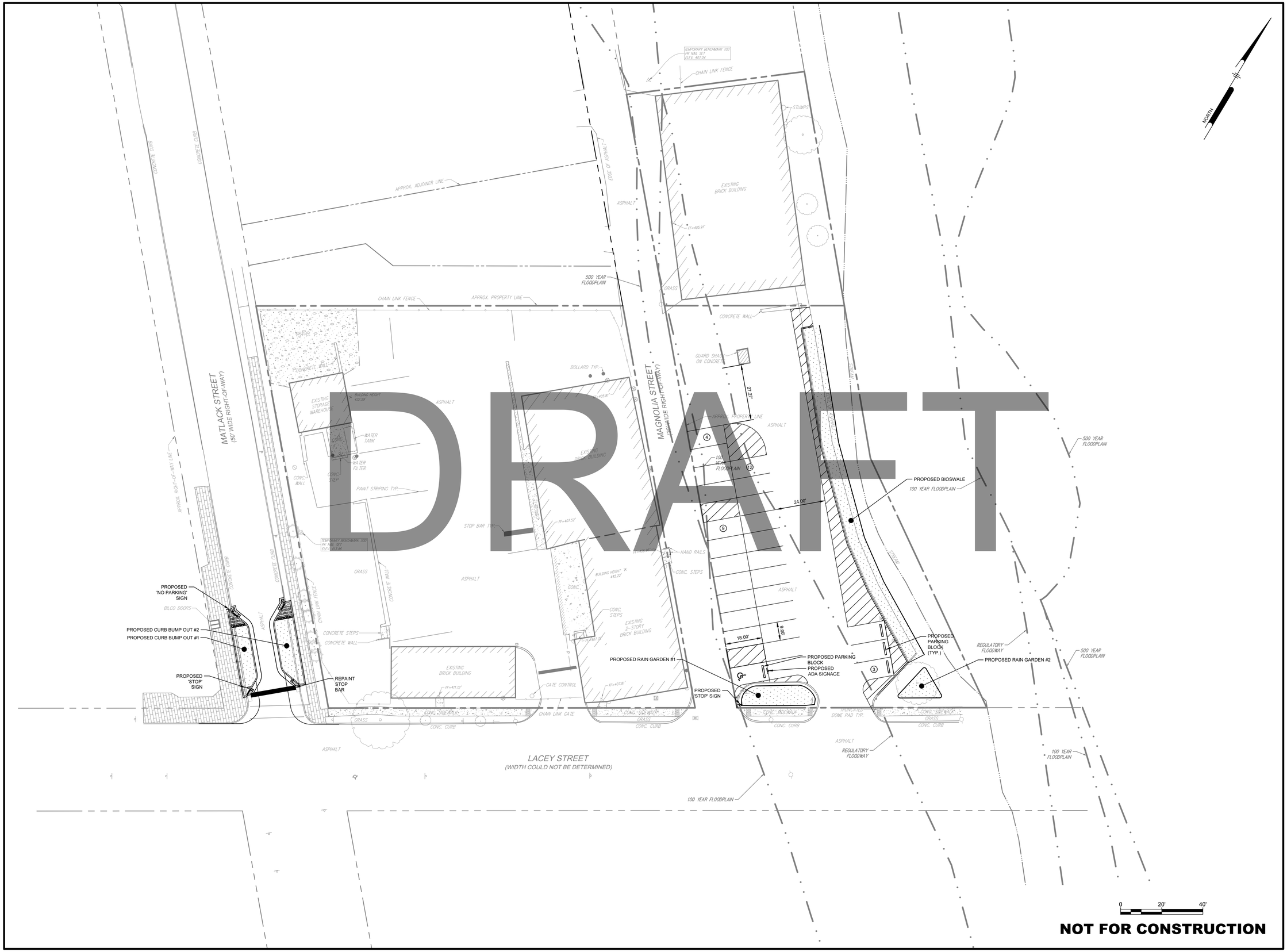
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 20'
DRAWN BY	AGS
APPROVED BY	CRP

CS0201

SHEET 3 OF 21



Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 **F** 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

SITE PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

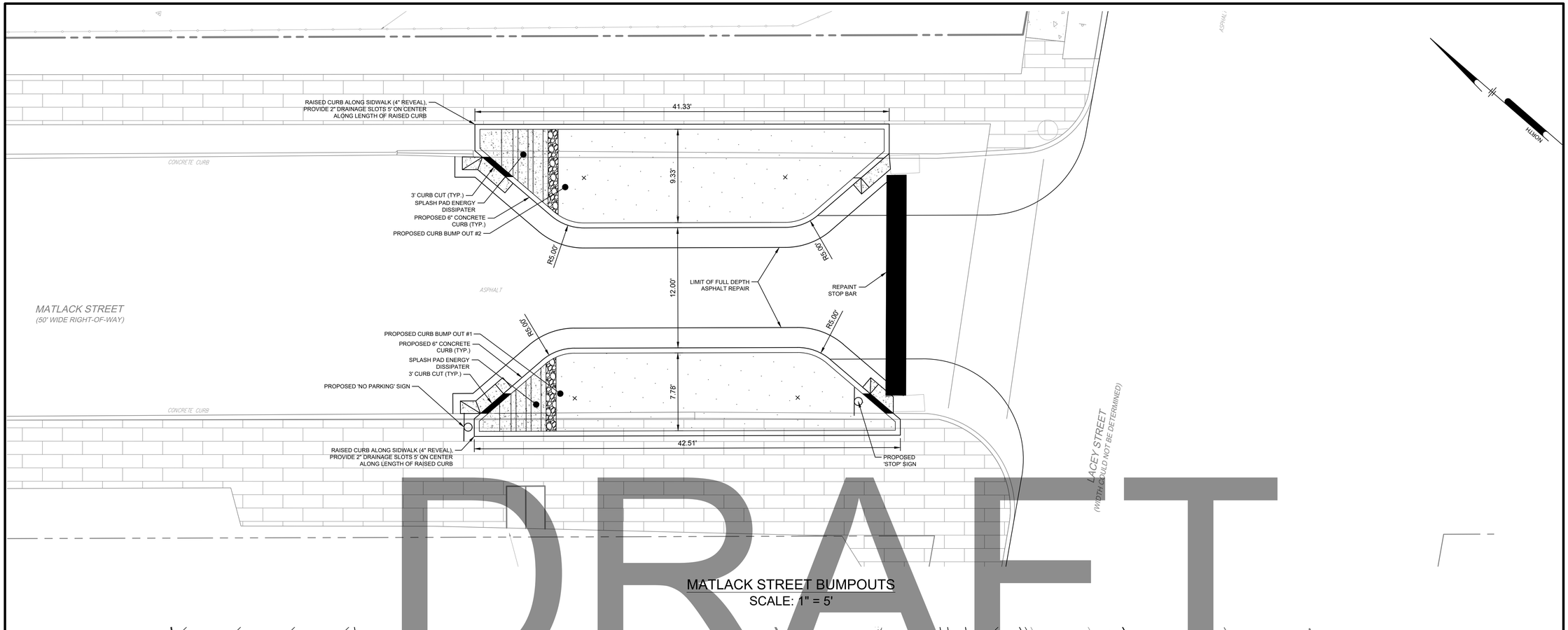
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 20'
DRAWN BY	AGS
APPROVED BY	CRP

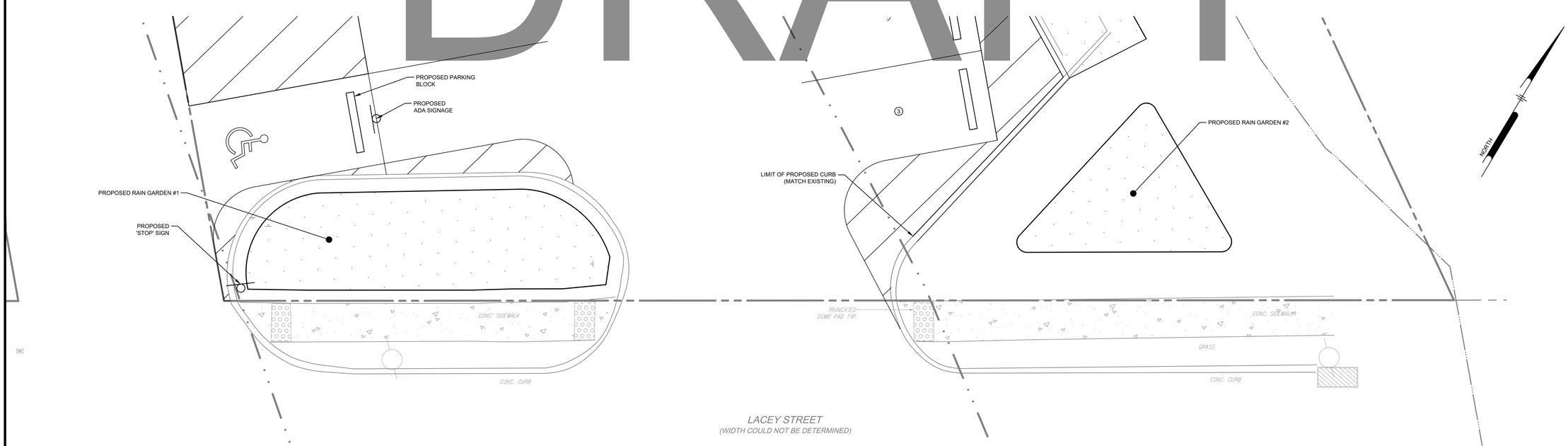
CS1001

SHEET 4 OF 21

PROJECT STATUS: —
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 6/7/2024 9:35 AM, BY: Sumi Moore
u:\Accounts\WCHBO\wchbo00030 - public works dg_pw\DESIGN_SHEETS\CS1001.dwg



MATLACK STREET BUMPOUTS
SCALE: 1" = 5'



LACEY STREET RAIN GARDENS
SCALE: 1" = 5'

0 5' 10'

NOT FOR CONSTRUCTION

DRAFT

Pennoni
PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

SITE PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

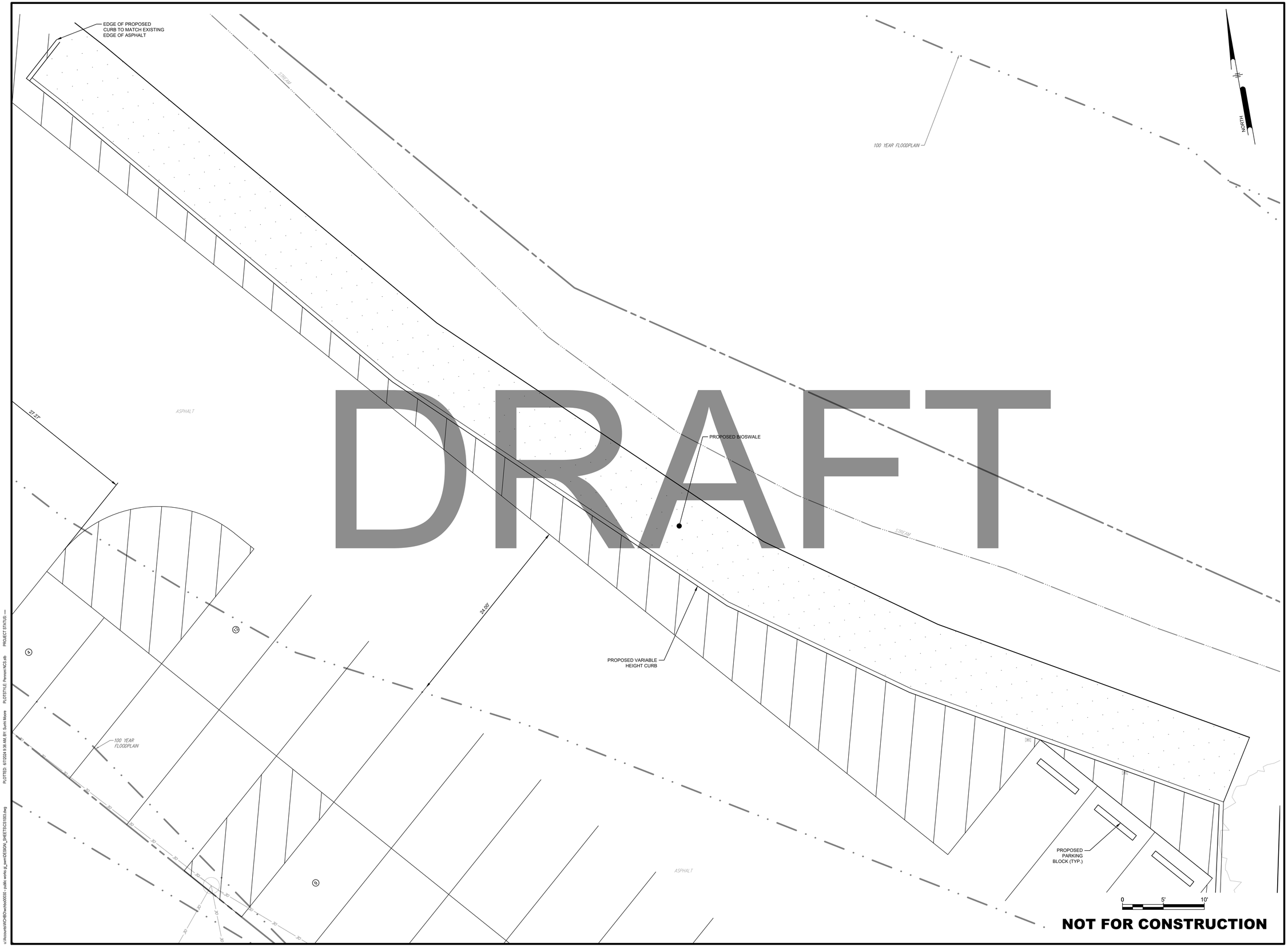
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1002

SHEET 5 OF 21



DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

SITE PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

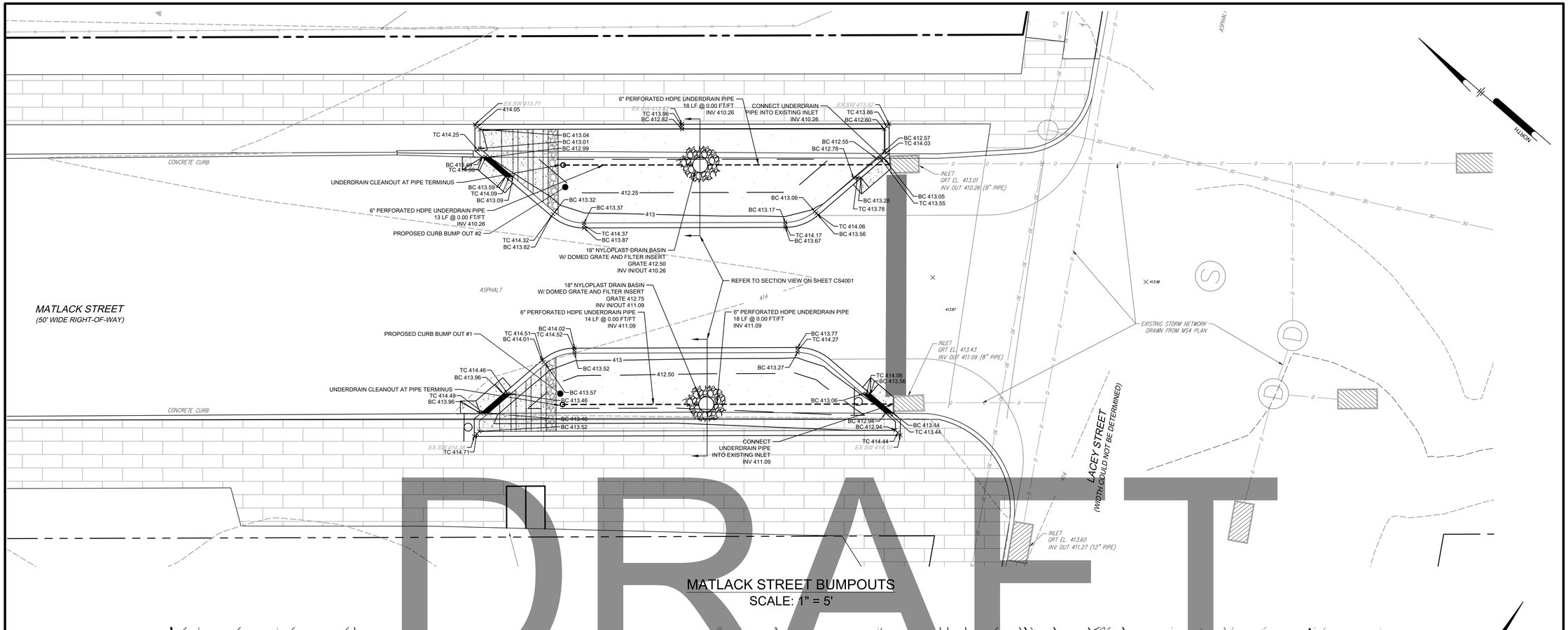
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

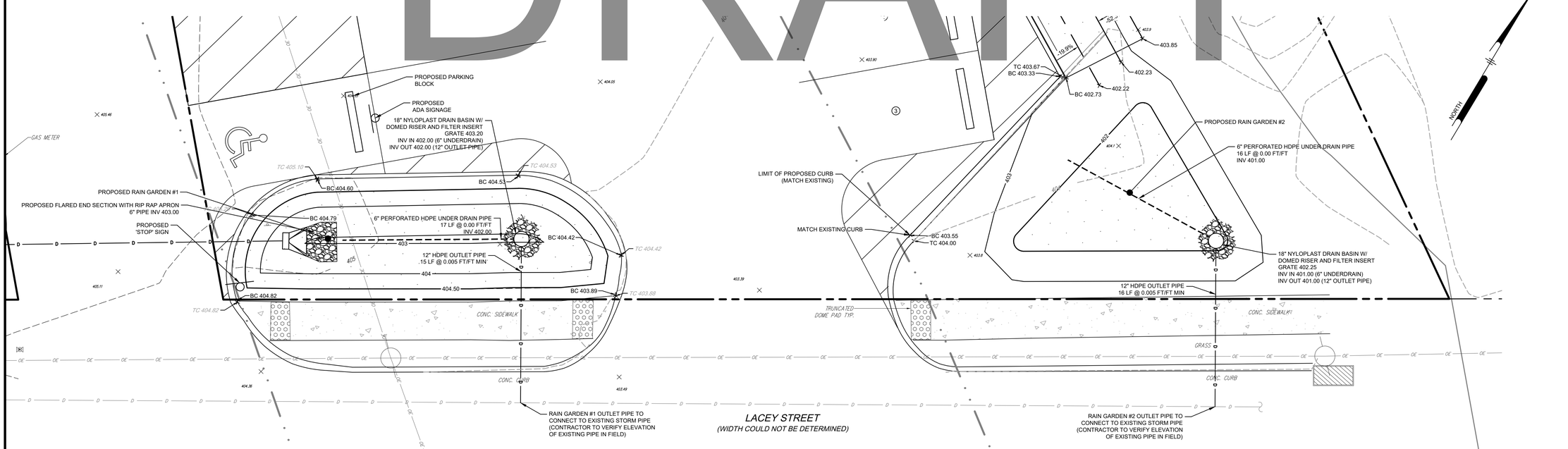
PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1003

SHEET 6 OF 21



MATLACK STREET BUMPOUTS
SCALE: 1" = 5'



LACEY STREET RAIN GARDENS
SCALE: 1" = 5'

0 5' 10'

NOT FOR CONSTRUCTION

DRAFT

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

GRADING & UTILITY PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

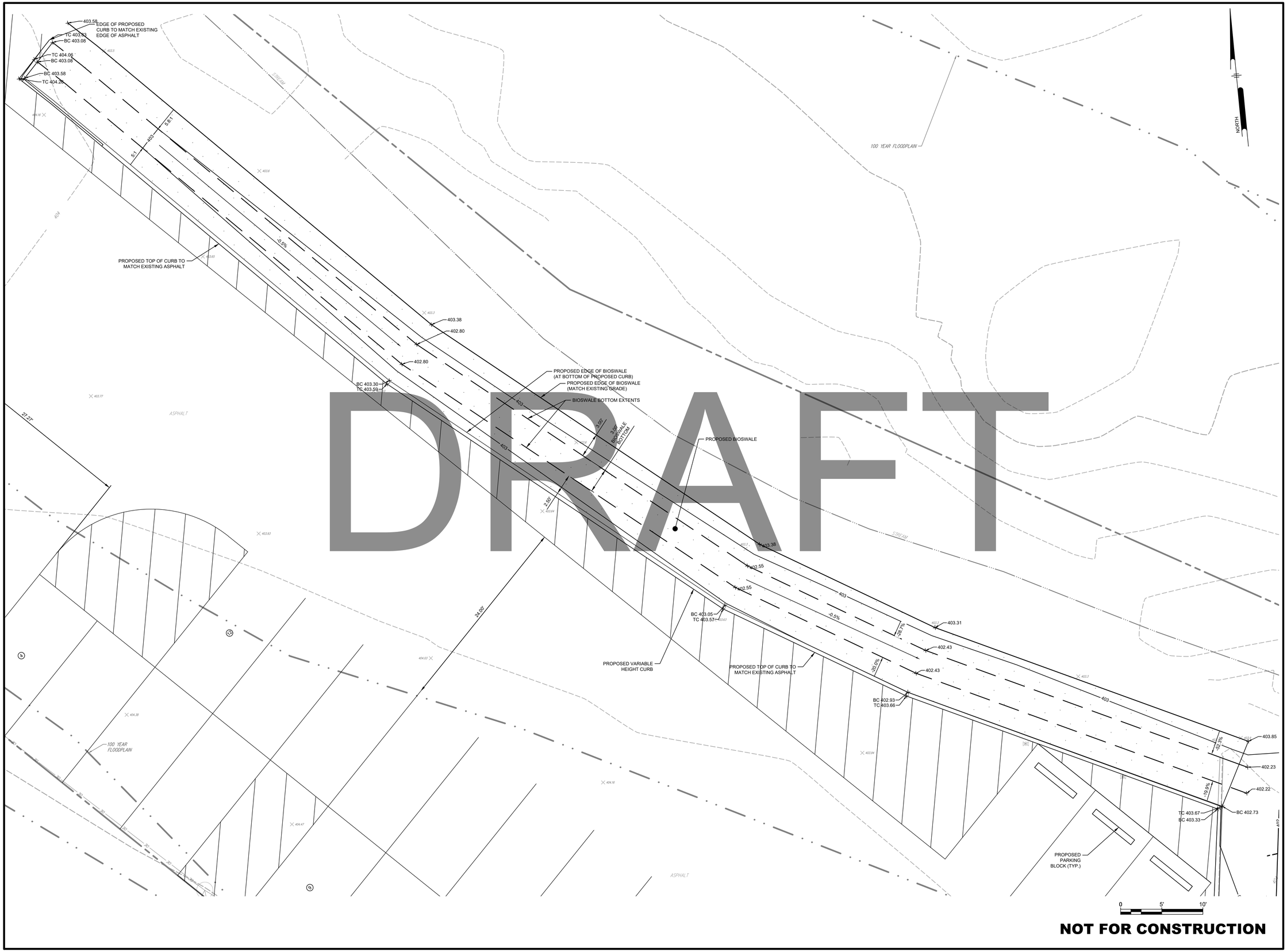
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1701

SHEET 7 OF 21

PROJECT STATUS: —
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 07/2024 9:36 AM, BY: Sumi Moore
u:\Accounts\WCHBO\wchbo00030 – public works gp_pw\DESIGN_SHEETS\CS1701.dwg



DRAFT

NOT FOR CONSTRUCTION

Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

GRADING & UTILITY PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

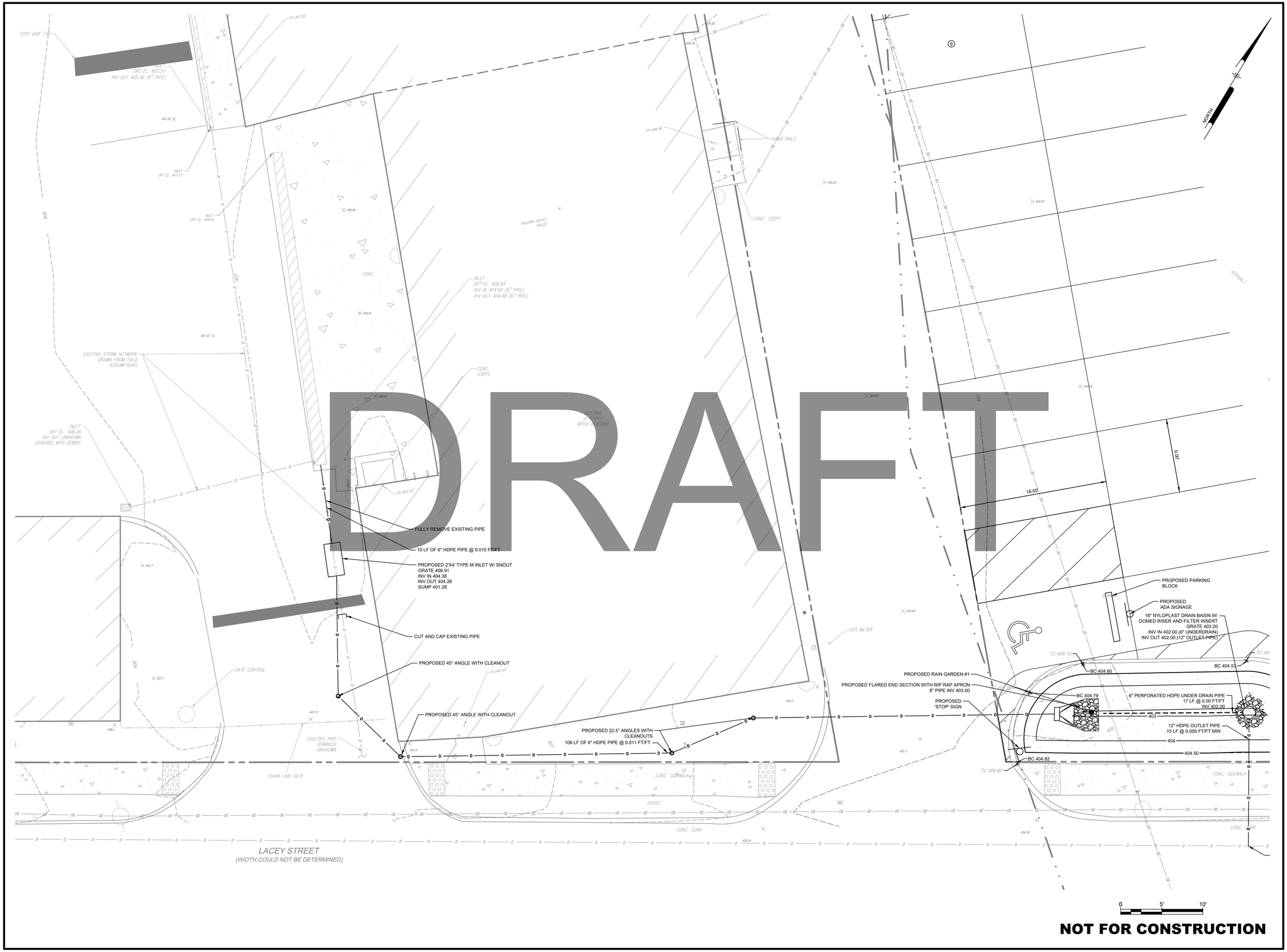
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1702

SHEET 8 OF 21



NOT FOR CONSTRUCTION

Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

GRADING & UTILITY PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

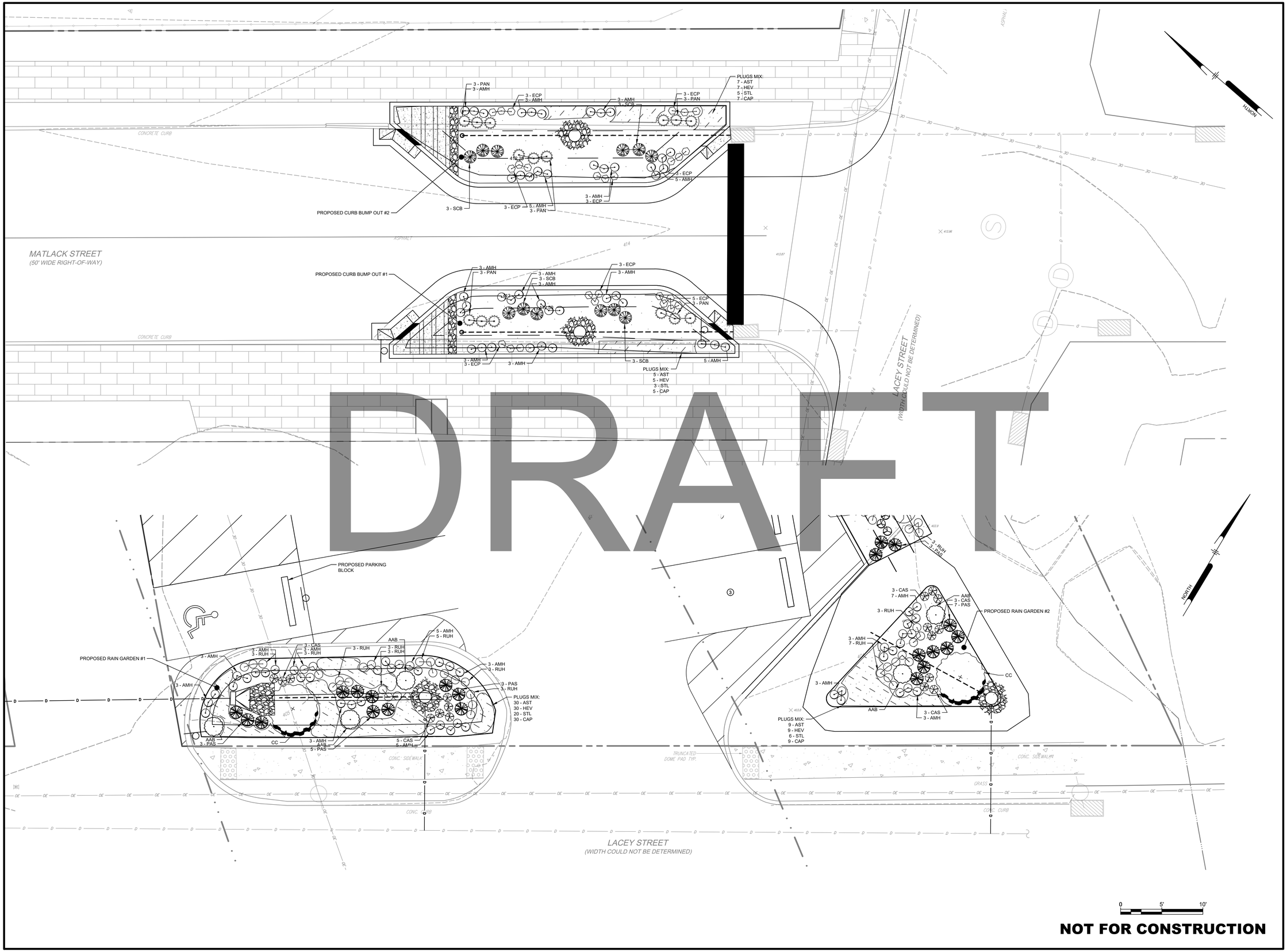
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1703

SHEET 9 OF 21



DRAFT

NOT FOR CONSTRUCTION

Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

LANDSAPING PLAN

WEST CHESTER BOROUGH

401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

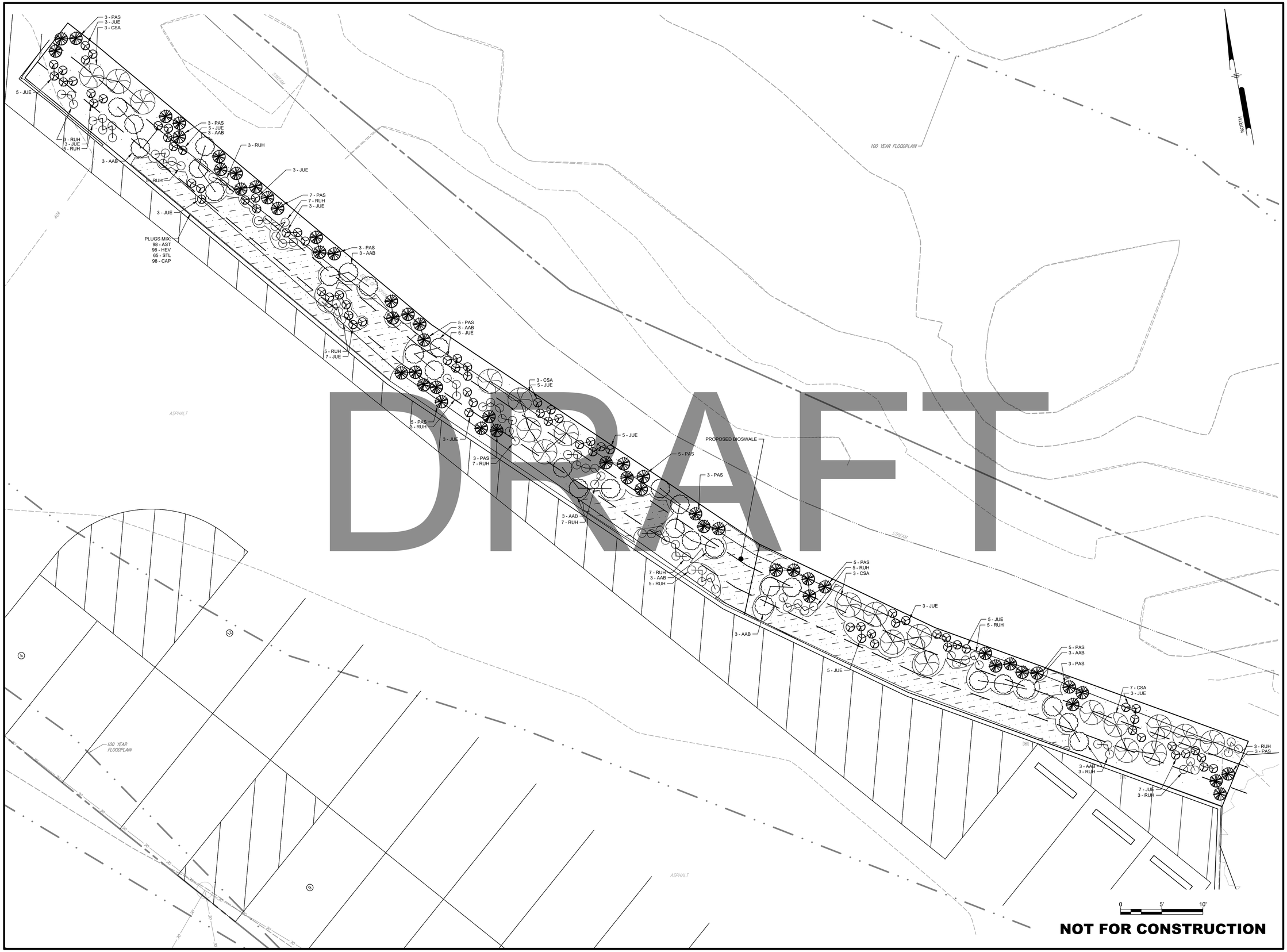
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS2001

SHEET 10 OF 21

PROJECT STATUS: —
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 07/2024 9:37 AM BY: Sumi Moore
u:\Accounts\WCHBO\wchbo00030 – public works gi_pen\DESIGN_SHEETS\CS2001.dwg



DRAFT

NOT FOR CONSTRUCTION

Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

LANDSAPING PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS2002

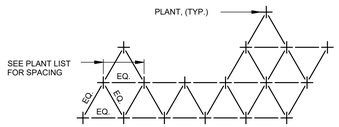
SHEET 11 OF 21

GOOSE CREEK PLANT SCHEDULE

SYMBOL	QTY	ABBR.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
TREES							
	2	CC	CERCIS CANADENSIS	EASTERN REDBUD	AS SHOWN	1.5-2.5" CAL. B&B	
SHRUBS							
	34	AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY	AS SHOWN	#3 CONTAINER	
	20	CSA	CORNUS SERICEA 'ARCTIC FIRE'	DWARF REDOSIER DOGWOOD	AS SHOWN	#3 CONTAINER	
PLUGS							
	87	AMH	AMSONIA HUBRICHTII	THREADLEAF BLUESTAR	AS SHOWN	2" PLUGS	
	17	CAS	CAREX STRICTA	UPRIGHT SEDGE	AS SHOWN	2" PLUGS	
	26	ECP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	AS SHOWN	2" PLUGS	
	74	JUE	JUNCUS EFFUSUS	COMMON RUSH	AS SHOWN	2" PLUGS	
	15	PAN	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCHGRASS	AS SHOWN	2" PLUGS	
	85	PAS	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS	AS SHOWN	2" PLUGS	
	124	RUH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	AS SHOWN	2" PLUGS	
	12	SCB	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM 'THE BLUES'	AS SHOWN	2" PLUGS	
PLUG MIX							
	148	AST	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	AS SHOWN	2" PLUGS	
	148	CAP	CAREX PENSYLVANICA	PENNSYLVANIA HEDGE	AS SHOWN	2" PLUGS	
	98	HEV	HEUCHERA VILLOSA 'CARAMEL'	CORAL BELLS	AS SHOWN	2" PLUGS	
	148	STL	STOKESIA LAEVIS	STOKES ASTER	AS SHOWN	2" PLUGS	

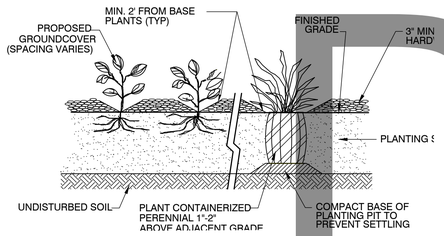
PLANTING NOTES

1. EXISTING TOPSOIL ON SITE MAY BE UNSUITABLE FOR REUSE. CONTRACTOR MUST PROVIDE IMPORTED TOPSOIL OR AMEND EXISTING TOPSOIL TO MEET REQUIREMENTS OUTLINED IN THE SPECIFICATIONS. CONTRACTOR MUST SUBMIT SOIL TEST ANALYSIS REPORT, INCLUDING AMENDMENT RECOMMENDATIONS, FOR EITHER IMPORTED TOPSOIL OR AMENDED EXISTING TOPSOIL. TOPSOIL MUST BE AMENDED AND RETESTED PRIOR TO PLANTING OPERATIONS.
2. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
4. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
5. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
6. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 18 MONTHS FOLLOWING INSTALLATION.
7. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
8. ALL TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
9. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
10. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
11. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
12. ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
13. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEEDING MIX SCHEDULE & SEEDING NOTES).
14. PLANTING SHALL BE DONE APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
15. MULCH BEDS WILL BE CREATED AS MULCH ZONES THREE (3) FEET BEYOND THE TREE DRIP LINE. ALL OTHER ARES OF DISTURBANCE SHALL BE SEEDED.



PLANT SPACING DIAGRAM

NOT TO SCALE



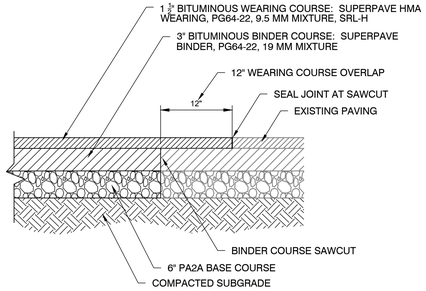
DRAFT

CONCRETE UNIT PAVER NOTES:

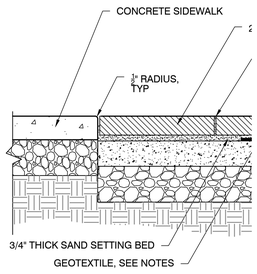
1. UNIT PAVERS TO BE 6" x 24" x 2⅜" THICK (NOMINA ARCHITECTURAL PRODUCTS.
   - COLOR: QUARRY RED
   - FINISH: TUDOR FINISH
   - PATTERN: STAGGERED RUNNING BOND PATTI
2. PAVERS TO HAVE HAND TIGHT JOINTS. SWEEP
3. 2" DIA. WEEPHOLE MAY BE FORMED IN SLAB OR SPACED 48" O.C. AND AT ALL LOW POINTS. INST TO FILLING, AND 12" SQUARE PIECE OF GEOTE
4. WHERE PAVERS ABUT LAWN AREA INSTALL A HE FOR PAVERS, INSTALLED PER MANUFACTURE
5. SEE SPECIFICATIONS FOR MORE INFORMATION

PAVING NOTES:

1. PATH LOCATION TO BE STAKED OUT IN THE FIELD BY THE CONTRACTOR, AND LAYOUT APPROVED BY THE ENGINEER PRIOR TO EXCAVATION. PATH LOCATION MAY BE ADJUSTED IN THE FIELD TO AVOID TREES, ETC.
2. NEW PATH MUST BE ADA COMPLIANT. LONGITUDINAL SLOPE MUST NOT EXCEED 5%. CROSS SLOPE MUST NOT EXCEED 2%.
3. FINISH GRADE LAWN AREA ADJACENT TO NEW PATH SO THAT FINISHED GRADE OF SOIL, AFTER SETTLEMENT, IS FLUSH WITH FINISHED GRADE OF TRAIL. LIGHTLY COMPACT TOPSOIL ALONG EDGE OF PATH TO ENSURE PROPER FINISHED GRADE BEFORE SEEDING.
4. PROVIDE 12" WIDE WEARING COURSE OVERLAP WHERE NEW PAVING MEETS EXISTING. SEAL ALL JOINTS WITH 4" WIDE HOT LIQUID ASPHALT SEALER PER SPECIFICATION. TRANSITION BETWEEN OLD AND NEW PAVING TO BE FLUSH AND SMOOTH.



HALT TRAIL PAVING



PAVERS AT WELCOME NODE

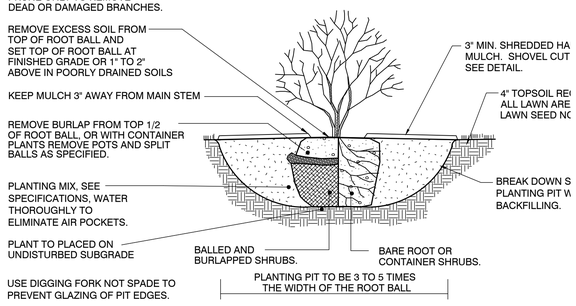
DDED MULCH.

X

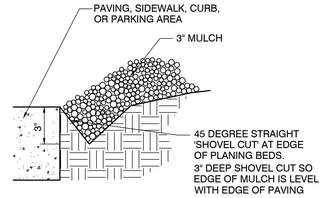
NOTES:

SET PLANTS PLUMB AND FACE TO GIVE BEST APPEARANCE TO ADJACENT AREAS.

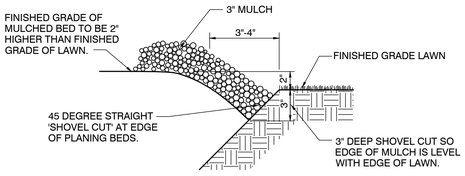
PRUNE ONLY TO REMOVE DEAD OR DAMAGED BRANCHES.



USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES.



TYPICAL EDGE - MULCH TO PAVING



TYPICAL EDGE - MULCH TO LAWN

TYPICAL MULCH EDGES

ASPI

0 20' 40'

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

LANDSCAPING NOTES AND DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

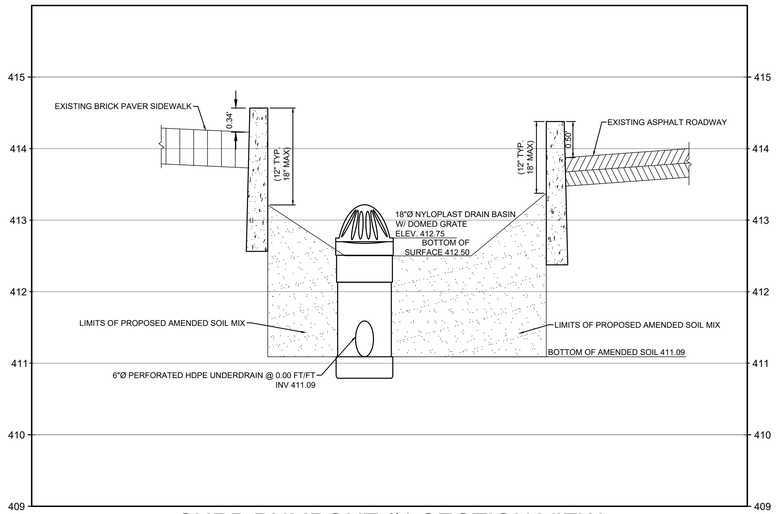
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

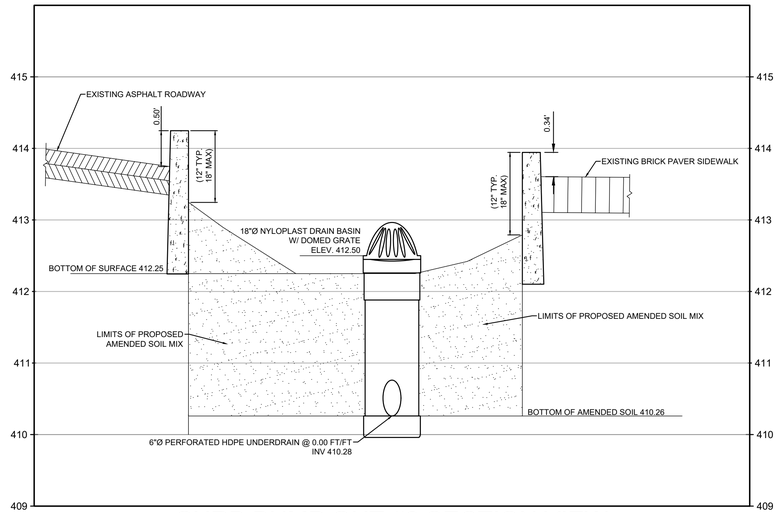
CS2003

SHEET 12 OF 21

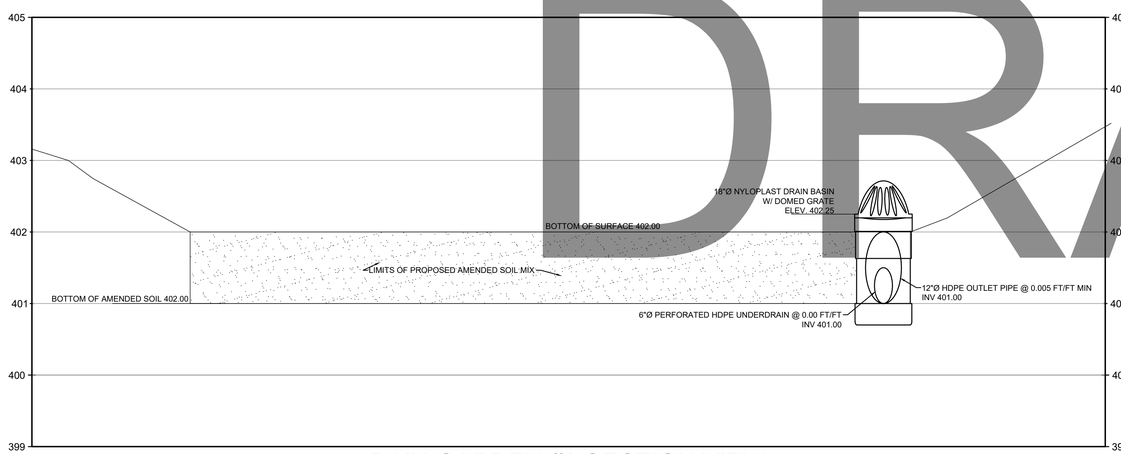
u:\Accounts\WCHBO\workbo00030 - public works sg_pw\dt\CS\BOW_SHEETS\CS2003.dwg PLOTTED: 6/7/2024 3:39 AM BY: Sumi Moore PLOTSTYLE: Pennoni WCS.ctb PROJECT STATUS: —



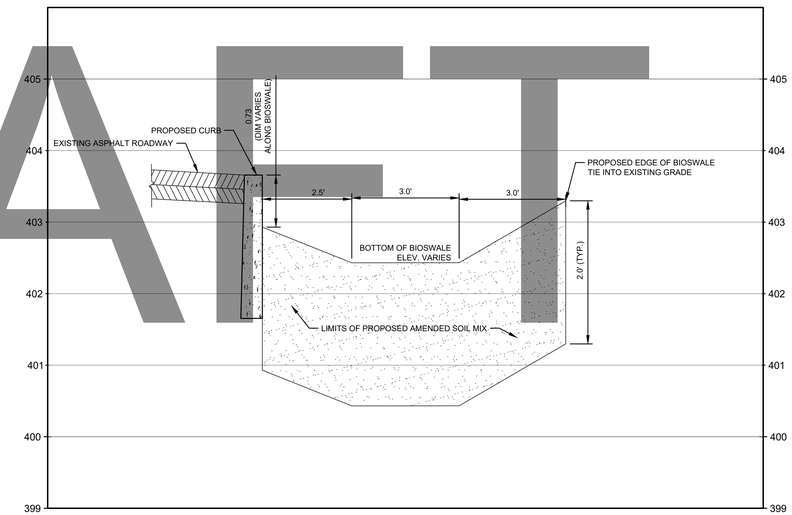
CURB BUMPOUT #1 SECTION VIEW



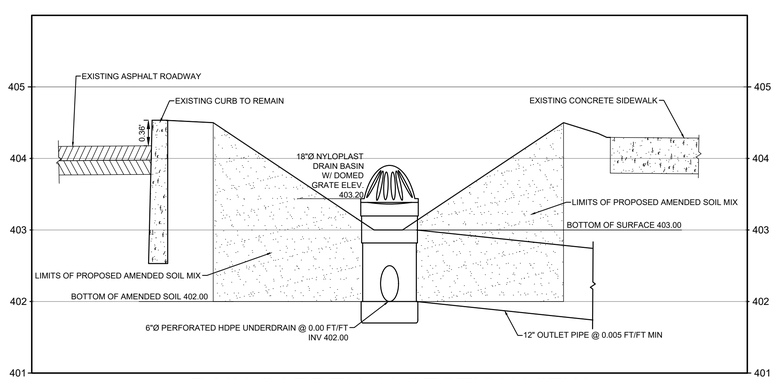
CURB BUMP OUT #2 SECTION VIEW



RAIN GARDEN #2 SECTION VIEW



BIOSWALE SECTION VIEW



RAIN GARDEN #1 SECTION VIEW

DRAFT

0 2' 4'
SECTION VIEW HORIZONTAL SCALE: 1" = 2'

0 1' 2'
SECTION VIEW VERTICAL SCALE: 1" = 1'

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

SECTION VIEWS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

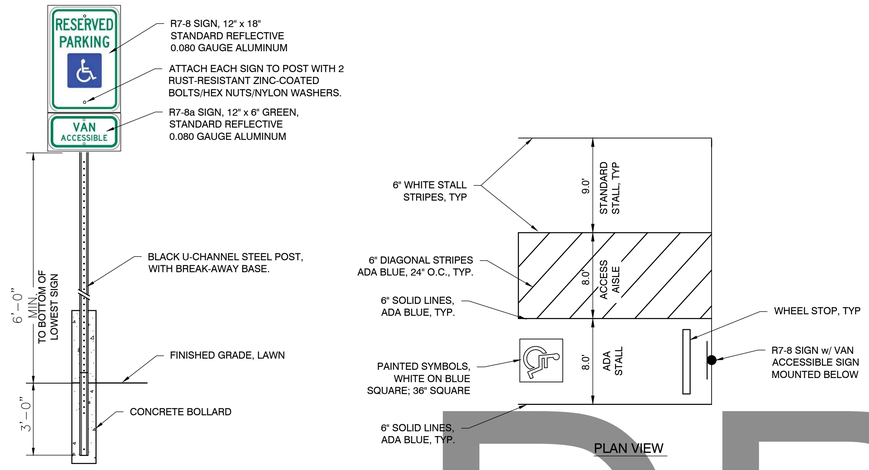
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 2' (H) | 1" = 1' (V)
DRAWN BY	AGS
APPROVED BY	CRP

CS4001

SHEET 13 OF 21

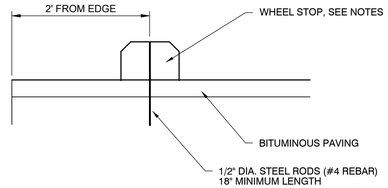
I:\Accounts\WCHBO\wchbo00030 - public works_g_pw\CS\SIGN_SHEETS\CS4001.dwg PLOTTED: 6/7/2024 9:39 AM BY: Sumi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —



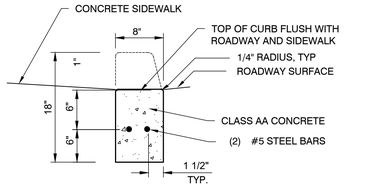
ADA PARKING STALL STRIPING AND SIGNAGE
N.T.S.

WHEEL STOP NOTES:

1. RECYCLED PLASTIC OR RUBBER WHEEL STOPS, 6' LENGTH x 4" HEIGHT x 6" WIDTH.
2. INSTALL WHEEL STOP IN CENTER OF PARKING STALL.
3. INSTALL MINIMUM 3 ANCHOR RODS PER STOP. COUNTERSINK ANCHOR RODS TO 1" BELOW TOP OF STOP.



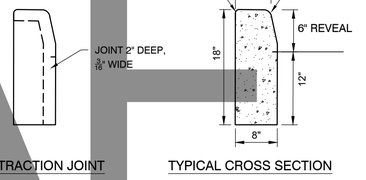
WHEEL STOP
N.T.S.



FLUSH CURB

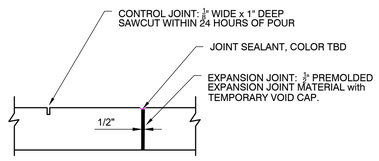
CURB AND SIDEWALK NOTES:

1. CURB AND SIDEWALK MUST MEET ADA REQUIREMENTS. NOTIFY ENGINEER BEFORE CONSTRUCTION OF CURB AND SIDEWALKS IF SLOPES INDICATED CANNOT BE MET.
2. DEPRESSED CURB TO BE FLUSH WITH PARKING LOT PAVING (NO REVEAL).
3. SIDEWALK TO SLOPE TOWARD PARKING AREA FOR A DISTANCE OF 6'. MAXIMUM SLOPE 4.8% (NOT A CURB RAMP). SEE GRADING PLAN.
4. MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS 4.8%; MAXIMUM CROSS SLOPE 1.8%.
5. PAVEMENT WITH SLOPES THAT EXCEED THE MAXIMUM ALLOWED TO MEET ADA REQUIREMENTS WILL NOT BE ACCEPTED AND SHALL BE RECONSTRUCTED BY CONTRACTOR.
6. DETECTABLE WARNING SURFACE TO BE 48" x 24" CAST IN PLACE DETECTABLE WARNING PANELS, AS MANUFACTURED BY ADA SOLUTIONS OR APPROVED EQUAL. COLOR: BLUE. 12' WIDE DETECTABLE WARNING PANELS TO ALIGN WITH DEPRESSED CURB.



CONTRACTION JOINT TYPICAL CROSS SECTION

CONCRETE CURB
N.T.S.



SIDEWALK JOINTS

JOINTING NOTES:

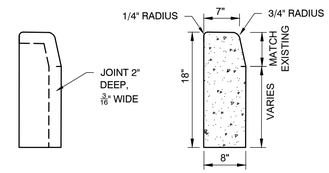
1. SEE LAYOUT PLAN FOR SCORING PATTERNS AND EXPANSION JOINT LOCATIONS. 30' MAXIMUM SPACING BETWEEN EXPANSION JOINTS. JOINT LOCATIONS MAY TO ADJUSTED IN FIELD TO PROVIDE EQUAL DISTANCES BETWEEN JOINTS, WITH APPROVAL OF ENGINEER.
2. PLACE EXPANSION JOINTS AT LOCATIONS AS SHOWN ON PLAN AND WHERE SIDEWALK MEETS A CURB, RAMP, SOLID OBJECT OR STRUCTURE.
3. CAULK ALL JOINTS WITH A MULTI-COMPONENT SELF-LEVELING POLYURETHANE SEALANT.

CONCRETE NOTES:

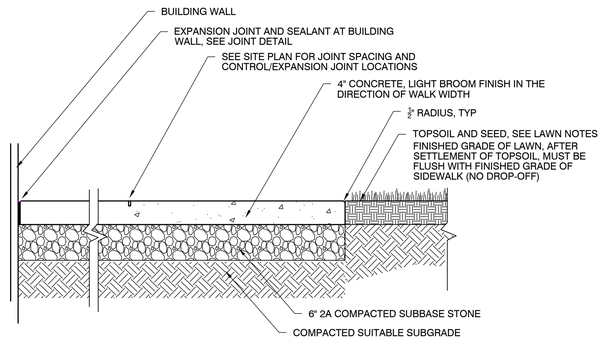
1. ALL CONCRETE SHALL BE 4,000 PSI AT 28 DAYS.
2. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUBLICATION 408.
3. SEE DETAIL FOR EXPANSION AND CONTROL JOINTS.
4. THE SIDEWALK CROSS SLOPE MUST BE BETWEEN 1.0% MINIMUM AND 2.0% MAXIMUM.

CURB NOTES:

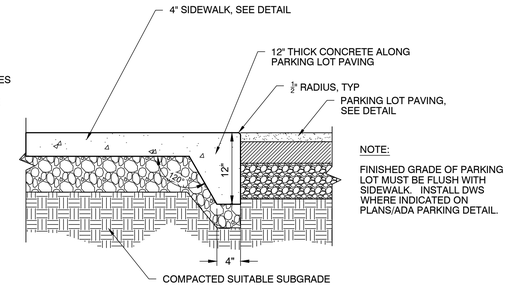
1. CURB REVEAL TO MATCH EXISTING UNLESS NOTED OTHERWISE ON GRADING PLAN.
2. PROVIDE CONTRACTION JOINT AT 10' INTERVALS BETWEEN EXPANSION JOINTS.
3. PROVIDE EXPANSION JOINTS BETWEEN CURB SECTIONS AT 50' INTERVALS, AT POINTS OF CURVATURE/TANGENTS, AND WHERE CURB MEETS AN EXISTING OBJECT. JOINT MATERIAL TO BE CUT TO MATCH PROFILE OF CURB.



CONTRACTION JOINT TYPICAL CROSS SECTION



TYPICAL SIDEWALK SECTION

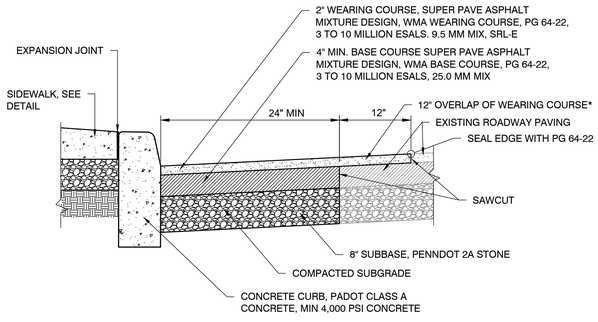


NOTE:

FINISHED GRADE OF PARKING LOT MUST BE FLUSH WITH SIDEWALK. INSTALL DWS WHERE INDICATED ON PLANS/ADA PARKING DETAIL.

TYPICAL SIDEWALK EDGE ADJACENT TO PARKING LOT (NO CURB)

CONCRETE SIDEWALK
N.T.S.



CONCRETE CURB and ROADWAY RESTORATION
N.T.S.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

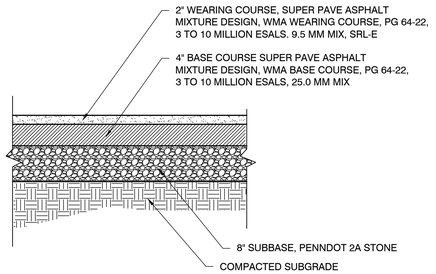
CS6001

SHEET 14 OF 21

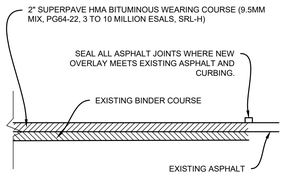
PROJECT STATUS: —
PLOTSTYLE: Pennoni WCS.stb
PLOTTED: 6/7/2024 9:39 AM, BY: Sumi Moore
v:\Accounts\WCHBO\wchbo00030 - public works gi_jsm\DESIGN_SHEETS\CS6001.dwg

PAVING NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PADOT PUBLICATION 408, SECTIONS 210, 305, 320 AND 401, RESPECTIVELY, FOR SUBGRADE, AGGREGATE, AND FLEXIBLE PAVEMENT.
2. MODIFICATIONS TO THE PAVING THICKNESS AND MATERIALS MUST BE APPROVED BY THE MUNICIPAL ENGINEER BASED ON FIELD CONDITIONS.



BITUMINOUS DRIVE AND PARKING LOT PAVING
N.T.S.

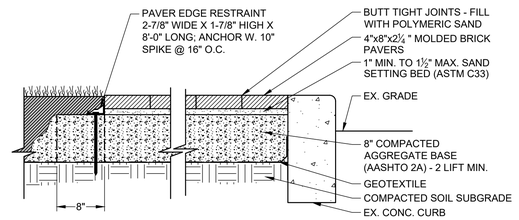


NOTE: THIS PAVING SECTION TO BE USED FOR ALL MILL AND OVERLAY SECTIONS, AS REQUIRED DURING CONSTRUCTION.

PAVING NOTES

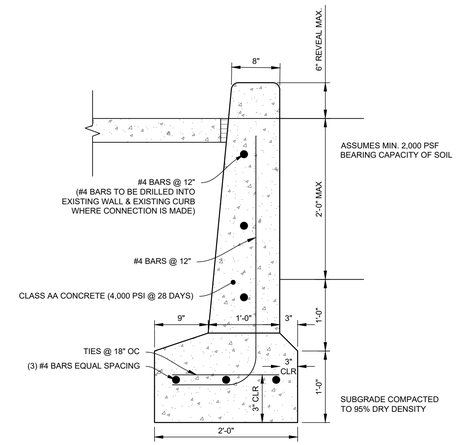
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS FOR PADOT PUBLICATION 408, SECTION 210, 305, 320 AND 401, RESPECTIVELY, FOR SUBGRADE, AGGREGATE, AND FLEXIBLE PAVEMENT
2. MODIFICATIONS TO THE PAVING THICKNESS AND MATERIALS MUST BE APPROVED BY THE MUNICIPAL ENGINEER BASED UPON FIELD CONDITIONS.

MILL & OVERLAY SECTION
N.T.S.



NOTE:
1. PROVIDE PAVER EDGE RESTRAINT WHERE PAVERS DO NOT ABUT A FIRM VERTICAL SURFACE SUCH AS CONCRETE OR FACE OF BUILDING

BRICK PAVING
N.T.S.



TYPICAL EXTENDED CONCRETE CURB
N.T.S.

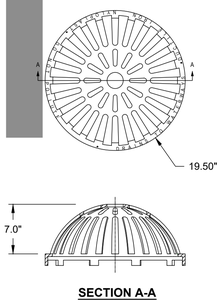
NOTES:
1. PROVIDE TRENCH SUPPORT SYSTEM AS REQUIRED FOR EXCAVATION PROTECTION AND TO ALLOW FOR REQUIRED COMPACTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TRENCHES, IF REQUIRED, BEFORE PLACEMENT OR BEDDING MATERIAL.
3. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTMD-1557).
4. TERMINATE TRACER WIRE IN COPPERHEAD INDUSTRIES SNAKEPIT LITE DUTY ACCESS POINTS, OR EQUAL. PROVIDE MINIMUM ONE (1) GROUND ROD.

KEY:
Bc = OUTSIDE DIAMETER OF PIPE
D = INSIDE DIAMETER OF PIPE
d = 6" MIN.
e = 12" MIN.
f = 8" MIN. - 24" D AND SMALLER = 12" MIN. -> 24" D
g = Bc + 16" MIN. - 24" D AND SMALLER = Bc + 24" MIN. -> 24" D

TYPICAL PIPE TRENCH RESTORATION AND BACKFILL FOR PAVED AREAS
NTS

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065 FROM ADS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012 FROM ADS.

TYPICAL DRAIN BASIN ASSEMBLY



SECTION A-A

1. DIMENSIONS ARE FOR REFERENCE ONLY ACTUAL DIMENSIONS MAY VARY
2. GRATE MEETS H-20 LOAD RATING
3. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
4. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
5. LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-215 FROM ADS

18 DOMED GRATE

18" NYLOPLAST DRAIN BASIN
N.T.S.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

	BY	NO.	DATE
REVISIONS			

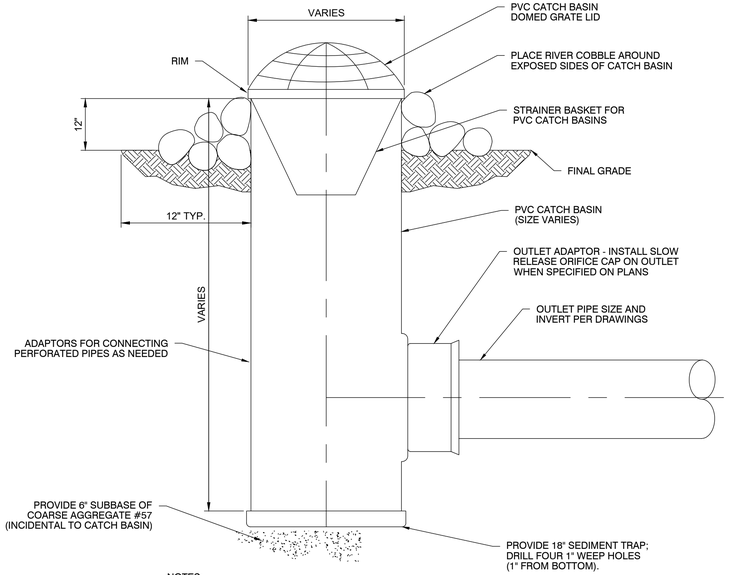
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS6002

SHEET 15 OF 21

I:\Accounts\WCHBO\wchbo00030 - public works\g_pw\mDESIGN_SHEETS\CS6002.dwg
PLOTTED: 6/7/2024 9:40 AM BY Sumi Moore PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —

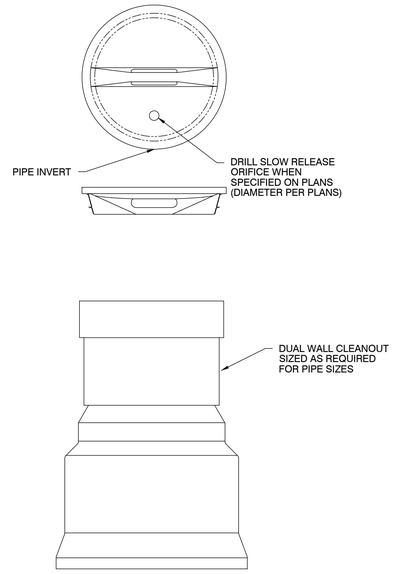


NOTES:

1. BASE AND BACKFILL SHALL BE HAND PLACED AND TAMPED IN 6" LIFTS. PLACE ALL CATCH BASINS ON 6" THICK AGGREGATE LEVELING COURSE ON COMPACTED SUBGRADE.
2. SEE DRAWINGS FOR RIM AND INVERT ELEVATIONS.

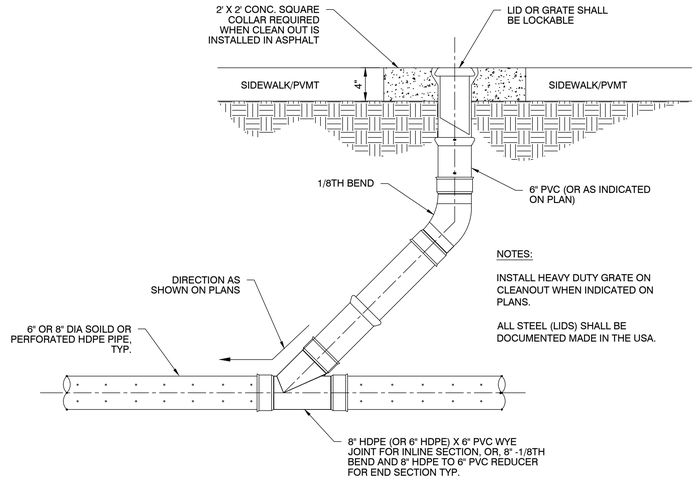
PVC CATCH BASIN W/ DOMED GRATE

N.T.S.



SLOW RELEASE ORIFICE CAP

N.T.S.



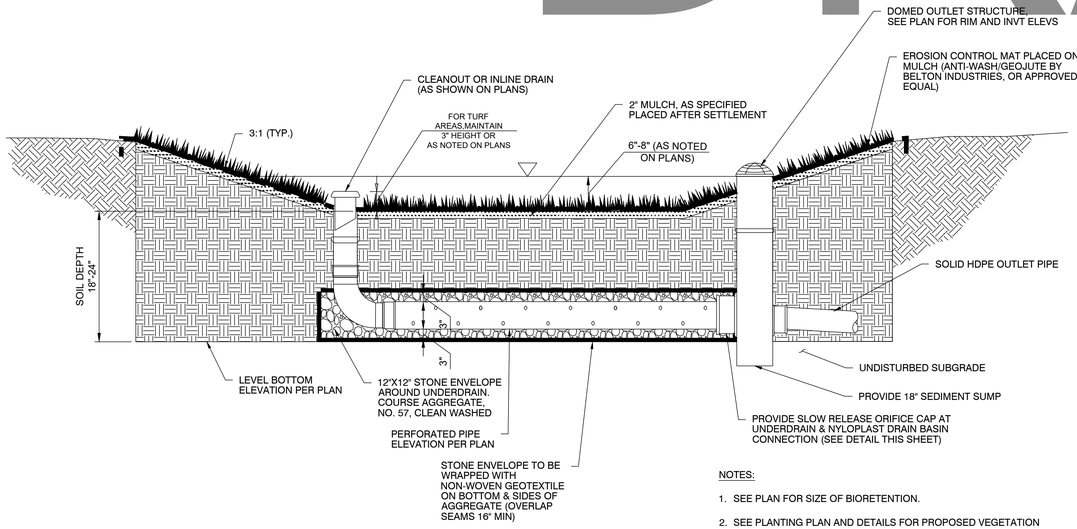
NOTES:

INSTALL HEAVY DUTY GRATE ON CLEANOUT WHEN INDICATED ON PLANS.

ALL STEEL (LIDS) SHALL BE DOCUMENTED MADE IN THE USA.

CLEANOUT, SOLID LID IN PAVED AREAS AND SOLID LID IN NON-PAVED AREAS

N.T.S.



NOTES:

1. SEE PLAN FOR SIZE OF BIORETENTION.
2. SEE PLANTING PLAN AND DETAILS FOR PROPOSED VEGETATION WITHIN BIORETENTION AREAS.

BIORETENTION

N.T.S.

RAIN GARDEN AREA CONSTRUCTION NOTES:

1. ALL CONSTRUCTION ACTIVITIES FOR THE BIO-RETENTION AREA SHOULD OCCUR WITHIN A SHORT TIME PERIOD TO ENSURE THAT SILT AND SEDIMENT DO NOT ENTER THE TRENCH.
2. APPROPRIATE MEASURES ARE TO BE TAKEN IN THE EVENT OF SEDIMENT ENTERING AND CLOGGING THE BIO-RETENTION AREA. SHOULD UNFAVORABLE CONDITIONS (I.E. GROUNDWATER AND/OR BEDROCK, ETC.) BE ENCOUNTERED DURING THE CONSTRUCTION PROCESS OF THE BIO RETENTION AREA, THE DESIGN ENGINEER SHOULD BE CONTACTED TO ADDRESS SUCH ISSUES.
3. IF INSPECTION INDICATES THAT SOIL OR SEDIMENT HAS ENTERED ANY OF THE BIO RETENTION AREA, APPROPRIATE MEASURES (I.E. CLEARING THE SOIL SEDIMENT FROM BIO RETENTION AREAS) SHOULD BE ADDRESSED.
4. PRIOR TO STONE AGGREGATE AND SOIL MIX BACKFILLING, THE BASIN EXCAVATION SHALL BE LINED WITH A PERMEABLE GEO-FABRIC LINER MEETING THE FOLLOWING SPECIFICATIONS, PER THE LATEST EDITION OF THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL.

   NON-WOVEN GEOTEXTILE FABRIC:
   NEEDLED NON-WOVEN POLYPROPYLENE FIBERS MEETING THE FOLLOWING PROPERTIES:
   a. GRAB TENSILE STRENGTH (ASTM-D4632)>=120lbs
   b. MULLEN BURST STRENGTH (ASTM-D3786)>=225lbs
   c. FLOW RATE (ASTM-D4491) >=95gal/min/sf
   d. UV RESISTANCE AFTER 500 HRS (ASTM-D4355)>=70%
   e. HEAT-SET OR HEAT-CALENDARED FABRICS ORE NOT PERMITTED. ACCEPTABLE TYPES INCLUDE MIRAFI 140N, AMOCO 4547, AND GEOTEX 451.
5. RAIN GARDEN SOIL SPECIFICATIONS:
   a. THE RAINGARDEN SOIL MIXTURE SHALL BE A MIXTURE OF PLANTING SOIL, MULCH, AND SAND. THE MIXTURE SHALL CONFORM TO THE FOLLOWING:
      a.a. PLANTING SOIL 30% BY VOLUME
      a.b. DOUBLE SHREDDED HARDWOOD MULCH 20% BY VOLUME
      a.c. SAND 50% BY VOLUME
   b. THE PLANTING SOIL MIXTURE SHALL BE CLASSIFIED AS A SANDY LOAM, LOAMYSAND, OR LOAM (USDA) AND HAVE THE FOLLOWING CHARACTERISTICS:
      b.a. PH RANGE 5.5 TO 7.5
      b.b. ORGANIC MATTER 1.5 TO 7.0%
      b.c. MAGNESIUM 32 PPM (MINIMUM)
      b.d. PHOSPHORUS (P205) <= 69 PPM
      b.e. POTASSIUM (K20) 78 PPM (MINIMUM)
      b.f. SOLUBLE SALTS <= 500 PPM
      b.g. CLAY 10 TO 20%
      b.h. SILT 0 TO 50%
      b.i. SAND 50 TO 85%
      b.j. ORGANIC MATTER 1.5 TO 10%
      b.k. INFILTRATION RATE MIN. 0.1 IN./HR.
   c. THE RAIN GARDEN SOIL MIXTURE SHALL BE FREE OF STONES, INORGANIC MATERIAL, STUMPS, ROOTS, OR OTHER WOODY MATERIAL (EXCLUDING MULCH) OVER 1" IN DIAMETER.
6. AREAS WITH HIGHLY PERMEABLE MATERIALS, SHALL BE REPLACED WITH AMENDED SOIL OF USTA SAND LOAM.
   a. CLAY >= 7% AND CLAY < 20% AND SAND > 52% AND SILT + 2 * CLAY >= 30%
      OR
   b. CLAY < 7% AND SILT < 50% AND SILT + 2 * CLAY >= 30%)
7. CLEAN WASHED STONE IS DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH LOSS TEST
8. ALL JOINTS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

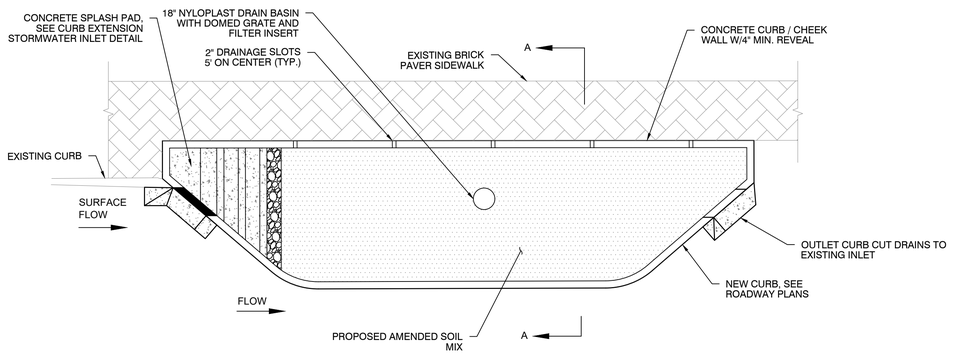
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

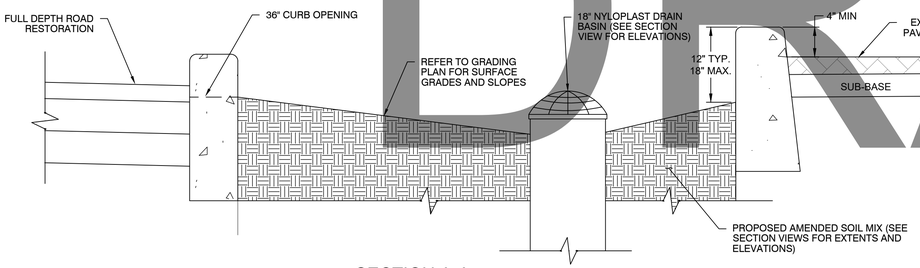
CS6003

SHEET 16 OF 21

PLOTTED: 6/7/2024 8:40 AM, BY: Sumi Moore PLOTSTYLE: Pennoni MCS.stb PROJECT STATUS: —
V:\Accounts\WCHBO\workbo00030 - cs\dtl- works g_jsm\DESIGN_SHEETS\CS6003.dwg



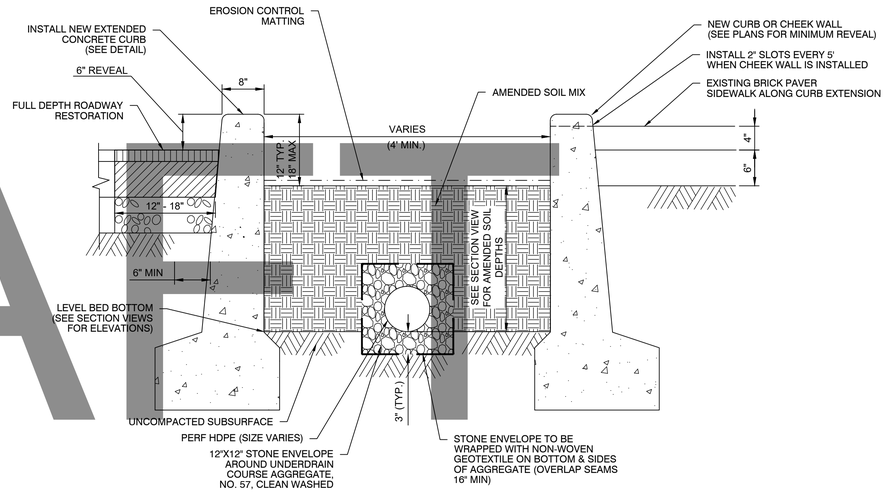
PLAN VIEW



SECTION A-A

TYPICAL CURB EXTENSION SURFACE SECTIONS W/ RELATIVE ELEVATIONS

N.T.S.



VEGETATED CURB EXTENSION SECTION

N.T.S.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

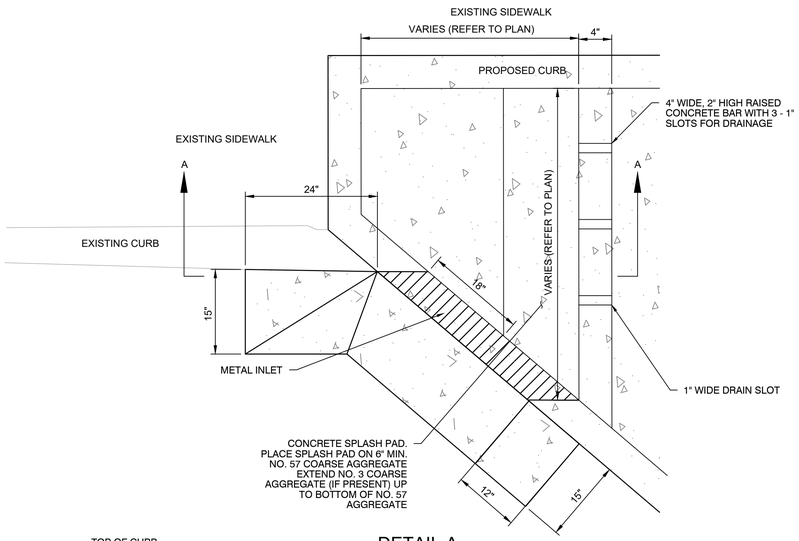
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

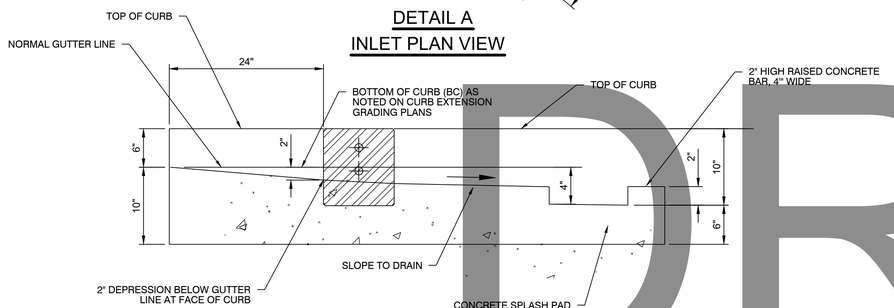
CS6004

SHEET 17 OF 21

I:\Accounts\WCHBO\wch00030 - public works dg_pen\DESIGN_SHEETS\CS6004.dwg
PLOTTED: 6/7/2024 9:41 AM BY: Sumi Moore PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —



DETAIL A
INLET PLAN VIEW



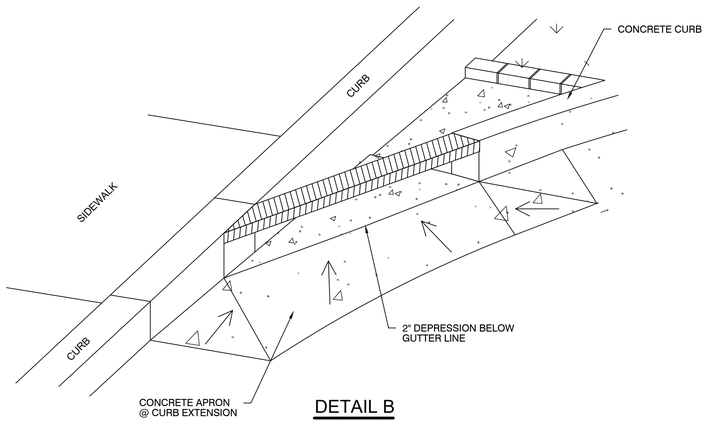
SECTION A-A

NOTES:

1. SAWCUT BEYOND FACILITY AND TRANSITION EXISTING CURB TO NEW CURB AND GUTTER AT 1" PER FOOT AS NECESSARY.
2. INLET MAY BE MODIFIED TO MAXIMIZE FLOW ENTRY TO STORM WATER FACILITY.
3. SEE PLANS FOR ACTUAL CONFIGURATION OF CURB EXTENSION INLETS.

CURB EXTENSION STORMWATER INLET

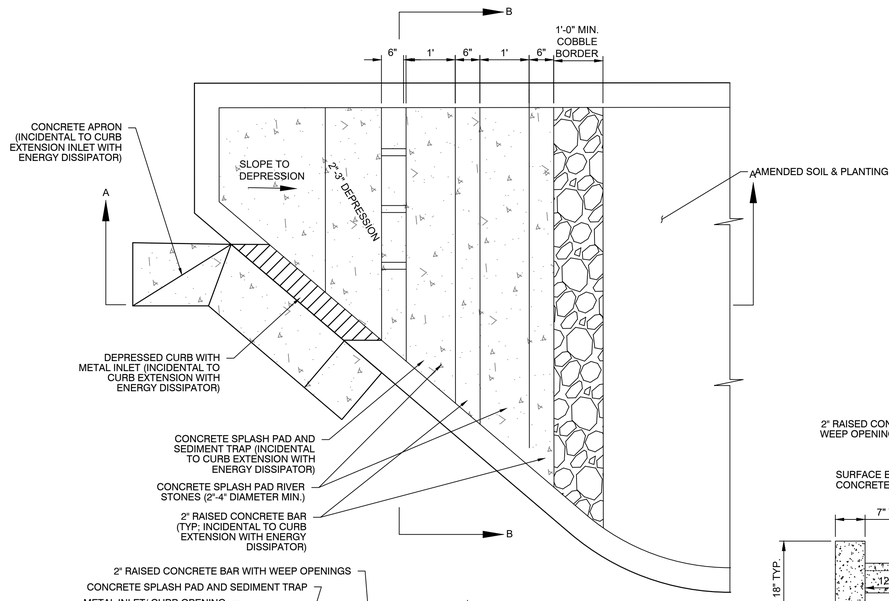
N.T.S.

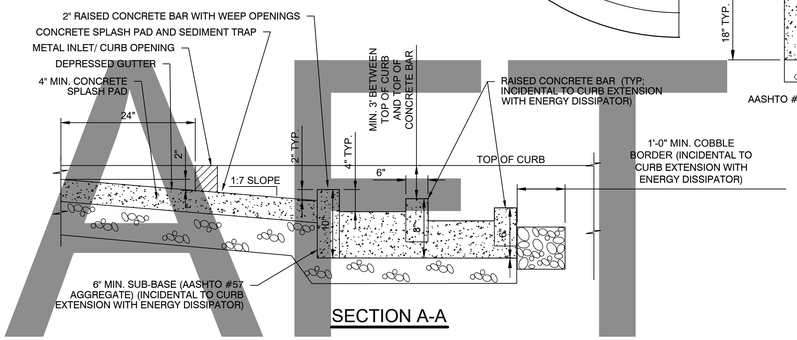


DETAIL B
INLET PERSPECTIVE VIEW

METAL INLET

N.T.S.

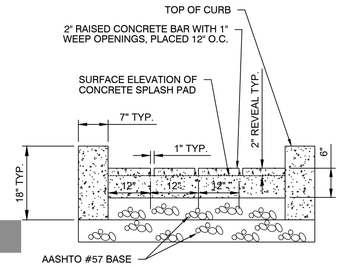




SECTION A-A

CURB EXTENSION STORMWATER INLET WITH DISSIPATER

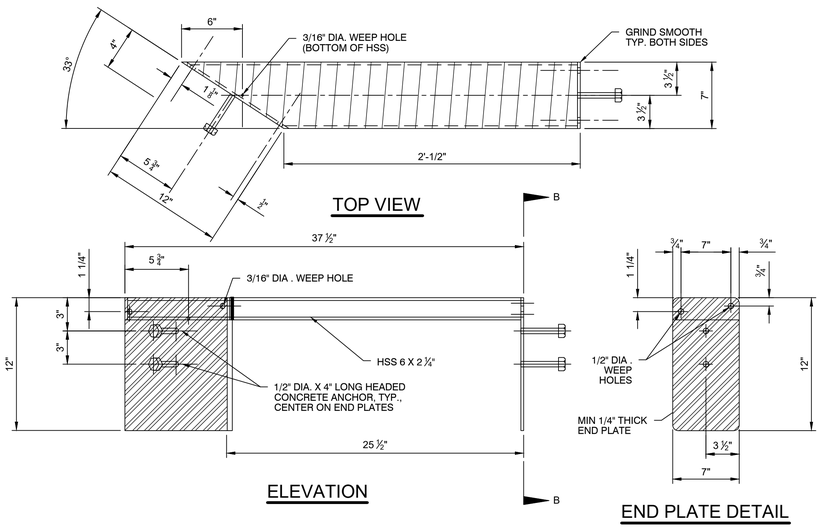
N.T.S.



SECTION B-B

NOTES:

1. HEADED CONCRETE ANCHORS SHALL MEET THE REQUIREMENTS OF ASTM A-108.
2. HSS 6 X 2 ¼ CHANNEL SHALL MEET THE REQUIREMENTS OF ASTM A-500 GRADE B.
3. END PLATES SHALL MEET THE SHALL MEET THE REQUIREMENTS OF ASTM A-36.
4. ENTIRE ASSEMBLY SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH A-123.
5. SINGLE BEVEL GROOVE WELD.



DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

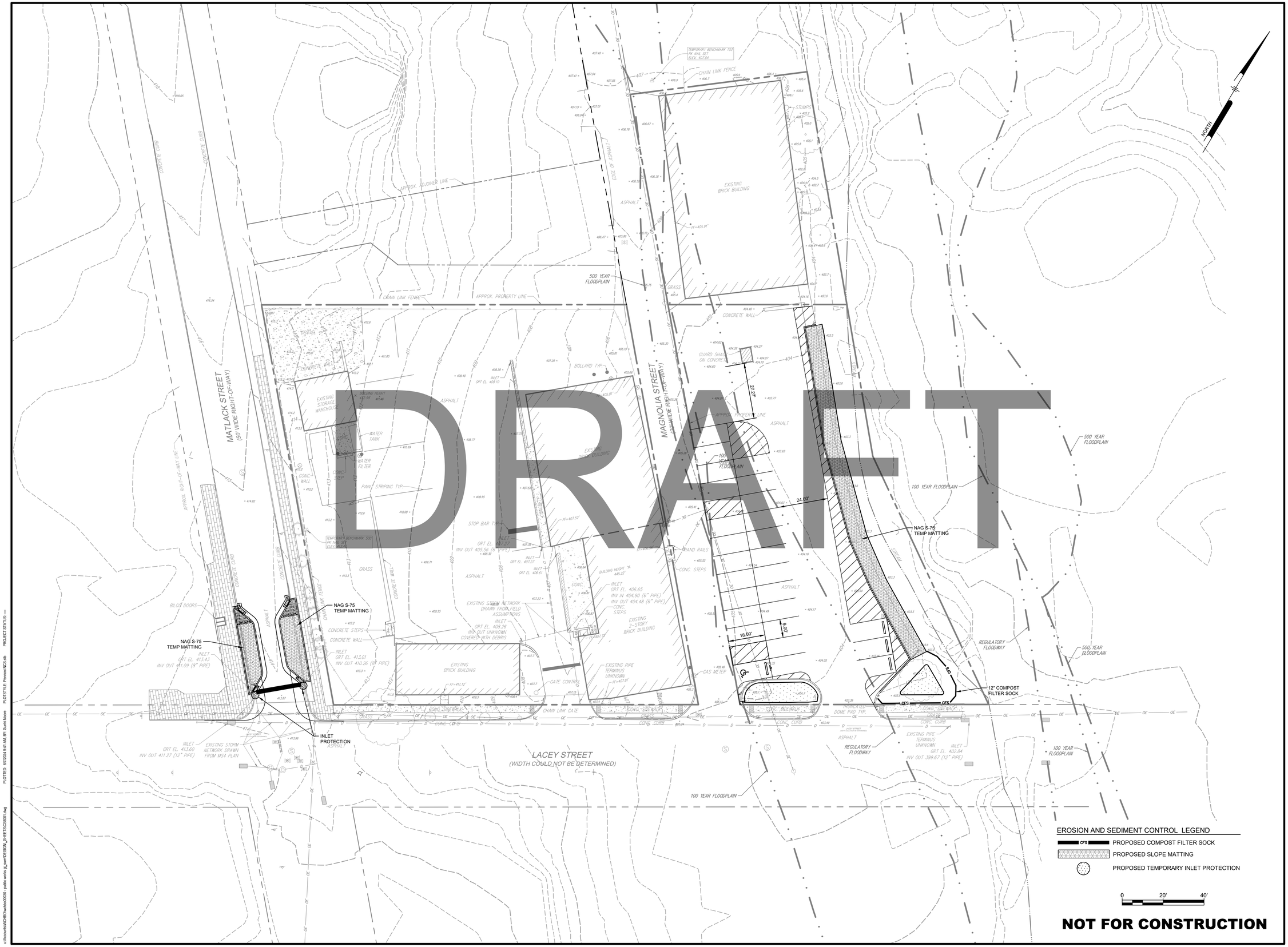
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS6005

SHEET 18 OF 21

u:\Accounts\WCHBO\workbo00030 - public works sg_jsm\ZDSBON_SHEETS\CS6005.dwg PLOTTED: 6/7/2024 8:41 AM BY: Sushi Moore PLOTSTYLE: Pennoni N/CS.ctb PROJECT STATUS: —



NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

EROSION & SEDIMENTATION CONTROL PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 20'
DRAWN BY	AGS
APPROVED BY	CRP

CS8001

SHEET 19 OF 21

STANDARD E&S CONTROL PLAN NOTES

OWNER / OPERATOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS

1. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THOSE CONTROLS BEGINS.
2. THE OPERATOR/CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
4. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION & SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
5. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE CHESTER COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
6. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER.
7. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE TO BE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO THE DISCHARGE OF OR STABILIZING OF SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMPLEMENTED IMMEDIATELY BY THE OWNER/ DEVELOPER TO ELIMINATE SUCH PROBLEMS.
8. THE LIMITS OF WORK SHOWN ON THIS PLAN ARE THE REAL EXTENT REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO THESE LIMITS IN MINIMIZING DISTURBED LAND, AND ALL CONSTRUCTION SHALL BE CONDUCTED WITHIN THESE LIMITS.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
10. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDED WITH A VEGETATIVE COVER AND STOCKPILED FOR REUSE IN FINISH GRADING. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1 OR FLATTER. SILT FENCING SHALL BE INSTALLED ON THE LOW SIDE OF THE PILE. THERE SHALL BE NO EARTH DISTURBANCE WITHIN THE STOCKPILE AREA.
12. ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
13. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SEDIMENT TRAP FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMP'S.
14. ANY DISTURBED AREA, ON WHICH ACTIVITY HAS CEASED FOR AN EXTENDED AMOUNT OF TIME, MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES.
15. DISTURBED AREAS WHICH ARE NOT AT FINISH GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISH GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
16. FILLS GREATER THAN 3:1 SLOPE AND CUTS GREATER THAN 3:1 SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH EROSION CONTROL MATTING (SEE INSTALLATION INSTRUCTIONS). ALL DISTURBED AREAS WITHIN 50 FT OF A SURFACE WATER SHALL BE SEEDED AND MULCHED ACCORDINGLY.
17. CHANNELS, SEDIMENTATION BASINS, SEDIMENTATION TRAPS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
18. THERE IS TO BE NO EARTH DISTURBANCE OR VEGETATIVE CLEARING IN AREAS OF STAKED (OR FENCED) WETLANDS. EARTH DISTURBANCE WITHIN THESE AREAS WITHOUT THE REQUIRED PERMITS WILL RESULT IN POTENTIAL VIOLATION OF COMMONWEALTH AND FEDERAL WETLANDS REGULATIONS.
19. DUST CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.
20. CONSTRUCTION VEHICLES LEAVING THE SITE SHALL NOT DEPOSIT ANY MATERIAL OUTSIDE OF THE PROJECT SITE BOUNDARIES AND/OR A PUBLIC RIGHT-OF-WAY. ANY MATERIAL DEPOSITED SHALL BE IMMEDIATELY REMOVED.
21. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. 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.
22. 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 REDISTURBED 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 REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
23. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND COPERMITTEE SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND MAINTAIN AND MAKE AVAILABLE TO THE CHESTER COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGARDING, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
25. AT STREAM CROSSINGS, A 50' BUFFER AREA SHOULD BE MAINTAINED. WITHIN THE BUFFER, CLEARING, SOD DISTURBANCES, EXCAVATION AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING WATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.
26. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
27. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
28. SHOULD ANY AREAS OF EXCAVATION BE FOUND TO CONTAIN CONTAMINANTS THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE DESIGN ENGINEER.

TOPSOIL APPLICATION NOTE:

ALL TOPSOIL PLACEMENT SHALL BE IN ACCORDANCE WITH PA DEP REQUIREMENTS.

MAINTENANCE NOTES

GENERAL:

1. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION REPORT LOG USING DEP FORM 3150-FM-BWEW0083 DATED 2/2012 KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME WILL BE KEPT ON THE SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

   ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

   WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

   a. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
   b. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
   c. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESSEDED. A STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED ALONG WITH AN ANCHORING METHOD DESCRIBED ON THE ATTACHED MULCH ANCHORING GUIDE, UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
4. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

ROCK CONSTRUCTION ENTRANCE:

1. SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.
2. ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK.
3. INSPECT AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.

FILTER SOCKS

1. INSPECT AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.
2. COMPOST FILTER SOCKS ARE TO BE MAINTAINED, AND REPLACED IF NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD UNTIL A PERMANENT VEGETATIVE COVER WITHIN THE TRIBUTARY AREA IS ESTABLISHED.
3. CONSTRUCT COMPOST FILTER SOCKS ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL ACTIVITIES.
4. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT ACCUMULATIONS REACH ½ THE ABOVE GROUND HEIGHT OF THE SOCKS.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION:

1. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
2. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
3. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
4. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTHMOVING PROCEDURES. TEMPORARY SEED SHALL BE ANNUAL RYE GRASS APPLIED AT THE RATES SPECIFIED. MULCH SHALL BE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
5. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED. PERMANENT SEEDING SHALL BE AT THE RATES SPECIFIED. FERTILZER AND LIME SHALL BE APPLIED AT THE MINIMUM RATES SPECIFIED.
6. PERMANENTLY SEEDED AREAS SHALL HAVE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE. ANY AREAS WHERE HYDROSEED IS USED, MULCH IS NEEDED AT A MINIMUM RATE OF 3 TONS PER ACRE.
7. FILTER SOCKS PER EROSION AND SEDIMENT CONTROL MANUAL.

CONCRETE WASHOUT AREA:

1. FOR LARGER SITES, A BELOW-GRADE WASHOUT SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS. THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10-MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND.
2. THE WASHOUT AREA SHALL BE MAINTAINED SUCH THAT THE 12 INCHES OF FREEBOARD IS AVAILABLE AT ALL TIMES.

INLET PROTECTION:

1. EARTHEN BERM TO BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM TO BE MAINTAINED UNTIL ROAD IS PAVED. SIX INCH ROADWAY ASPHALT BERM TO BE MAINTAINED UNTIL ROWADWAY SURFACE RECEIVES FINAL COAT.
2. INSPECT AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.
3. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.

MULCH ANCHORING GUIDE

Anchoring Method or Material	Kind of Mulch to be Anchored	How to Apply
MANUAL Mulch Netting	Hay or Straw	Staple Anti-Wash/Geojute netting to soil surface according to manufacturer's recommendations.

TEMPORARY SEEDINGS FOR CRITICAL AREAS

SPECIES OR MIXTURE	PERCENT BY WEIGHT	PERCENT PURE LIVE SEED	PERCENT GERMINATION	SEEDING RATE		RECOMMENDED SEEDING DATES	ADAPTION TO SOIL-SITE CONDITIONS				
				LBS/1,000-SF	LBS/AC		SHALLOW WELL DRAINED	MOD. DEEP WELL DRAINED	DEEP WELL DRAINED	MOD. WELL DRAINED	SOMEWHAT POORLY TO POORLY DRAINED
ANNUAL RYEGRASS (PENN DOT FORMULA E)	100.0%	98.0%	90.0%	21	915	MAR. 15 TO OCT. 15	X	X	X	X	X

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

RECYCLE & DISPOSAL OF MATERIALS

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET DEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
2. ANY WASTE OR BORROW AREA MUST HAVE AN E&S PLAN REVIEWED AND APPROVED BY CHESTER COUNTY CONSERVATION DISTRICT PRIOR TO BEING ACTIVATED.

UNFORSEEN EROSIVE CONDITIONS

1. SHOULD UNFORSEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

UTILITY TRENCH NOTES

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

1. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 12 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING, I.E. YARDS.
2. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
3. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
4. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
5. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTHMOVING PROCEDURES. TEMPORARY SEED SHALL BE ANNUAL RYE GRASS APPLIED AT THE RATES SPECIFIED. MULCH SHALL BE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
6. PERMANENTLY SEEDED AREAS SHALL HAVE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
7. ANY AREAS WHERE HYDROSEED IS USED, MULCH IS NEEDED AT A MINIMUM RATE OF 3 TONS PER ACRE.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

EROSION & SEDIMENTATION CONTROL NOTES

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

DATE	NO.	REVISIONS	BY

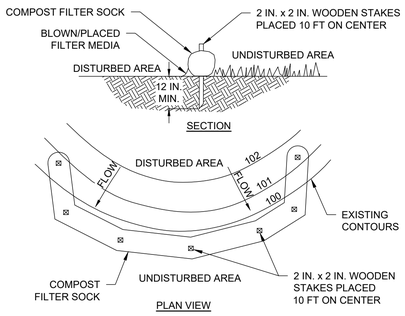
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS8501

SHEET 20 OF 21

u:\Accounts\WCHBO\wchbo00030 - public works gi_swm\DESIGN_SHEETS\CS8501.dwg PLOTTED: 6/7/2024 9:42 AM, BY: Sunhi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ----



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.

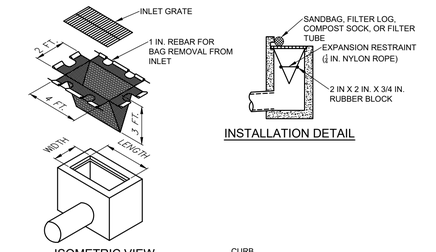
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

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.

COMPOST FILTER SOCK

NTS STANDARD CONSTRUCTION DETAIL #4-1



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

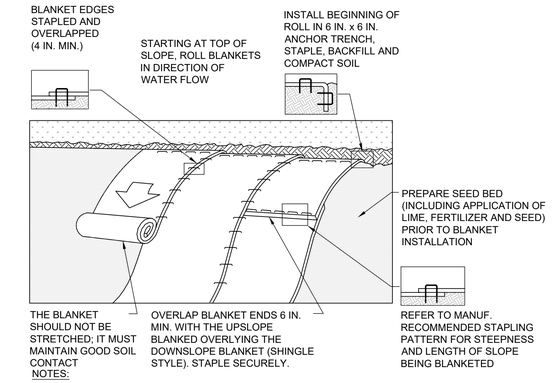
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND REPLACED 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. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION - TYPE C INLET

NTS STANDARD CONSTRUCTION DETAIL #4-15



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

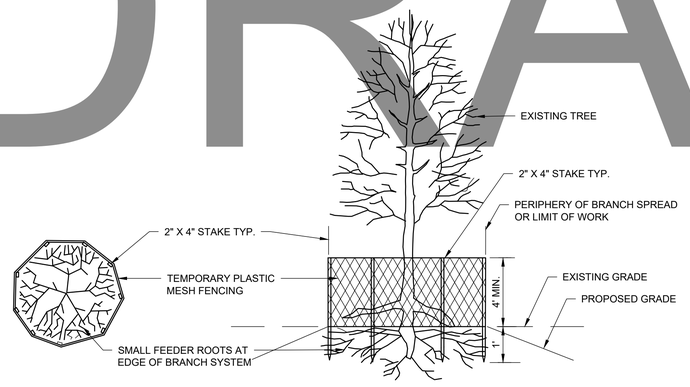
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION

NTS STANDARD CONSTRUCTION DETAIL #11-1

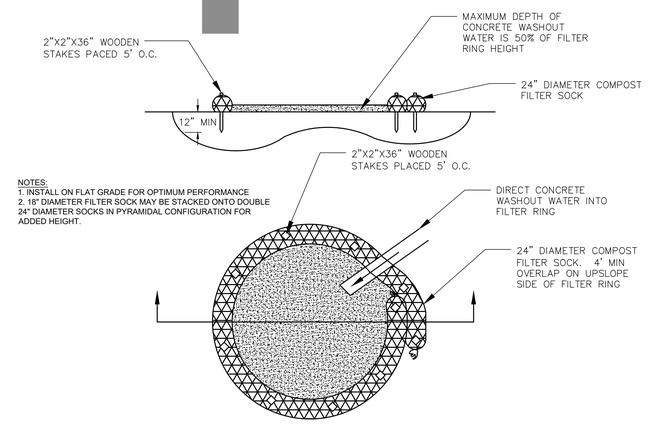


NOTES:

1. THOSE TREES WHICH ARE WITHIN TWENTY-FIVE (25) FEET OF ANY PROPOSED EXCAVATION OR GRADING OPERATION, OR IN ANY OTHER LOCATION DEEMED APPROPRIATE BY THE ENGINEER, SHALL BE PROTECTED BY INSTALLING AND MAINTAINING A FENCE AT THE DRIP LINE.
2. NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION.
3. HEAVY EQUIPMENT OPERATORS SHALL AVOID DAMAGING EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN TWENTY-FIVE (25) FEE FROM TREE TRUNKS.
4. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE BY BEING TREATED IMMEDIATELY.
5. TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED ANDTREATED IMMEDIATELY.
6. THE OPERATION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS OF SUCH TREES SHALLBE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
7. DAMAGED TREES SHALL BE FERTILIZED TO AID IN THEIR RECOVERY.
8. CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND TREES.

TREE PROTECTION FENCE

NTS



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

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

CONCRETE WASHOUT FACILITIES DETAIL

NTS

NOT FOR CONSTRUCTION

DRAFT

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

EROSION & SEDIMENTATION CONTROL DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS8502

SHEET 21 OF 21

v:\Accounts\WCHBO\wchbo00030 - public works gi_permit\DESIGN_SHEETS\CS8502.dwg PLOTTED: 6/7/2024 9:42 AM, BY: Sumi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

Goose Creek Revised Stormwater PRP & TMDL

December 2025

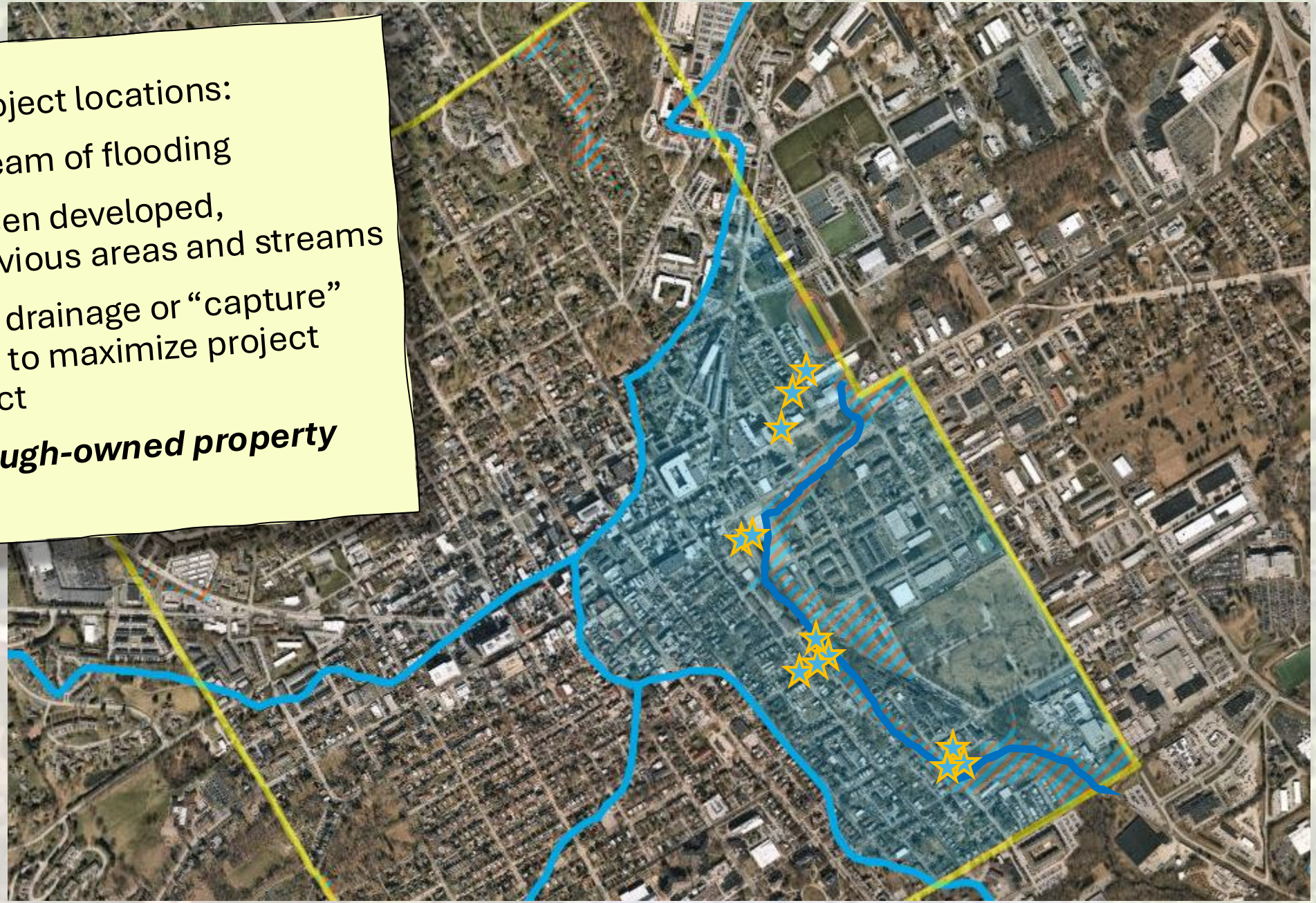
What is a PRP & TMDL?

- DEP-mandated, written, watershed-specific plans outlining proposed, conceptual-level projects to address:
  - Pollution Reduction Plan (PRP) – 10% reduction in sediment
  - Total Maximum Daily Load (TMDL) – 5% reduction in phosphorous
- Reduce pollution and meet goals by actions & infrastructure that improve stormwater quality
- Focused on stormwater quality, but all physical projects have significant flood mitigation aspects
- Tough for Boroughs like West Chester



Good project locations:

- ✓ Upstream of flooding
- ✓ Between developed, impervious areas and streams
- ✓ Large drainage or “capture” areas to maximize project impact
- ✓ ***Borough-owned property***



What is a BMP?



Good Projects:

- ✓ Infiltrate stormwater to ground
- ✓ Detains water from streams during heavy precipitation
- ✓ Improves stormwater quality
- ✓ Vegetated, to mimic natural processes that occur absent development
- ✓ Opportunity to add greenery, habitat in developed areas
- ✓ **Mitigate flooding**







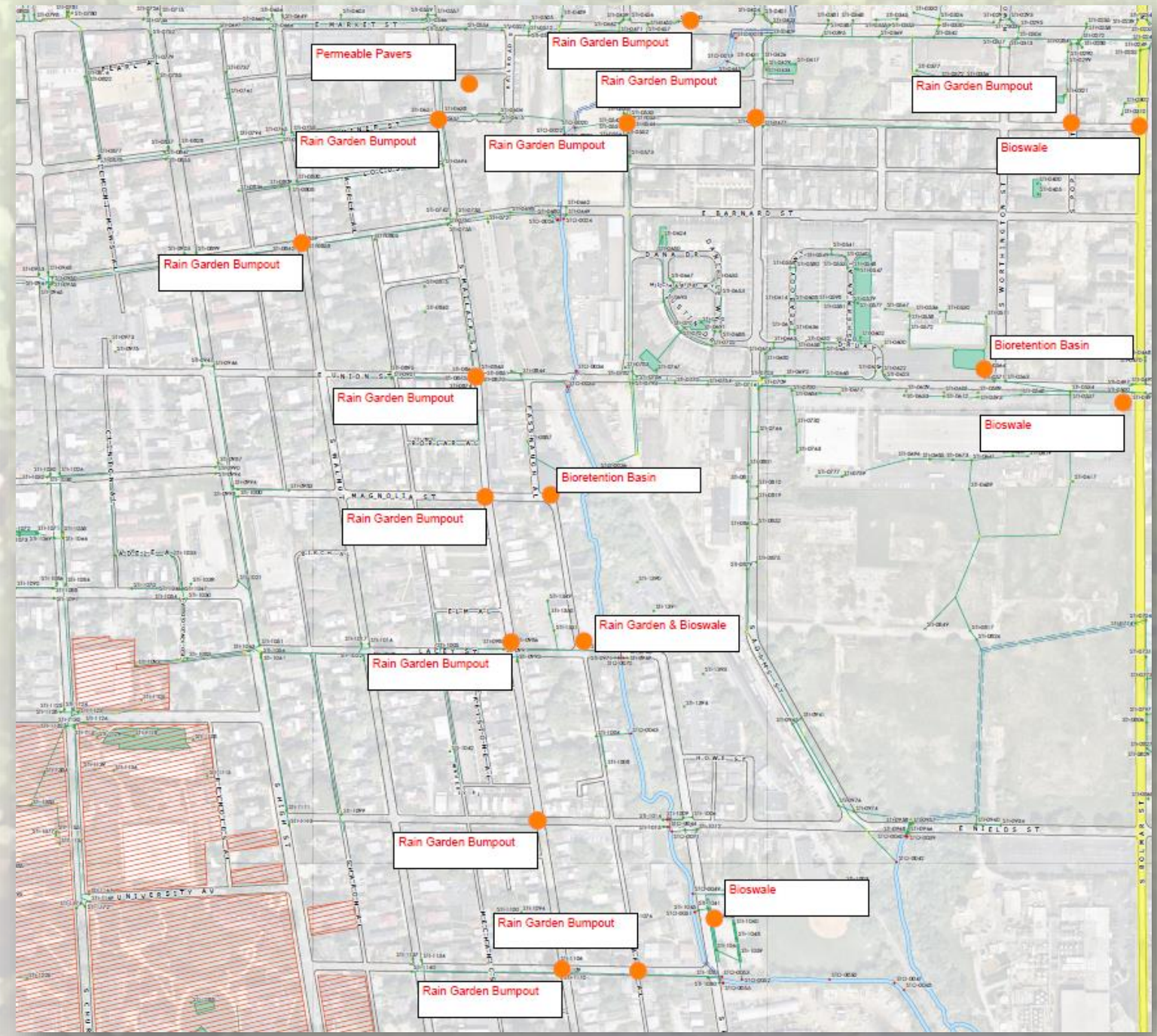






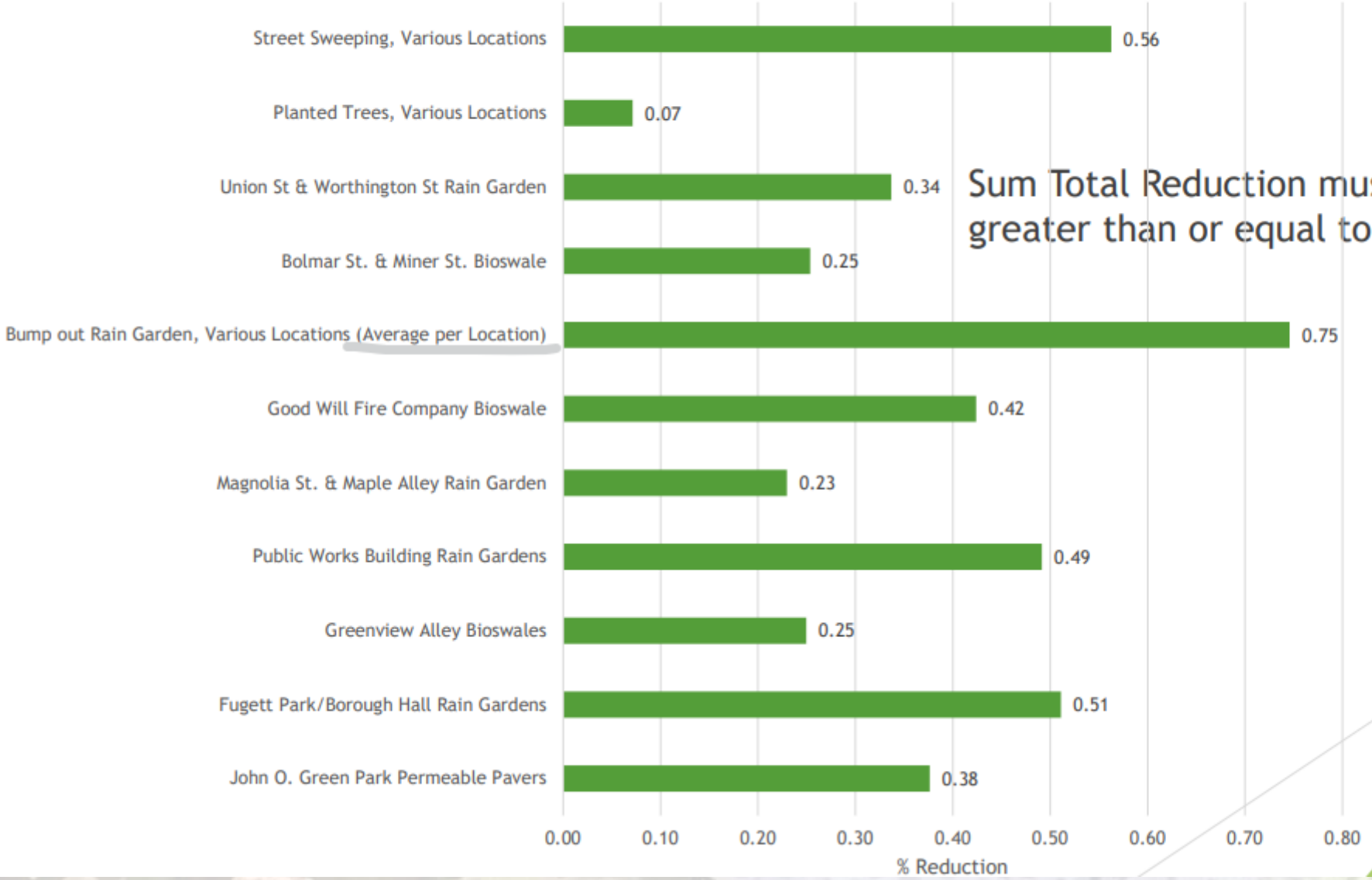
Timeline

- Review Draft - November 2024
- Submit to DEP for comment - December 2024-
- DEP Review - 1Q 2025
- Public Input Process - 3Q-4Q 2025
- Revisions - 4Q 2025
- Final Adoption by Borough Council - 4Q 2025


Permeable Pavers
Rain Garden Bumpout
Rain Garden Bumpout
Rain Garden Bumpout
Rain Garden Bumpout
Rain Garden Bumpout
Bioswale
Rain Garden Bumpout
Bioretention Basin
Rain Garden Bumpout
Bioswale
Bioretention Basin
Rain Garden Bumpout
Rain Garden & Bioswale
Rain Garden Bumpout
Rain Garden Bumpout
Bioswale
Rain Garden Bumpout
Rain Garden Bumpout
E MARKET ST
E BARNARD ST
E UNION ST
MAGNOLIA ST
LACEY ST
E NIELDS ST
UNIVERSITY AV
S WORTHINGTON ST
S BOLMAR ST

Sediment Reduction by BMP

West Chester Borough PRP/TMDL BMPs



Sum Total Reduction must be greater than or equal to 10%

What PRPs & TMDLs are *not*:

- Representative of all stormwater-related spending
  - Do not address maintenance, expansion, or replacement of existing MS4
- Completely designed projects (or even “preliminary design”)
  - Identify project location, BMP type, approximate drainage area of project to calculate potential impact
- Commitment to completing all projects
  - Plans exceed goals, to allow leeway to pick & choose projects based on future public input, design constraints, future development, funding limitations, regulatory changes, Borough Council decisions, etc.

Public Input

- Requirement: advertise the availability of the draft plans

- Our process:
  - Advertised the availability of the draft plans
  - Posted on website, social media
  - Public “open house” educational meeting
  - Newspaper article
  - Website “news flash”
  - Interactive electronic survey
  - Invited comments via e-mail
  - 60+ day public comment period

Public Input Synopsis

- Partner with downstream municipalities for more impactful projects
  - Possible, but accrues no flood mitigation benefit to investment
- Montgomery Avenue
  - Not in our municipality, nor has their been interest in collaborating with us
- Turning radius for ROW projects
  - Turning radius analysis completed using WCFD's largest truck
- Trash in existing rain gardens
  - That's the point! Trash removal is an operational task to fine-tune
- Appearance of newly built GSI
  - "green infrastructure" takes time to establish.
- Parking concerns
  - No net impact to parking. Our Matlack street project actually resulted in additional parking spaces

Additional Considerations

- Implementation of this plans means:
  - Stormwater runoff from up to 39 acres of developed area within the watershed will be handled with Green Stormwater Infrastructure
    - This will reduce the number and severity of flooding events, in the most cost-effective way possible
  - We can commence project planning and grant applications for our next 2-3 projects
  - Get started on implementation

- Approval of this plan DOES NOT mean:
  - All projects will be eventually completed
  - All projects in plan are greenlighted
    - There will be multiple opportunities for Council members to reject individual projects (grant resolutions, budget, bids, etc.)

ADDENDUM NO. 1
Date: 4/11/2025
Revision: 11/19/2025

Total Maximum Daily Load Plan
Borough of West Chester
Chester County, PA

The information enclosed in this addendum has been issued in order to include revisions to the Total Maximum Daily Load (TMDL) Plan that was originally approved by PADEP in 2018.

Specifically, Addendum No. 1 includes additional proposed BMP's. Enclosed herein, are the amended sections of the original report.

DRAFT

Contents

Section A, Public Participation. 3
Section G, Select BMPs to Achieve the Minimum Required Reductions in Pollutant Load 4
Section G, Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs 8

DRAFT

Section A, Public Participation.

The following section shall be appended to Section A, Public Participation.

Public Participation – Addendum No. 1
The Borough of West Chester has completed the Public Participation measures for Addendum No. 1. All required documentation of public participation for Addendum No. 1 is included in Appendix A of this Addendum.

- Proposed PRP Plan Addendum No. 1 public notice was published in: Daily Local News
- Proposed PRP Plan Addendum No. 1 public notice was published in newspaper: 7/21/2025
- Proposed PRP Plan Addendum No. 1 was made available for public review/comment: 7/21/2025
- Proposed PRP Plan Addendum No. 1 comments were accepted at a public meeting: 8/5/2025
- End date for receipt of written comments: 9/15/2025

A summary of the comments received and respective responses have been enclosed in Appendix A.

DRAFT

Section G, Select BMPs to Achieve the Minimum Required Reductions in Pollutant Load

***The following section shall be appended to Section* G. Select BMPs To Achieve the Minimum Required Reductions in Pollutant Load**

Additional BMPs– Addendum No. 1

Proposed BMPs being added via this addendum are listed below.

- Bio Swale at the Public Works Building
- Rain Garden at the Public Works Building
- Bio Retention Garden at the end of Magnolia & Maple Avenue
- Rain Garden at the Good Will Fire Company No. 2 Building
- Bio Swales at the intersection of Bolmar Street & Miner Street
- Nineteen (19) Roadway Bump-out Rain Gardens to collect roadway stormwater runoff at twelve (12) intersections
    - S. Matlack Street & Magnolia Street
    - S. Matlack Street & Union Street
    - S. Matlack Street & Linden Street
    - S. Matlack Street & Lacey Street
    - S. Matlack Street & E. Nields Street
    - S. Matlack Street & E. Miner Street
    - Linden Street & Maple Alley
    - E. Miner Street & Poplar
    - S. Adams Street & E. Miner Street
    - S. Franklin Street & E. Miner Street
    - Market Street Midblock between Franklin Avenue & S Adams Street
    - S. Walnut Street & E. Barnard Street
- Basin Retrofit to convert Detention Basin at Union & Worthington Street into a Bioretention Rain Garden
- Streetscape Project along S. Bolmar Street near E. Miner Street

DRAFT

Drainage Areas for each were delineated using contours provided by Pennsylvania Spatial Data Access (PASDA). The BMP efficiencies were determined by using the PA DEP BMP Effectiveness Values Table. The total phosphorus load, drainage area and loading rate was determined from the previous MapShed calculations for the Goose Creek Drainage area in West Chester Borough. At the time of this addendum, the version of MapShed was no longer available for public use. A loading rate of 0.26 lbs./ac/year was previously determined in the MapShed software and used for the initial TMDL reduction calculations. For consistency, these same loading rates will be used in the updated reduction calculations. Sketches for these proposed BMPs can be found in the Appendices of this addendum. A summary of the reductions for the structural BMPs can be found in Table 1 on the next page.

Table 1 – Calculation Methodology: Structural BMPs, Addendum No. 1

Location	BMP Type	Drainage area (ac)	Land Use	TP Loading (lbs./ac/yr)	Efficiency (%)	Reduction (lbs./yr)
John O. Green Park	Permeable Pavement w/o Sand or Veg (A/B Soils w/o underdrain)	1.12	HD Mixed	0.26	80%	0.23
Fugett Park/Borough Hall	Raingarden (A/B soils w/ underdrain)	1.07	HD Mixed	0.26	75%	0.21
	Filtering Practices	0.55	HD Mixed	0.26	60%	0.09
Greenview Alley	Bioretention (A/B soils w/o underdrain)	0.47	HD Mixed	0.26	85%	0.10
	Bioretention (A/B soils w/o underdrain)	0.22	MD Mixed	0.26	85%	0.05
	Bioretention (A/B soils w/o underdrain)	0.06	LD Mixed	0.06	85%	0.003
					Subtotal	0.68
2023 Additional Proposed BMPs						
Public Works Building	Bioswale	0.67	HD Mixed	0.26	75%	0.13
	Raingarden (A/B soils w/o underdrain)	0.8	HD Mixed	0.26	85%	0.18
Magnolia St. & Maple Alley	Bioretention (A/B soils w/o underdrain)	0.65	HD Residential	0.26	85%	0.14
Good Will Fire Company	Bioswale	1.34	HD Mixed	0.26	75%	0.26
Various Intersections	"Bump-out" Rain Gardens (A/B soils w underdrain)	28.52	HD Residential	0.26	75%	5.56
Bolmar St. & Miner St.	Bioswale	0.80	HD Residential	0.26	75%	0.16
Union St & Worthington St*	Bioretention (A/B soils w/ underdrain)	4.25	HD Residential	0.26	55%	0.61
					Subtotal	7.04
					Total Reduction	**7.72**

DRAFT

***Union St Bio Retention is a basin retrofit of a Dry Extended Detention Basin, as such the calculated reduction/efficiency is the difference between the two types of BMPs**

The Street Sweeping load reduction was calculated using the loading rate (0.26 lbs./ac/yr) and the efficiency rate was determined from the PA DEP BMP Effectiveness Values Table (3%). The miles swept and their area equivalent is 16 miles, or 16 acres. A reduction of 0.13 lbs./yr of phosphorous was calculated for sweeping 25 times a year. A summary of the street sweeping phosphorous reduction can be found in Table 2 on the next page.

Table 2 – Calculation Methodology: Street Sweeping, Addendum No. 1

BMP Type	Miles Swept	TP Loading (lbs./ac/yr)	Efficiency	Reduction (lbs./yr)
Street Sweeping	16	0.26	3%	0.13

A summary of the tree planting phosphorous load reduction calculations can be found in *Table 3*.

Table 3 – Calculation Methodology: Tree Plantings, Addendum No. 1

BMP Type	Trees	Effective DA (Acres)	Loading (lbs./ac/yr)	Efficiency	Reduction (lbs./yr)
Planted Trees	90	0.9	0.26	15%	0.04

A summary of all proposed BMPs in the previous TMDL plan can be found in Table 4. The streambank restoration and stabilization BMP and jellyfish endwall BMPs were found to be infeasible and will not be included in the MS4 BMP Strategy.

DRAFT

~~*Table 4 – The Previous TMDL Strategy Summary, to be replaced with Table 5*~~

~~Adjusted MS4 LR in the TMDL Study (lb/year)~~	~~39.18~~
~~Required Short-Term Reduction: 5% of the existing load for TP at the time of the TMDL Plan submission~~	~~4.57 lbs/yr~~
~~Proposed Potential Reduction (lbs./yr)~~	~~1.20 (Three BMP Locations)~~ ~~1.54 (Street Sweeping)~~ ~~0.04(Plant Street Trees)~~ ~~13.6 (Streambank Restoration)~~ ~~1.68 (Endwall 13)~~ ~~1.34 (Endwall 37)~~ ~~Potential Total of 19.40~~

A summary of all the revised proposed BMPs can be found in Table 5.

Table 5 – Revised TMDL Strategy Summary, Addendum No. 1

Adjusted MS4 LR in the TMDL Study (lbs./yr)	39.18
Required Short term Reduction: 5% of the existing load for TP at the time of TMDL Plan submission	1.96 lbs./yr
Proposed Potential Reduction (lbs./yr)	0.23 (John O. Green Park BMP's) 0.30 (Fugett Park/Borough Hall BMP's) 0.153 (Greenview Alley BMP's) 0.13 (Public Works Bioswale) 0.18 (Public Works Rain Garden) 0.14 (Magnolia & Maple Bio Retention) 5.56 (Bump Out" Rain Gardens) 0.26 (Good Will Fire Company Bio Swale) 0.13 (Street Sweeping) 0.04 (Plant Street Trees) 0.61 (Union St & Worthington Bio Retention) 0.16 (Bolmar & Miner Bio Swales) <u>Potential total of 7.89 lbs./yr</u>

DRAFT

Section I, Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs

The following section shall be appended to Section I, Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs

Table 6 – Summary of Operation & Maintenance of BMPs, Revised via Addendum No. 1

NAME OF BMP	RESPONSIBLE PARTY	O&M ACTIVITY & FREQUENCY
Street Sweeping	West Chester Borough	Per PA BMP Manual (latest revision) BMP 5.9.1 pg 94-97
Street Tree Planting	West Chester Borough	Per PA BMP Manual (latest revision) BMP 5.6.3 pg 63-67
~~Streambank Restoration~~	~~West Chester Borough~~	~~Per PA BMP Manual (latest revision) BMP6.7.1 pg 191-210~~
Proposed Infiltration Facilities	West Chester Borough	Per PA BMP Manual (latest revision) BMP 6.4.3/6.4.4 pg 33-47
~~Jellyfish Filters~~	~~West Chester Borough~~	~~Per Manufactures Instructions~~
Inlet Cleaning	West Chester Borough	Per PA DEP Direction and Applicable Manufacturer's Instructions
Public Works Bio Swale	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
Public Works Rain Garden	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
Magnolia & Maple Bio Retention	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
Good Will Fire Company Bio Swale	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.1
"Bump Out" Rain Gardens	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.2
Bolmar & Miner Bio Swale	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.3
Union St & Worthington Bio Retention	West Chester Borough	Per PA DEP Manual (latest Revision) BMP 6.4.4

DRAFT

DRAFT

Daily Local News
Classifieds
Email: classified@allaroundphilly.com | Phone: 610-430-1199

ANTIQUES

YOU'LL LOVE US!
THE SWAMP DOOR
ANTIQUES & CURIOSITIES
Unusual finds! Great deals!
Weds. Thru Sun. 10-6.
Closed Mon/Tue
2030 Swamp Pk, Gilbertsville
484-949-8130
Voted Mercury's Best 2022
Voted Mercury's Best 2023
Voted Mercury's Best 2024
Voting is on for 2025
Please vote for us
Now as
Best ANTIQUE STORE
https://mercuryreaderschoice.bestinvoting.com/

MERCHANDISE

★★**BUYING ALWAYS** ★★
Old Books, Postcards
COSTUME JEWELRY,
Pottery, Old Furniture,
Pre-1950s Photos
Antiques.
DOWNSIZING & ESTATES
Call Cara - (484) 356-3123
or (610) 918-2528

★ **ALL FIREARMS:**
Military, Hunting, Antique Guns, Swords & Bayonets. We pay CASH on the spot.
Call John NOW! 610-716-5353
antiqueandrareguns@gmail.com
Federal Firearms Licensee

BUYING COSTUME JEWELRY Gold, silver & estate jewelry. watches, glassware/art glass Vintage clothes pre 80's & accessories. Antiques (1 pc. to entire estate) Nancy, 484-432-9770

Buying Old Toys, Trains, Space Toys, Cars, Trucks, Banks, Wind-ups
George 610-687-1010

COMIC BOOKS WANTED!
I am a private collector, NOT a store. Buying single issues or entire collections, all ages and all conditions. Top prices paid! Please call 215-852-7292.

WANTED TO BUY
OLD TOY TRAINS
Lionel, American Flyer, Marx, etcetera
CALL484-883-9860

YARD & GARAGE SALES



Rose Tree Media Optimist Club Flea Markets at DCCC (formerly sponsored by Town Talk)

Rte. 252 and Media Line Road Media, PA 19063

October 5th
Rain Date October 12th
8:00 am to 3;00 pm

For more information
Email:
optimistfleamarket@gmail.com



Rose Tree Media Optimist Club Flea Markets at DCCC (formerly sponsored by Town Talk)

Rte. 252 and Media Line Road Media, PA 19063

September 7th
Rain Date September 14th
8:00 am to 3;00 pm

For more information
Email:
optimistfleamarket@gmail.com

CAN'T FIND what you're looking for? Find it the fast & easy, effective way by using the classifieds! Call and place a low cost classified ad under "Wanted To Buy" in next week's paper.

CLASSIFIED
CALL 610-430-1199

RESIDENTIAL SALES

EQUAL HOUSING OPPORTUNITY

All Real Estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination, based on race, color, religion, age or familial status, sex or national origin or an intention to make any such preference limitation or discrimination".

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. Phrases like; family room, walk-in closet, private, etc. are meant as descriptive copy only and are not intended to show preference for or exclusion of anyone. To complain of discrimination, call FHCSP at 610-604-4411.

APARTMENTS FOR RENT (UNFURNISHED)

ALL REAL ESTATE advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, age or familial status, sex or national origin, or an intention to make any such preference, limitation or discrimination."

BIRDSBORO 2BR 2nd Fl $1315 heat included off street pking
Call 610-948-8725

LINDEN/NORCO APARTMENTS
(Pottstown, PA)- 1 BR-$1,300/m & 2 BR- $1,400/mo., No Pets. Ht/HW Incl.
(610) 458-5012

ROYERSFORD 2BR $1500 heat & HW included off St parking **Call 610-948-8725**

SWARTHMORE, 2 Br. 2nd Flr. No Pets/Smoking, Ht & Wtr Incld. $1050 mo. **484-480-3628**

HOUSES FOR RENT (FURNISHED)

ALL REAL ESTATE advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, age or familial status, sex or national origin, or an intention to make any such preference, limitation or discrimination."

HOUSES FOR RENT (UNFURNISHED)

POMEROY 19367: Updated! 2 BR, 2 Car Grg, Country Setting, $1485. Call 610-948-8725

PASSENGER CARS

2023 VW Tiguan
Zero Down!
422.00 per month
Must have income
All credit ok!
215-869-7289

AUTOS WANTED

#1 AAA BEST CASH DEAL - I Want your Used Car or Truck. Call Me First before you Sell or Trade-In.
Cash Paid - Prompt Service
610-532-2054 or
CELL 610-203-7719

AAAAH A Absolute Awesome Cash Deal for Junk / Unwanted Vehicles. From $550 & Up. Runners More! 610-335-5783



CALL ME LAST **BUYING JUNK CARS** and **TRUCKS** in NJ **AREA** ONLY.
CALL 609-462-3634

HUNT FOR Treasures in the Classifieds

AUTOS WANTED

CASH FOR CARS & TRUCKS
****WE PAY THE MOST****
$300 - $5000.
ANY CONDITION
267-800-3227/484-474-0474

SELECT AUTO TOWING
Junkers wanted! *TOP DOLLAR* local towing avl. 610-547-1330

LEGAL NOTICES

Notice

Goose Creek Pollution Reduction Plan (PRP) & Total Maximum Daily Load Plan (TMDL) Addenda
West Chester Borough

The West Chester Borough will consider Addenda to the Borough's Pollution Reduction Plan (PRP) and Total Maximum Daily Load (TMDL) Plan, as part of the Borough's Stormwater Management Program and MS4 Permit, during an Open House held at the Borough Hall, located at 401 East Gay Street in West Chester Borough, on Tuesday August 5th, 2025 at 5:00 PM. The PRP/TMDL Addenda and its presentation at an open house are a requirement of the Pennsylvania DEP in consideration of the Borough's MS4 permit renewal.
There will be a 30-day public comment period after which the addenda will be finalized and submitted to the Pennsylvania DEP for approval. The draft PRP/TMDL Addenda will be available for public inspection at the West Chester Borough building between the hours of 8:00 AM and 4:00 PM Monday through Friday beginning July 7, 2025. The Addenda will also be available on the Borough's webpage: https://west-chester.com/187/Stormwater-Management
Comments regarding the draft PRP/TMDL Addenda may be received via email at comments@west-chester.com. Comments may be mailed to West Chester Borough at 401 East Gay Street, West Chester, PA, Attn: Sean Metrick, PRP/TMDL Addenda. All comments shall include the name and address of the commenter.
DLN 7/21; 1a

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at 6:00 pm, on July 28, 2025. The purpose of this meeting is to hear following appeal:

Appeal # 1031
Applicant
Charles A. Melton Arts & Education Center
Site Address
501 E. Miner Street
Zoning District
CS Customer Service
Parcel's # 1-5-478-E and 1-5-478.1

The Applicant, Charles A. Melton Arts & Education Center is requesting a variance for relief from Section 112-702.B(2)(o)(8) of the West Chester Zoning Ordinance to allow a changeable sign a distance 465 feet from an existing changeable sign, not the required 500 feet.
In addition, the Zoning Hearing Board will hear such other relief deemed necessary per the Application.
The Application is available for public review at the Department of Building & Housing at 401 E. Gay St., West Chester, Pennsylvania or online at www.west-chester.com. All interested persons will be given an opportunity to be heard at this Public Meeting.
Those individuals with disabilities and ADA accommodations for effective participation in the meeting should call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Yerkes Associates, Inc
Michael Barbeiri
Borough of West Chester Zoning Officer
DLN 7/14, 7/21; 1a

REMEMBER - when placing a classified to get fast results be sure to include:
1) all the details
2) include the price
3) be available to callers
As easy as 1 - 2 - 3!

LEGAL NOTICES

NOTICE IS GIVEN that the Board of Supervisors of East Brandywine Township will conduct a public hearing as part of their regularly scheduled public meeting on Thursday, August 7, 2025 at 9:00 a.m., prevailing time, in the Meeting Hall at the East Brandywine Township Building located at 1214 Horseshoe Pike, Downingtown, Pennsylvania 19335 to consider and possibly enact an Ordinance with the following title and summary:

AN ORDINANCE OF THE TOWNSHIP OF EAST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE EAST BRANDYWINE TOWNSHIP CODE, PART III, TITLED LAND USE LEGISLATION, CHAPTER 399, TITLED ZONING, BY DELETING IN ITS ENTIRETY SECTION 399-102.1, TITLED WOODLAND PROTECTION AND LOGGING STANDARDS; DELETING REFERENCES TO FORESTRY IN VARIOUS ZONING DISTRICTS; ADDING A NEW SECTION 399-87.1 TO PERMIT FORESTRY IN ALL ZONING DISTRICTS; AND AMENDING PART II OF THE CODE, TITLED GENERAL LEGISLATION, BY ENACTING A NEW CODE CHAPTER 165 TITLED FORESTRY REGULATIONS.

The Ordinance amends the Zoning Ordinance by deleting woodland protection and forestry regulations, deleting references to forestry as a use in individual zoning districts, and adding a new section which permits forestry by right in all zoning districts. The Ordinance also enacts a new Chapter 165 of the Township Code which regulates forestry. The provisions of the Ordinance are severable, conflicting ordinances are repealed, and the Ordinance is effective immediately upon enactment.

A complete verbatim text of the proposed Ordinance is available for public inspection and may be examined without charge or obtained for a charge not greater than the cost thereof at the Township's administrative offices, 1214 Horseshoe Pike, Downingtown, PA 19335 during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays. If any person requires an accommodation to participate in the hearing or meeting, please contact the Township building at least 24 hours in advance of the meeting and hearing at 610-269-8230.
DLN 7/21, 7/28; 1a

NOTICE OF PUBLIC SALE:
The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart 641 Lancaster Ave. Frazer, Pa. 19355 at approx. 7PM at www.storagetreasures.com

Cube D13A Michael Singleton
Cube G56 David Anders
Cube F63 Justin Dehart
Cube D16 Joe Fox
Cube C85A Jay Jackson
DLN - July 21 -1a

NOTICE IS HEREBY GIVEN that on July 28, 2025 at 7:00 P.M, the Zoning Hearing Board of West Goshen Township will conduct a public hearing at the Township Administration Building, 1025 Paoli Pike, West Chester, PA 19380 on the following application:

Application of 849 WCP, LLC for a variance from Section 84-72.M of the West Goshen Township Zoning Ordinance ("Zoning Ordinance") which requires an applicant to obtain a building permit within one year from the date of the Zoning Hearing Board's decision. The Applicant in this case requests an extension of the expiration time for approvals previously granted by the Zoning Hearing Board, which include a special exception pursuant to Section 84-15.E(1) of the Zoning Ordinance to construct a multi-family dwelling and variance from Section 84-16.B(1) of the Zoning Ordinance, which requires a one-acre minimum lot size. The Applicant is requesting approval to proceed with the plan previously approved in 2021and requests an extension of the previous approvals and/or a reinstatement of the previous Zoning Hearing Board Decision approving the Applicant's plan. The property that is the subject of the application consists of two parcels of land located at 847 West Chester Pike and 849 West Chester Pike both in the R-4 Residential Zoning District. One lot consists of 0.5245-acres identified at UPI No. 52-5F-77 and is unimproved. The other lot consists of 0.329-identified as UPI No. 52-5G-2 and is improved with a single-family home and detached garage.

The Zoning Hearing Board will also consider decisions on: 1) the Application of Richard and Emma Smith d/b/a R. Smith Paving, Inc. to develop a property located at 315 Snyder Avenue. consisting of approximately 2.76-acres identified as Tax Parcel Nos. 52-5-218 and located in the I-2 District. The Applicant is proposing to develop the property for storage of equipment, material and vehicles for the paving business and requested a variance from Section 84-54.E(1) of the West Goshen Township Zoning Ordinance in order to permit a disturbance of precautionary steep slopes and a variance from Section 84-54.F(1) of the Zoning Ordinance in order to permit a disturbance of prohibitive steep slopes; and 2) the Application of JAS Real Estate Holdings, LLC to develop the property located at 328 Westtown Road identified as Tax Parcel No. 52-5K-16, currently used as a car dealership, the property located at 721 E. Nields Street identified as Tax Parcel No. 52-5K-18 consisting of 2.1-acres and 739 E. Nields Street identified as Tax Parcel No. 52-5K-17 consisting of 0.49-acres. The applicant requested a variance from Section 84-38.B.(6) of the Zoning Ordinance in connection with the redevelopment of the three parcels including the construction of the new building.

All interested persons are invited to attend the hearings. Should any person require special accommodations to attend this meeting or wish to view the applications, please contact the West Goshen Township Administration Office at 610-696-5266 in advance of the hearing.
DLN 7/15, 7/21; 1a

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at 6:00 pm, on July 28, 2025. The purpose of this meeting is to hear following appeal:

Appeal # 1029
Applicant
Daniel A. & Melissa Jean Hollander
Site Address
531 Marshall Drive
Zoning District
NC-1 Neighborhood Conservation
Parcel # 1-2-89

The Applicants, Daniel A. Hollander and Melissa Jean Hollander are requesting a variance from § 112-306.B (Dimensional Requirements) for the construction of a one-story attached garage encroaching approximately 12.6 feet into the 15 foot required side yard, §112-602.L (General Regulation and Design Standards) for the construction of driveway and parking encroaching approximately 3.7 feet into the required 5 feet setback and §112-602.K (Parking in Front of Building) to allow parking in front of the proposed garage within the required front yard. Each of the Borough of West Chester Zoning Ordinance.
In addition, the Zoning Hearing Board will hear such other relief deemed necessary per the Application.
The Application is available for public review at the Department of Building & Housing at 401 E. Gay St., West Chester, Pennsylvania or online at www.west-chester.com. All interested persons will be given an opportunity to be heard at this Public Meeting.
Those individuals with disabilities and ADA accommodations for effective participation in the meeting should call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Yerkes Associates, Inc
Michael Barbeiri
Borough of West Chester Zoning Officer
DLN 7/21; 1a

CAN'T FIND IT? Find it the easy, effective way. Use a low cost "Wanted to Buy" classified ad.

LEGAL NOTICES

NOTICE

THE THORNBURY TOWNSHIP ZONING HEARING BOARD will meet at 7:00 p.m., prevailing time, on Tuesday, July 29, 2025 at the Thornbury Township Building, 800 E. Street Road, West Chester, Pennsylvania, to hear the following:

THE APPLICATION OF PENN OAKS TENNIS AND FITNESS CLUB. The properties are UPI Nos. 66-3H-4, 66-3H-5 and 66-3H-6, also known as 52, 58 and 60 Penn Oaks Drive, respectively. The parcels are owned by Sulzman Enterprises III, LLC and total approximately 6.98 acres in area. The properties are located in the R-1 – Residential/Agricultural District and are improved with two connected buildings, three outside tennis courts, and associated parking facilities. The Applicant seeks variances from the following sections of the Thornbury Township Zoning Ordinance to permit the construction of three exterior padel courts between the existing tennis courts and Penn Oaks Drive: §155-405.A(2)(Area and bulk regulations) to increase the impervious coverage on the property from the existing 35.63% to 38.51% where 20% is the maximum permitted impervious coverage; §155-1500.A(1)(Accessory structures) to permit an accessory structure that will not be located behind the front building line of the principal structure, as required, and will be located within the required 100 foot front yard setback; §155-1504.C.1(a)(Buffer planting strips) to permit a buffer planting strip of 27.41 feet where a 50 foot strip is required; §155-1616.B (Outdoor recreation) to permit impervious coverage that exceeds the maximum permitted lot coverage; §155-1616.C (Outdoor recreation) to permit an outdoor recreation area to be located within the 100 foot required setback from an adjacent residential use; and any other relief that may be necessary.

The Board may consider such other matters as may properly come before it.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Secretary at (610) 399-1425 to discuss how those needs may best be accommodated.

THORNBURY TOWNSHIP,
CHESTER COUNTY
ZONING HEARING BOARD
Patrick M. McKenna, Solicitor
DLN 7/14, 7/21; 1a

NOTICE

Notice is hereby given that on Monday, August 4, 2025, 7:00 p.m., the Borough Council for the Borough of Kennett Square shall hold a public hearing to consider the following amendments to the Borough's Zoning Ordinance, after which it shall consider for adoption (and may adopt), the same. The hearing on the ordinances will be held in the Borough's meeting room, 600 S. Broad Street, 3rd Floor, Kennett Square, PA 19348.

Ordinance Amendment 1 – Accessory Dwelling Units. Title: AN ORDINANCE OF THE BOROUGH OF KENNETT SQUARE, CHESTER COUNTY, PENNSYLVANIA, AMENDING CODE CHAPTER 23 OF THE KENNETT SQUARE BOROUGH ZONING ORDINANCE, AS IT RELATES TO ACCESSORY DWELLING UNITS, AND TO AMEND BOROUGH CODE CHAPTER VII RELATED TO PERMITTING FOR ACCESSORY DWELLING UNITS. Summary: The proposed Ordinance: Section 1: amends Code Section 23-7 to add or amend the definitions of abut, accessory apartment, accessory building, accessory dwelling unit and accessory structure; Section 2: amends Section 23-30 as to the regulations of accessory uses with respect to accessory habitation; Section 3: amends Section 23-30(c), with respect to the standards for accessory apartments and accessory buildings and structures, pertaining to the inclusion of accessory dwelling units; Section 4: amends Section 23-65, Table 7.1 as to parking for accessory units and other residential dwellings; Section 5: amends Borough Code Section 8-90, establishes a permit requirement for rental units, inclusive of accessory dwelling units; Section 6, provides for the severability of the ordinance provisions if any provisions are deemed invalid; Section 7, provides for the ef-

SERVICE DIRECTORY

COMPUTER SERVICES

BASIC TECH HELP
Complete IT Services.
Wi-Fi networks, upgrades, CCTV Systems. Windows/ ebay tutoring. ***Chris 610-639-2055. Visit us at: www.basictechhelp.com***

CONCRETE

A.M.C. CONCRETE- Concrete Waterproofing, Masonry, Restoration, Hardscaping. Free Estimates PA#061932
267-909-4233

CONTRACTORS & BUILDERS

JEFF FERGUSON GENERAL CONTRACTOR LLC-
Little jobs or big jobs
give us a call! 610-368-6506

IT ONLY TAKES a few minutes to check our classifieds columns ... and you just may find money saving deals.

ELECTRICAL

ELECTRICAL REPAIRS
Receptacles, fixtures, lighting, or new circuitry. Semi-retired electrician. No charge for estimates. 484-636-9554
Only covering area within 17 mi. of Lansdale, PA.

HANDYMAN

HANDYMAN SERVICE. Semi retired lic and ins contractor w/60 years exp. All phases of repairs and remodeling. Free estimates and fair rates.
CALL GENE @ 610 809 6981

Mike Bernardo 610-284-1855
Int & Ext Painting, carpentry, electrical, decks repaired/ washed/stained. Lic & Ins.

HAULING

All Types Hauling - Appliances debris, house/yard. *Will beat any price!* Bob, 610-310-0297

HOME IMPROVEMENT

Italo Pavone
Tile & Marble Installation
50 Years' Experience
Brickwork, Concrete Work, Stucco, and Pavers.
We Remodel Basements
Free Estimate Licensed and Fully Insured
Call 610-329-3152

MOVING & STORAGE

RAYS MOVING: Homes, Business & Cleanouts. No job too Big or Small. Call 610-999-1089

PAINTING & WALLPAPER

ABSOLUTE BEST PAINTING
Deck Refinish, Power Wash.
JAMES JOHNS PAINTING
(610)935-2924 Off: (610)948-2327

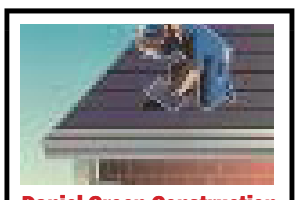
Father & Son Painting 35 Yrs Exp, Popcorn Repair. Reliable, reasonable rate **610-586-1768**

CLASSIFIED
is where the Action is

ROOFING

A+ DYNAMIC ROOFING
Eddie O & Son
Lic. & Ins. for 24.5 yrs.
CALL 610-586-5409

A.A. WEST CO.
ROOFING. FREE ESTIMATES.
PA# 019152 610-872-3302



Daniel Green Construction
New Roofs, Small Roofing Repairs, Siding, Gutters & Repairs. Emergency Service
Sr. & Veterans Discounts
Lic'd & Ins'd.
Call Now. 610-441-3580

DOMAR ROOFING
All types. Call 610-586-1910
PA Lic #014577

FULL-TIME POLICE OFFICER
Valley Township is currently accepting applications for the **position** of Full-Time **Police** Officer. **Applicants** must be 21 years of age; be a U.S. **Citizen**; possess a high school diploma or GED; have **completed** a police academy certified by MPOETC and be able to **meet** the certification standards of MPOETC as required by PA **Act** 120; possess a PA driver's license; be physically and **mentally** fit to perform the duties of a police officer; and have **no** convictions of any state or federal offense that is classified as a misdemeanor or felony.

Additional information regarding selection process and benefits as well as the **application** form are available at the Valley Township Building at **1145** W Lincoln Hwy, Coatesville PA or on-line at www.valleyto**wnship.org**

Valley Township is an EOE; **applications** will be accepted until position is filled.

DRAFT

BOROUGH OF WEST CHESTER

Overview of MS4 Permit Requirements

Goose Creek Watershed Pollution Reduction Plan (PRP) & Total Maximum Daily Load (TMDL) Plan

DRAFT

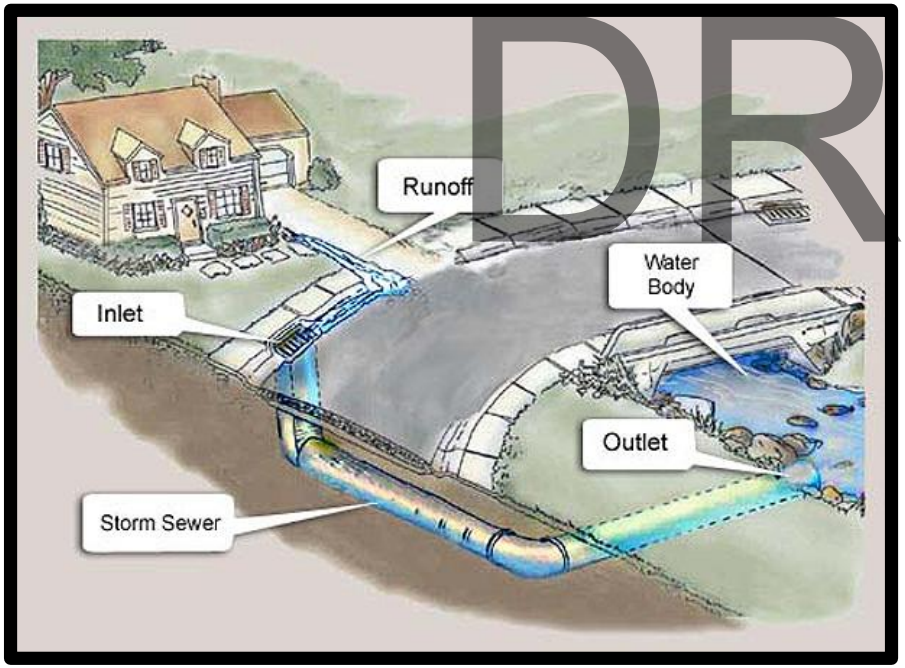
Presented By :
Kelly Goff, PE, CFM, Consulting Engineer
Will Williams, Sustainability Director

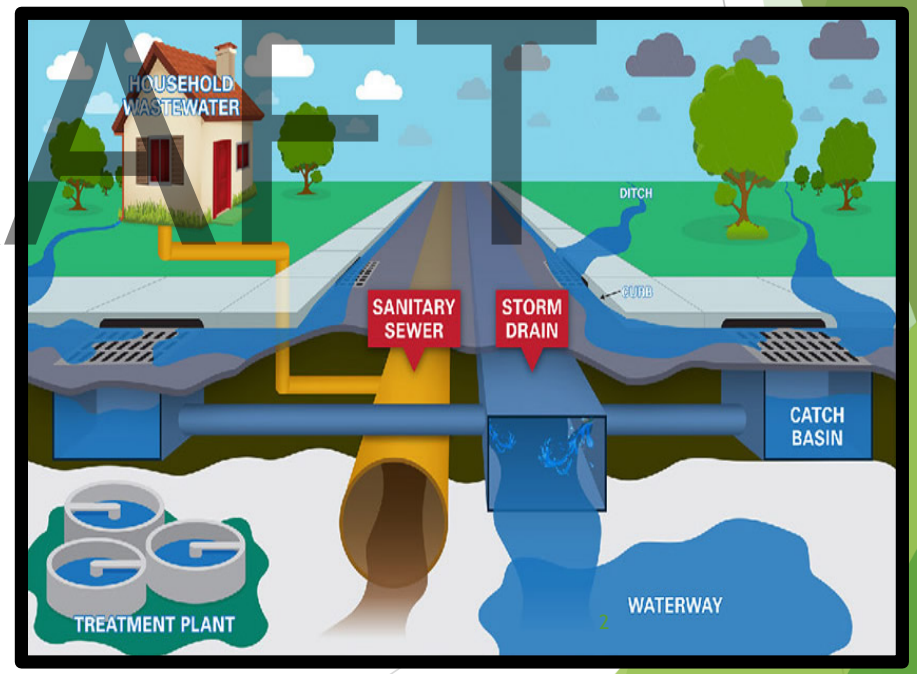
August 5, 2025

MS4 : *Municipal Separate Storm Sewer System*

Stormwater conveyance system conveys stormwater runoff from impervious surfaces to local waterways

DRAFT





2

Why regulate MS4?



MINIMIZE FLOOD DAMAGES

MAINTAIN ECOLOGY OF STREAMS

REDUCTION IN SEWER REHABILITATION & WATER TREATMENT COSTS

MS4 Permit Program Overview

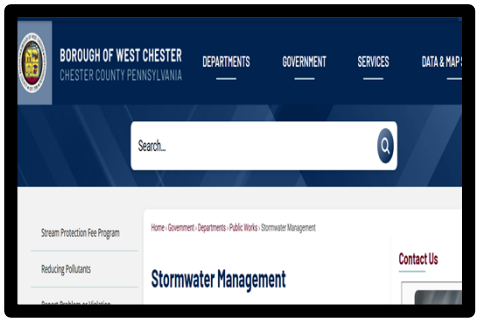
DRAFT

- **MANDATED** by the United States Environmental Protection Agency (EPA) under the Clean Water Act (CWA)
- PADEP administers the program in PA
- PADEP conducts inspections to ensure compliance
- Designed to reduce stormwater pollution from municipal storm sewer systems
- Over 1,000 Permittees in Pennsylvania

MS4 Permit Requirements: Minimum Control Measures

- MCM 1 – Public Education and Outreach
- MCM 2 – Public Involvement and Participation
- MCM 3 – Illicit Discharge Detection and Elimination
- MCM 4 – Construction Site Runoff Control
- MCM 5 – Post Construction Stormwater Management
- MCM 6 – Pollution Prevention & Good Housekeeping

DRAFT



BOROUGH WEBSITE



OUTFALL INSPECTIONS



E&S CONTROLS



PCSM BMPS

MS4 Permit Requirements: Pollution Reduction Plan (PRP) Total Maximum Daily Load (TMDL) Plan

- The purpose of a TMDL Plan is to achieve pollutant load reductions based on EPA approved limits. A TMDL Plan is required when a waterbody has an EPA-approved TMDL
  - TMDL Borough requirements: Goose (Chester) Creek
- The purpose of a PRP is to reduce sediment pollution in PADEP designated impaired waters.
  - PRP Borough requirements: Taylor Run, Plum Run, Blackhorse Run, Brandywine Creek, Goose (Chester) Creek

DRAFT



DRAFT

Goose Creek Watershed

PRP & TMDL Addenda Revisions
BMPs Eliminated

Location	BMP Type
Along Tributary	Streambank Stabilization & Restoration
Near S. Adams Street & E. Nields Street	Jellyfish Filter

DRAFT



STREAMBANK STABILIZATION & RESTORATION



JELLYFISH FILTER

PRP & TMDL Addenda Revisions- BMPs retained

DRAFT

Location	BMP Type
John O. Green Park*	Permeable Pavement
Fugett Park/Borough Hall*	Rain Gardens
Greenview Alley*	Bioswales
Various Locations*	Street Sweeping
Various Locations*	Tree Plantings

*Have been implemented



John O. Green Memorial Park



Borough Hall - Chestnut/Penn

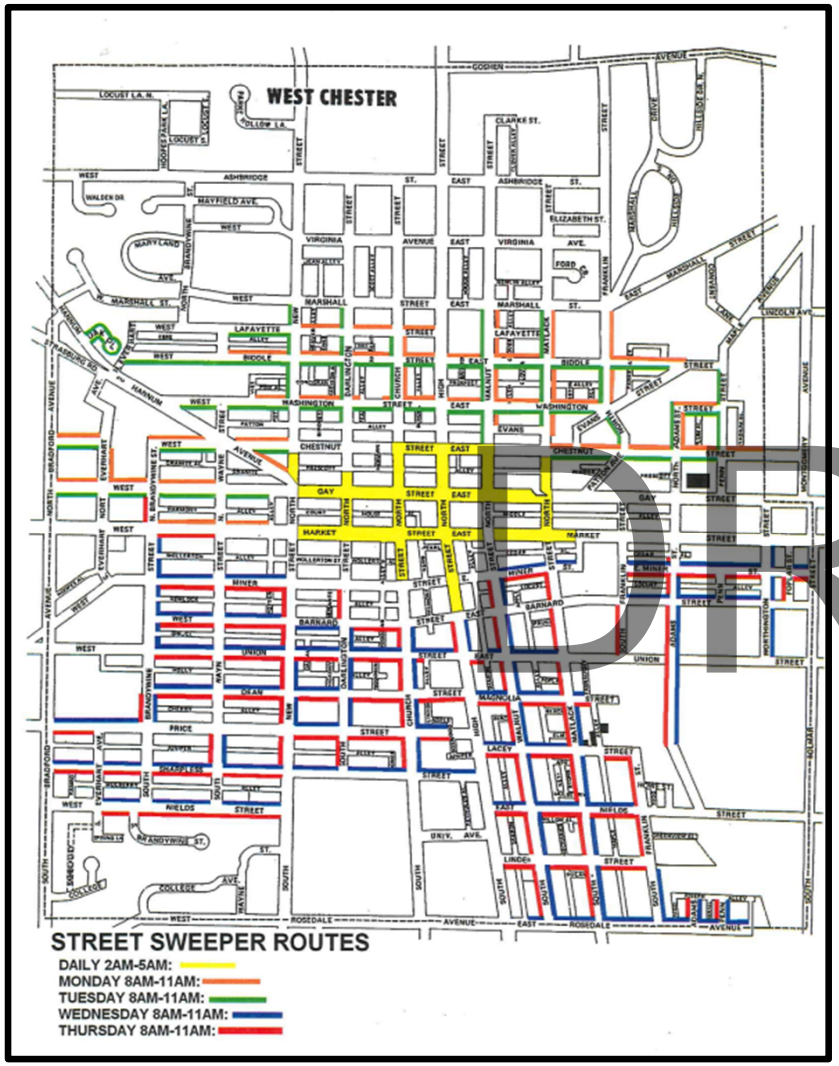
DRAFT



Borough Hall – Chestnut/Penn



Greenview Alley



Street Sweeping Schedule



Street Sweeping



Tree Plantings

DRAFT

PRP & TMDL Addenda Revisions – BMPS Added



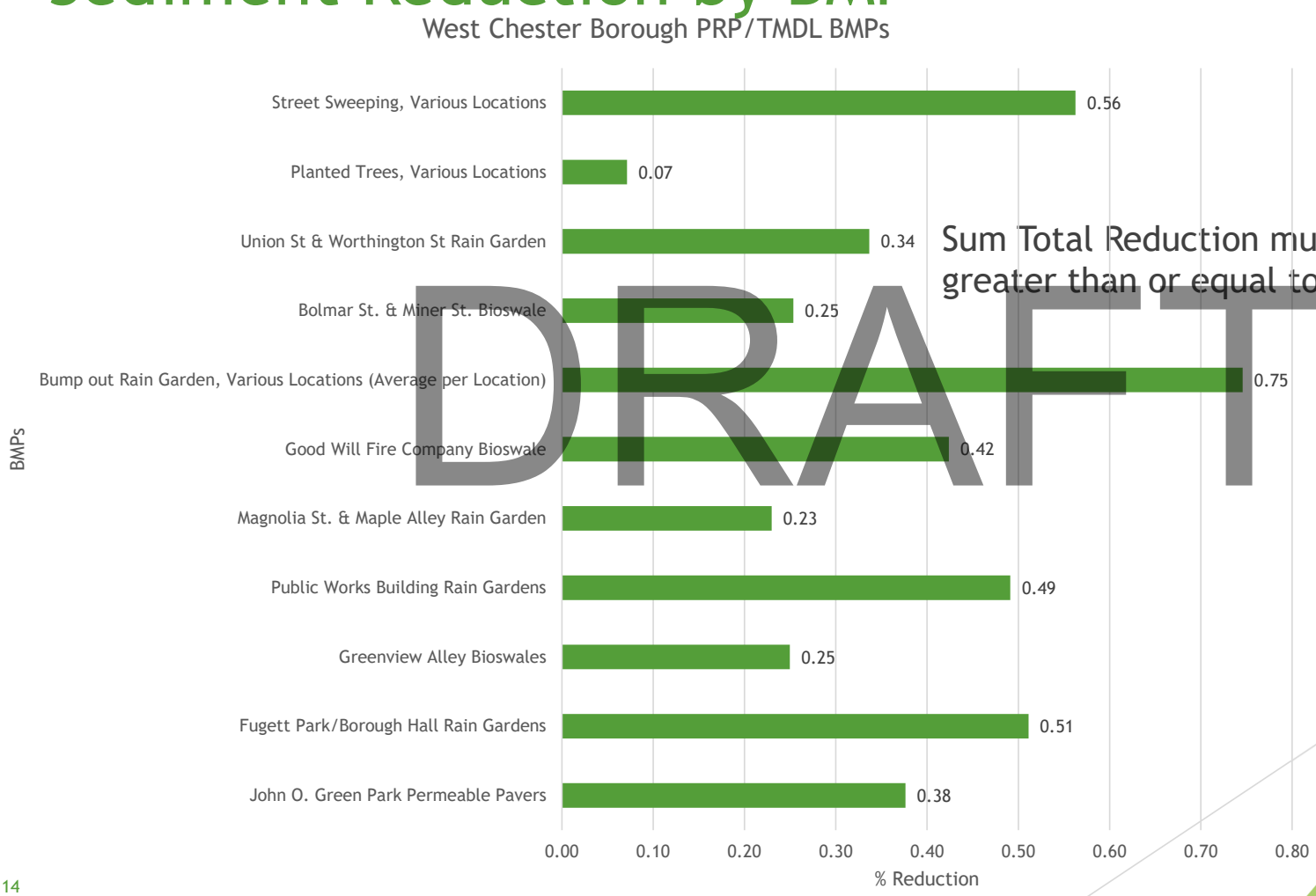
Location	BMP Type
Public Works Building*	Rain Garden/Bioswale
Magnolia Street & Maple Alley Intersection, Union Street & Worthington Street Intersection	Rain Garden
Good Will Fire Company, Bolmar Street & Miner Street Intersection	Bioswale
Matlack Street Intersections: Magnolia, Union, Linden, Lacey*, E. Nields, E. Miner Street	Rain Garden Curb Curb Bump-outs
Miner Street Intersections: Poplar, S. Adams Street, S. Franklin Street	
Market Street Midblock between Franklin Avenue & S Adams Street	
Linden Street & Maple Alley Intersection	
S. Walnut Street & E. Barnard Street Intersection	

DRAFT

*Has been implemented


DRAFT
Public Works Building

Sediment Reduction by BMP



Sum Total Reduction must be greater than or equal to 10%

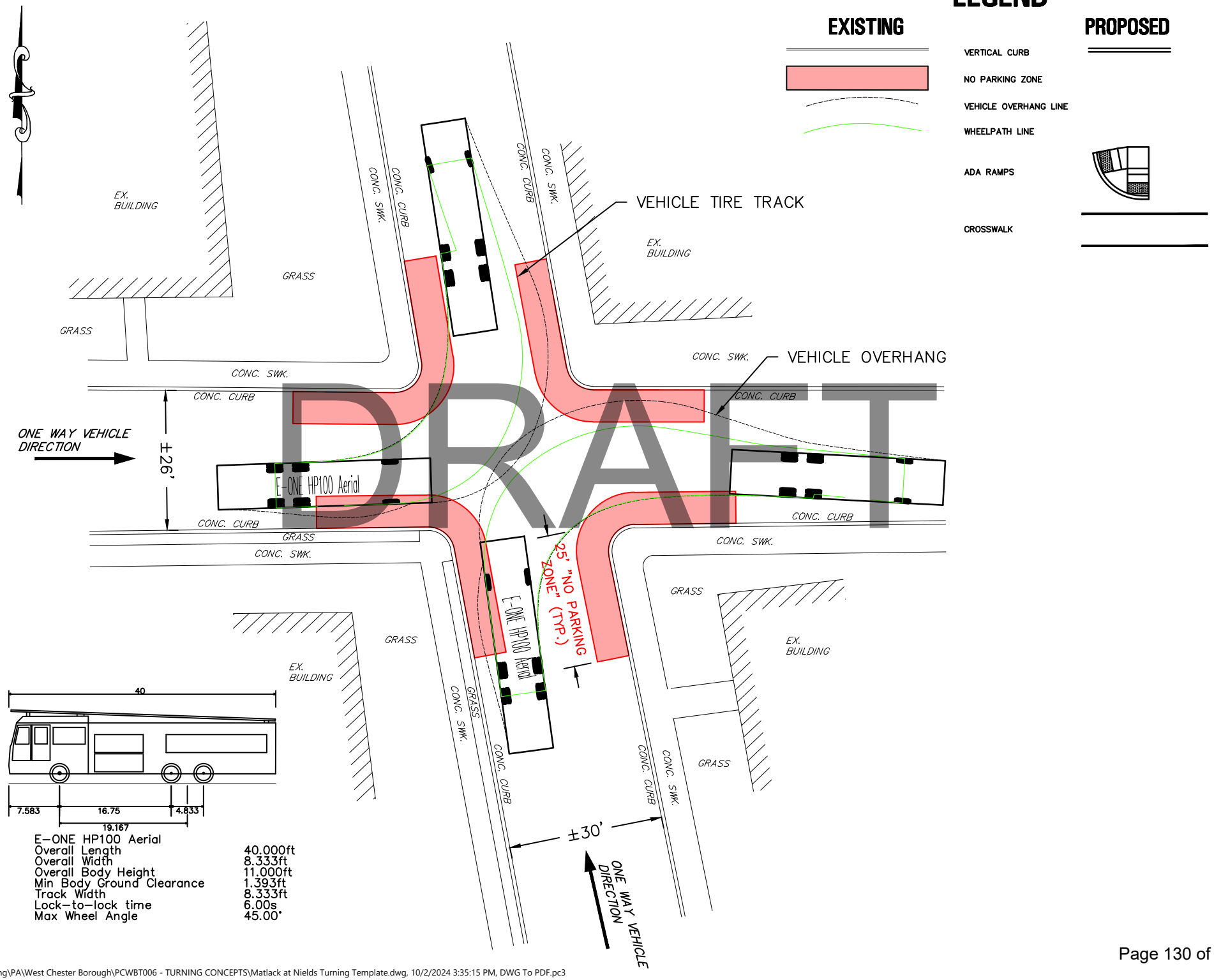
DRAFT

DRAFT

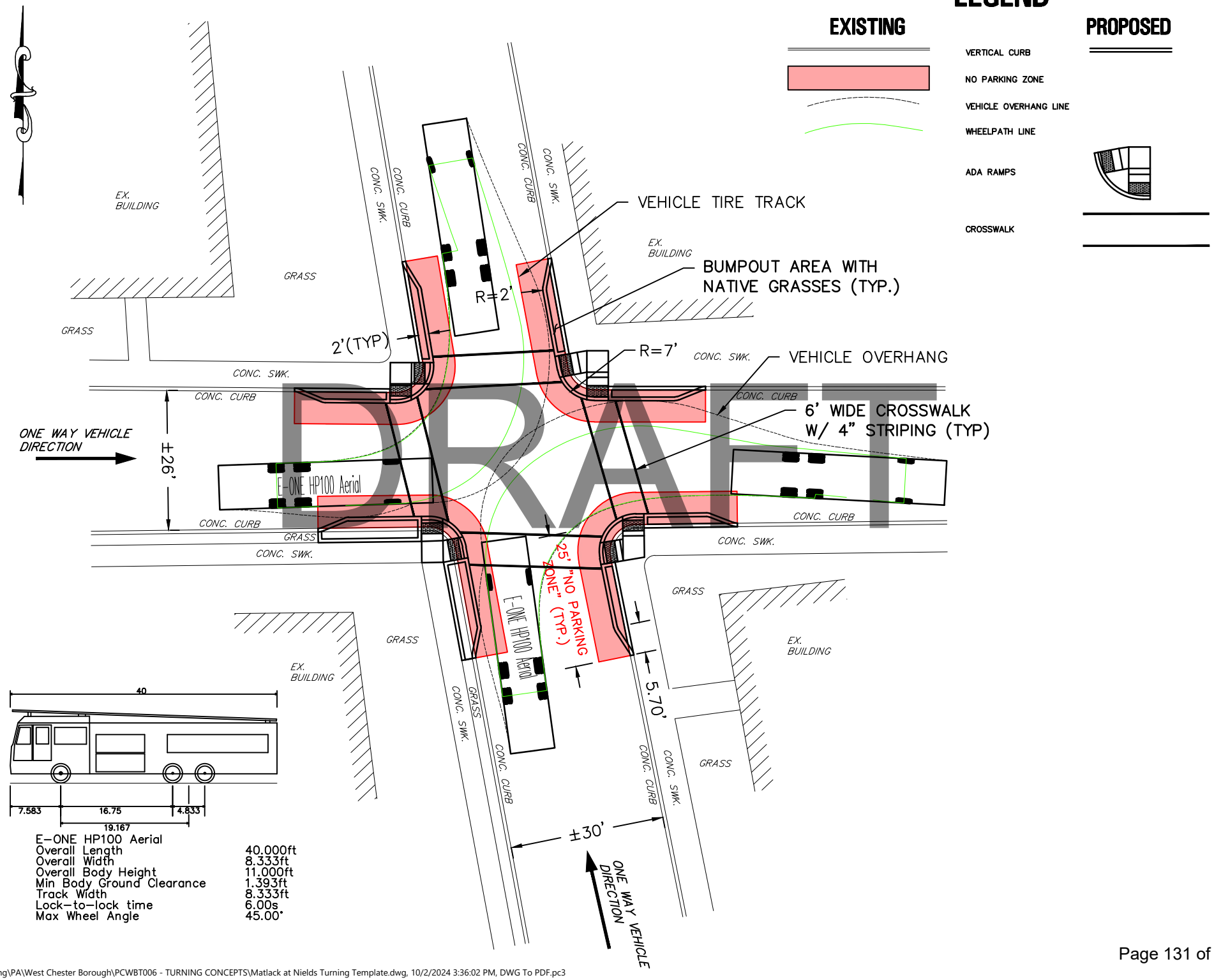
Questions?



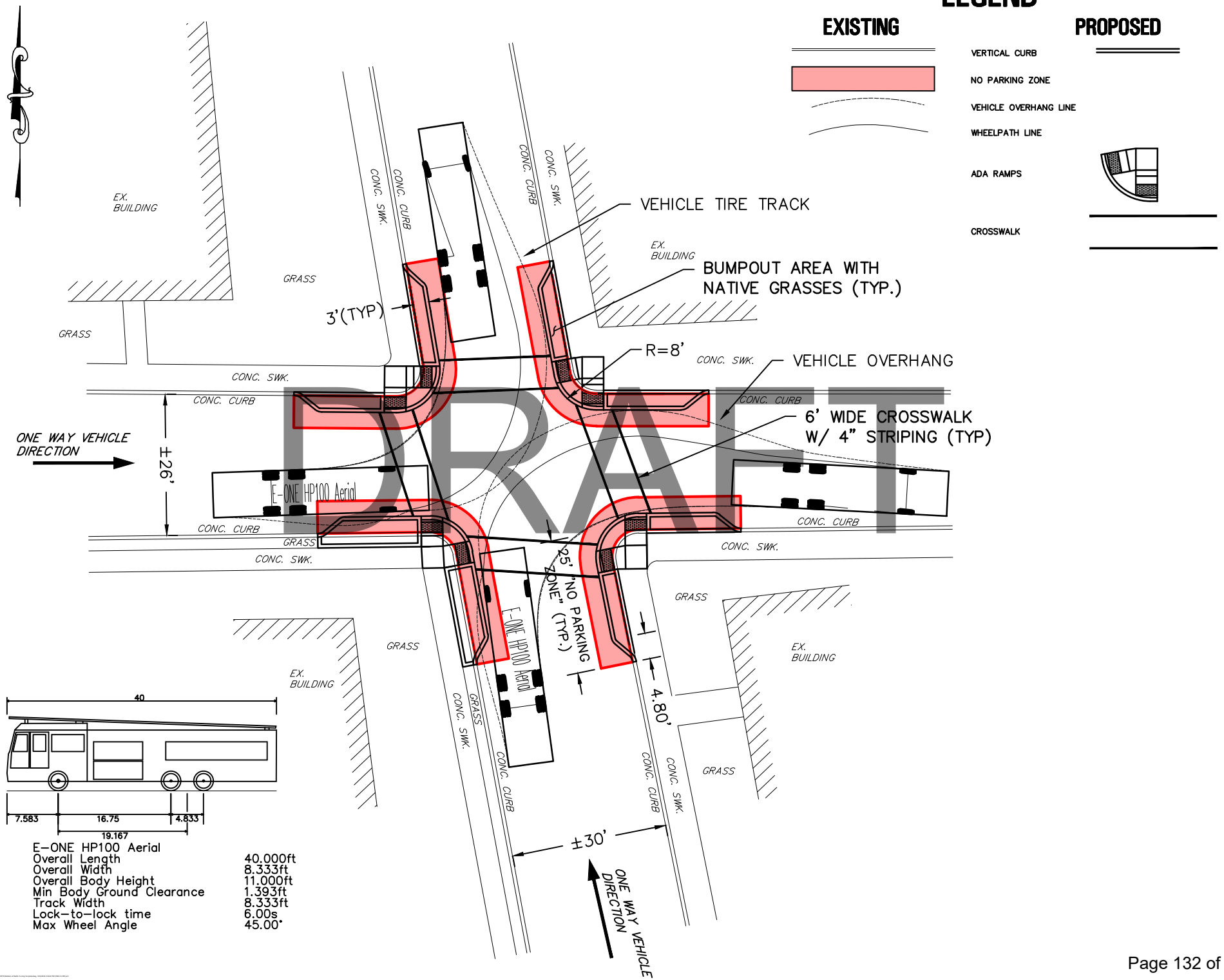
Survey Link Above

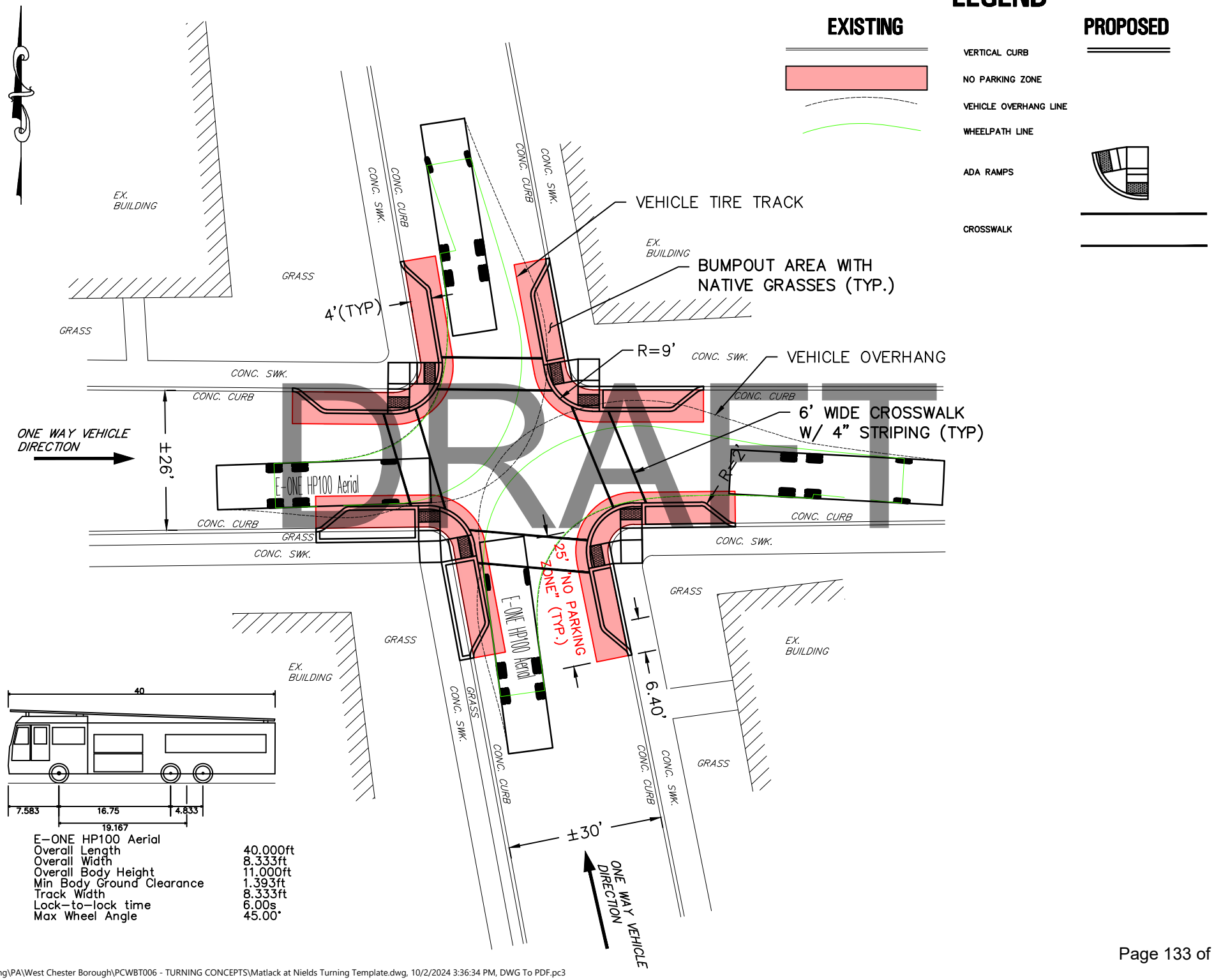


G:\Drafting\Drafting\PA\West Chester Borough\PCWBT006 - TURNING CONCEPTS\Matlack at Nields Turning Template.dwg, 10/2/2024 3:35:15 PM, DWG To PDF.pc3



G:\Drafting\Drafting\PA\West Chester Borough\PCWBT006 - TURNING CONCEPTS\Matlack at Nields Turning Template.dwg, 10/2/2024 3:36:02 PM, DWG To PDF.pc3


LEGEND
EXISTING
PROPOSED
VERTICAL CURB
NO PARKING ZONE
VEHICLE OVERHANG LINE
WHEELPATH LINE
ADA RAMPS
CROSSWALK
VEHICLE TIRE TRACK
BUMPOUT AREA WITH NATIVE GRASSES (TYP.)
3'(TYP)
R=8'
VEHICLE OVERHANG
6' WIDE CROSSWALK W/ 4" STRIPING (TYP)
ONE WAY VEHICLE DIRECTION
±26'
25' "NO PARKING ZONE" (TYP.)
4.80'
±30'
ONE WAY VEHICLE DIRECTION
E-ONE HP100 Aerial
EX. BUILDING
GRASS
CONC. SWK.
CONC. CURB
DRAFT
40
7.583
16.75
4.833
19.167
E-ONE HP100 Aerial
Overall Length 40.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



DRAFT

G:\Drafting\Drafting\PA\West Chester Borough\PCWBT006 - TURNING CONCEPTS\Matlack at Nields Turning Template.dwg, 10/2/2024 3:36:34 PM, DWG To PDF.pc3

Summary of Public Comment Received

1. **Preference for Underground Retention Basins**
   Some residents expressed preference to underground basins in place of surface BMPs.

   The Borough recognizes the importance of flood mitigation and agree that underground retention basins can be highly effective. While these options are considered where space and budget allow, they are often significantly more costly and require extensive utility coordination. Rain gardens and bioswales remain critical for meeting MS4 permit requirements and improving water quality, but we will continue evaluating opportunities for underground storage in high-priority flood areas.

2. **Maintenance Concerns**
   Some residents expressed concerns over the maintenance required for surface BMPs.

   Section G of this report lists the Borough's maintenance plans. The Borough will develop maintenance programs for each BMP to ensure rain gardens and bump-outs remain functional and visually appealing. As outlined in Section G, all maintenance programs will follow the PA BMP Manual. During the design phase, the Borough will specify low maintenance plantings when feasible.

DRAFT

3. **Safety & Traffic Issues**
   Residents expressed concern over the BMP bumpouts resulting in safety hazards.

   A sample turning template was shared with the public. All designs are reviewed for compliance with PennDOT and Borough safety standards

4. **General Feedback**
   Residents submitted positive feedback on the need for stormwater management throughout the Borough.

   No response required.

5. **Parking Concerns**
   Residents expressed concern over the BMP bumpouts eliminating parking spots.

   A sample turning template was shared with the public.

6. **Cost Concerns**
   Residents expressed concern over cost of these projects.

   The Borough will pursue grant funding and budget accordingly, as required.

7. **Flooding Concerns**

Some residents expressed concerns over flooding in certain areas or reviewing flooding issues over the entire watershed.

These BMPs are specifically required to improve water quality of stormwater runoff and the reduction of pollutants being delivered to the stream from stormwater runoff from Borough properties. A more comprehensive plan is needed to review and address flooding concerns.

8. **Most Liked BMPs**
   The following BMPs were considered the most desirable throughout the Borough.

   East Union Street & South Worthington Street Basin
   South Bolmar Street Basin
   South Bomar Street Bioswale

DRAFT

DRAFT



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 15 30 60 90 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N

W E

S

0 12.5 25 50 75 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 2800300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed_Pipes
- Existing Storm Pipes
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 10 20 40 60
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 29003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N
W E
S

0 10 20 40 60
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipes
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 10 20 40 60 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N
W E
S

0 10 20 40 60 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 29003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed_Pipes
- Existing Storm Pipes
- Channel
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden

N

W E

S

0 10 20 40 60 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

May, 2024

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N
W E
S

0 12.5 25 50 75
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit
- Bioswale

N

W E

S

0 5 10 20 30

Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 29003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

May, 2024

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N

W E

S

0 15 30 60 90 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

May, 2024

Legend

- Outlet
- Mahnole
- Existing Storm
- Proposed Pipes
- Existing Storm Pipes
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N
W E
S

0 20 40 80 120
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Existing Storm Basins

Proposed BMPs

Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit

N

W E

S

0 5 10 20 30 Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 29003300
~ENGINEERING EXCELLENCE~



PROPOSED BMP'S FOR WEST CHESTER TMDL AND PRP PLANS

WEST CHESTER

CHESTER COUNTY

DECEMBER, 2023

Legend

- Existing Outlet
- Existing Mahnole
- Existing Inlet
- Proposed Pipe
- Existing Storm Pipe
- Channel

Proposed BMPs

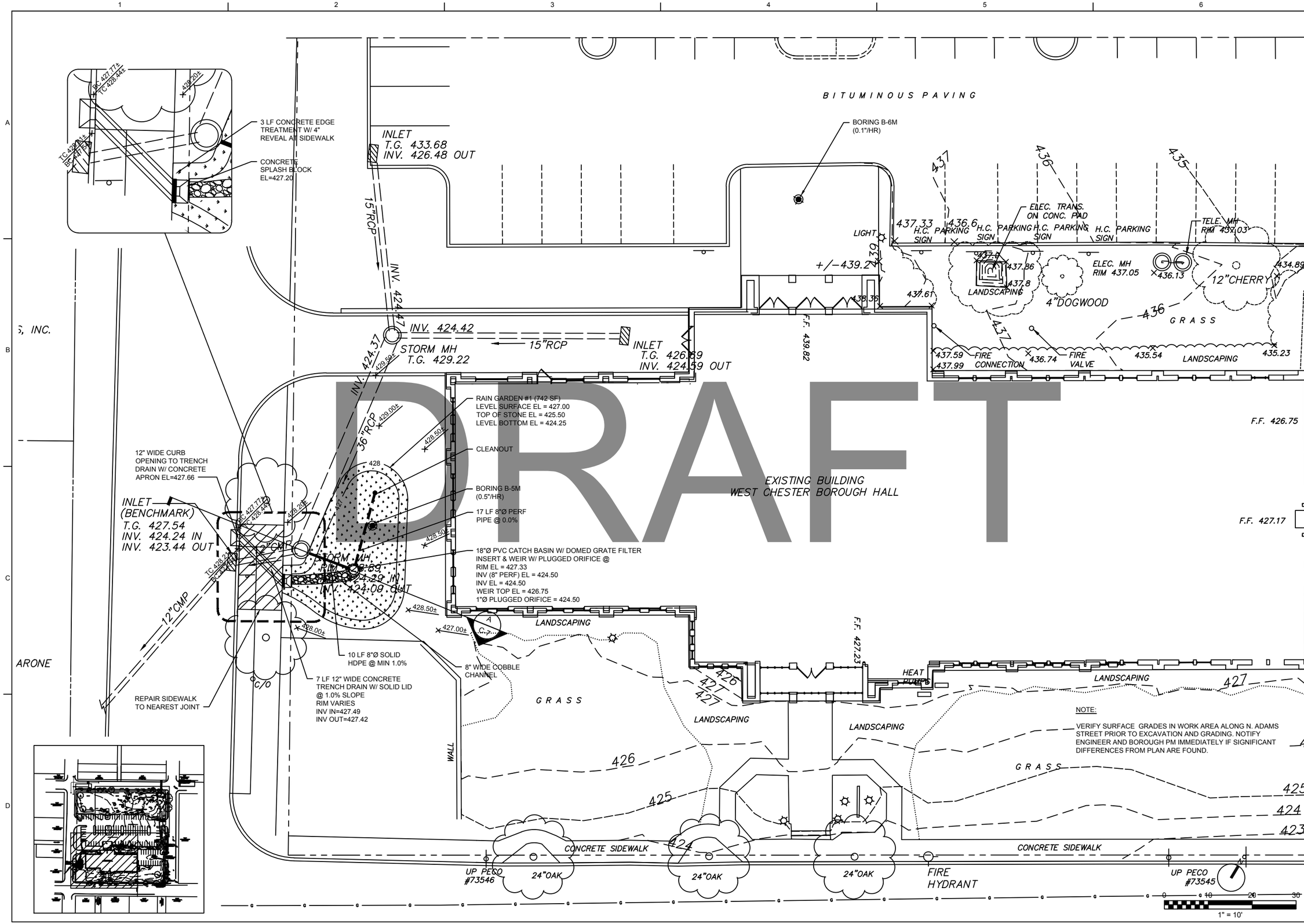
Type

- Bio Retention Basin
- Bump-Out Rain Garden
- Basin Retrofit
- Bioswale

N
W E
S

0 12.5 25 50 75
Feet

REMINGTON & VERNICK ENGINEERS
2059 SPRINGDALE ROAD, CHERRY HILL, NJ 08033
(856) 795-9595, FAX (856) 795-1882, WWW.RVE.COM
Certificate of Authorization: 24 GA 28003300
~ENGINEERING EXCELLENCE~



NOTE:

VERIFY SURFACE GRADES IN WORK AREA ALONG N. ADAMS STREET PRIOR TO EXCAVATION AND GRADING. NOTIFY ENGINEER AND BOROUGH PM IMMEDIATELY IF SIGNIFICANT DIFFERENCES FROM PLAN ARE FOUND.

DRAFT

..\d1083731\PE_Stamp-PA.jpg

NO.	DATE	REVISION	BY	APVD

DSGN S BECK | DR B KLEIN | CHK A POTTS | APVD A POTTS

WEST CHESTER BOROUGH
STREAM PROTECTION PLAN STORMWATER MANAGEMENT IMPROVEMENTS
DEPARTMENT OF PUBLIC WORKS
WEST CHESTER BOROUGH, PENNSYLVANIA

CIVIL
GREEN INFRASTRUCTURE PLAN
SITE 016
N ADAMS ST AND E GAY ST

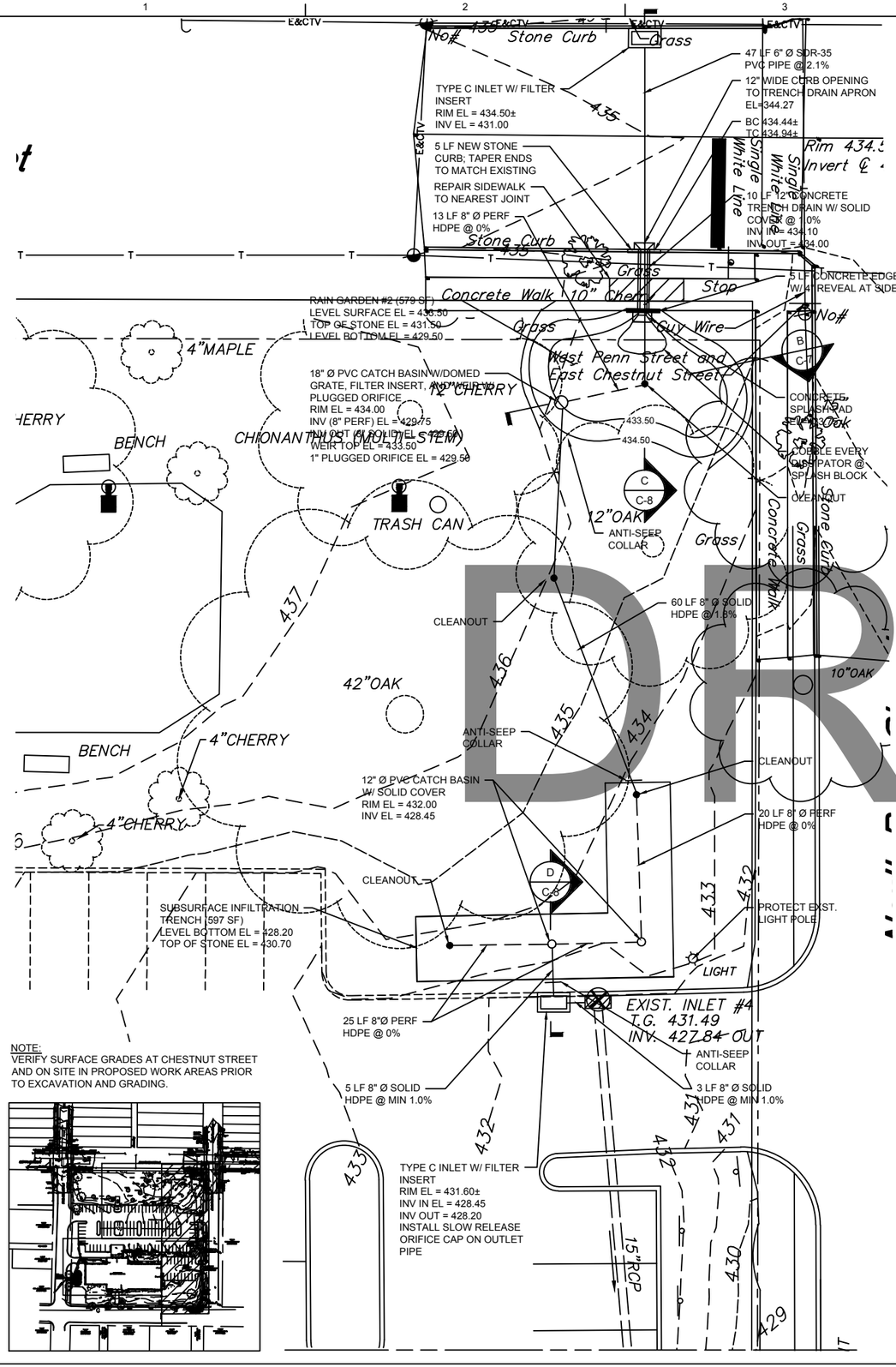
AS NOTED
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

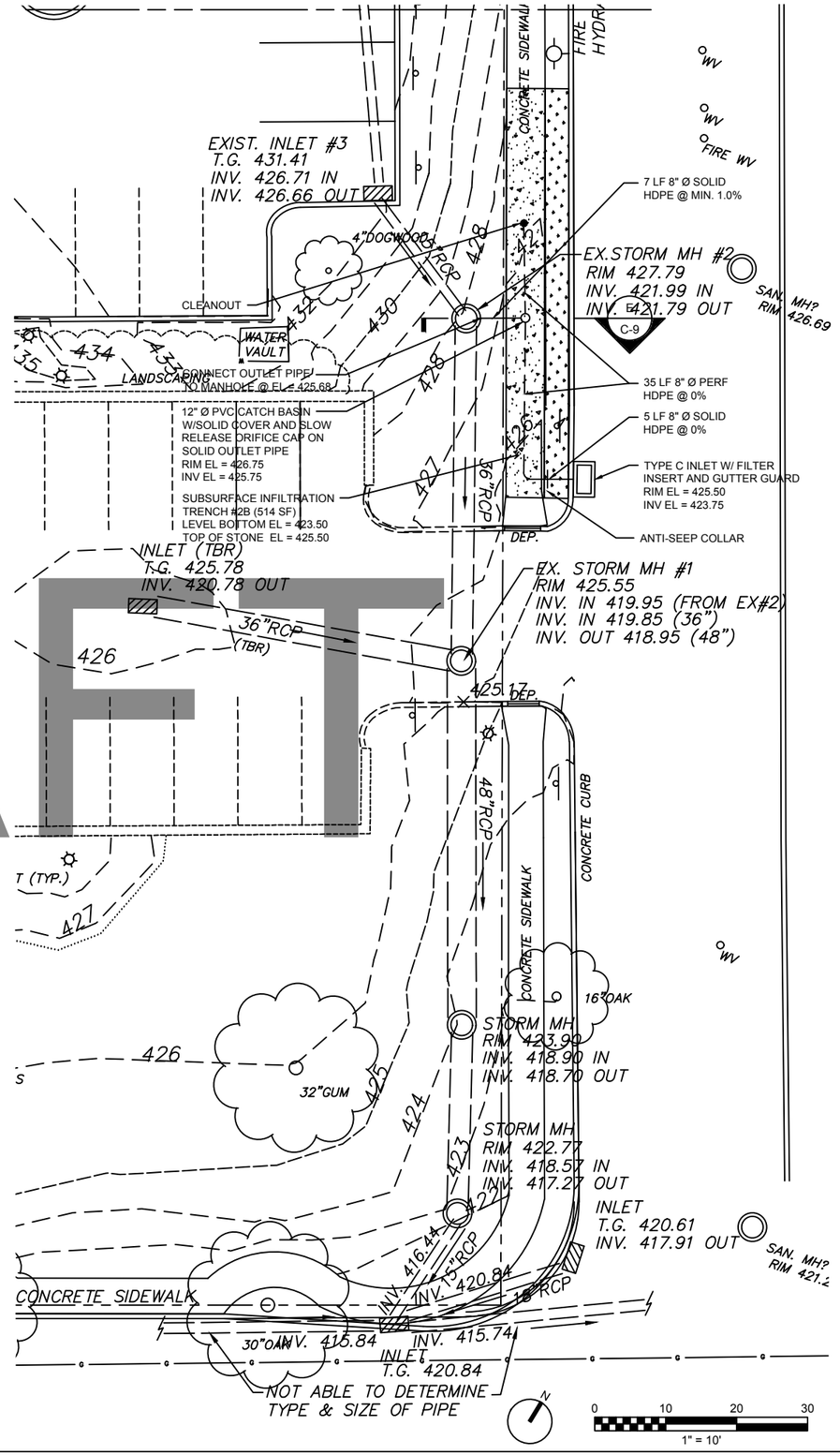
DATE	JULY 2017
PROJ	473792
DWG	C-1
SHEET	3

BID DOCUMENTS

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2MHILL.
©CH2M HILL 2009. ALL RIGHTS RESERVED.

FILENAME: $FILENAME PLOT DATE: $PLOTDATE PLOT TIME: $PLOTTIME





DRAFT

..\d1083731\PE_Stamp-PA.jpg

NO.	DATE	DSGN	DR	CHK	APVD	BY
REVISION		S BECK	B.KLEIN	A.POTTS	A.POTTS	A POTTS

©CH2M HILL 2009. ALL RIGHTS RESERVED.

WEST CHESTER BOROUGH
STREAM PROTECTION PLAN STORMWATER MANAGEMENT IMPROVEMENTS
DEPARTMENT OF PUBLIC WORKS
WEST CHESTER BOROUGH, PENNSYLVANIA

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL

ch2m:

CIVIL

GREEN INFRASTRUCTURE PLAN
SITE 016 - E CHESTNUT AND N PENN ST
E GAY ST AND N PENN ST

BID DOCUMENTS

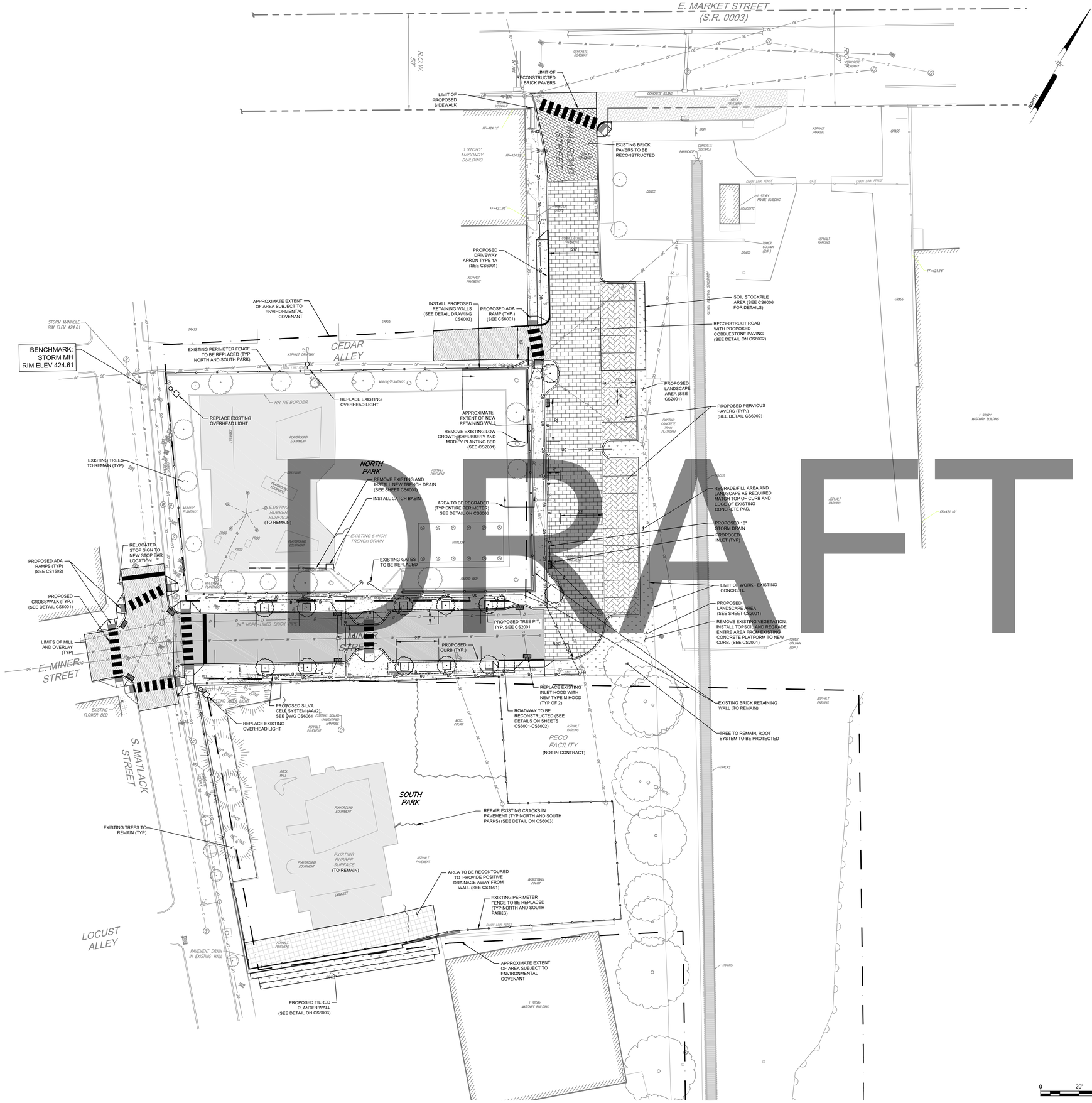
AS NOTED

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	JULY 2017
PROJ	473792
DWG	C-4
SHEET	5

FILENAME: $FILENAME PLOT DATE: $PLOTDATE PLOTTED BY: $PLOTTED BY



DRAFT

GENERAL NOTES:

1. SITE ADDRESS: SOUTH MATLACK STREET AND EAST MINER STREET
   WEST CHESTER, PA 19380
   TAX MAP #: 0109 0368000E AND TAX MAP #: 0109 0552000E
   BOOK #: 4345 PAGE #: 1636

   RECORD OWNER/APPLICANT: BOROUGH OF WEST CHESTER
   401 EAST GAY STREET
   WEST CHESTER, PA 19380

2. THE PURPOSE OF THIS PLAN IS TO DEPICT PARK AND ROADWAY IMPROVEMENTS.
3. THIS SITE IS CURRENTLY ZONED TC - TOWN CENTER DISTRICT BY THE BOROUGH OF WEST CHESTER ZONING MAP. FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE BOROUGH OF WEST CHESTER.
4. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 210 OF 380, COMMUNITY MAP NO. 42029C0210G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY,
   B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY,
   C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY,
7. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE,
8. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
9. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 1996, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
10. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK,
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20190811387 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW", (800-242-1776)
12. SEE DRAWING CS0002 AND SPECIFICATIONS FOR INFORMATION ON ENVIRONMENTAL COVENANT,

LEGEND:

- PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- APPROXIMATE EXTENT OF ENVIRONMENTAL COVENTANT
- EX CONCRETE MONUMENT
- EX BUILDING
- EX CURB
- EX EDGE OF PAVEMENT
- EX WALL
- EX FENCE LINE
- EX SIGN
- EX LANDSCAPING
- 361 EX MINOR CONTOUR
- 360 EX MAJOR CONTOUR
- D EX STORM SEWER LINES
- EX UTILITY MANHOLE
- EX STORM SEWER INLET
- EX STORMWATER MANHOLE
- OE EX OVERHEAD ELECTRICAL LINES
- UE EX UNDERGROUND ELECTRICAL LINES
- EX UTILITY POLE
- LP EX STREET LIGHT
- W EX WATER LINES
- EX FIRE HYDRANT
- EX WATER VALVE
- S EX SANITARY SEWER LINES
- EX SANITARY MANHOLE
- C.O. EX SANITARY CLEAN OUT
- G EX GAS LINES
- EX ELECTRIC MANHOLE
- BENCHMARK
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED RETAINING WALL
- "S" PROPOSED SIGN
- 360 PROPOSED MAJOR CONTOUR
- 361 PROPOSED MINOR CONTOUR
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM MANHOLE
- D PROPOSED STORM SEWER
- TD PROPOSED TRENCH DRAIN
- PROPOSED INLET
- PROPOSED LIGHT POLE
- PROPOSED PERVIOUS PAVERS
- PROPOSED MILL AND OVERLAY
- PROPOSED RECONSTRUCTED ROADWAY
- PROPOSED RE-LEVELED COBBLESTONE PAVERS
- UC PROPOSED ELECTRICAL CONDUIT - 2 INCH
- HH PROPOSED ELECTRICAL HANDHOLE

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

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC. SERIAL NUMBER(S): 20190811387

Pennoni
PENNONI ASSOCIATES INC.
One South Church Street, 2nd Floor
West Chester, PA 19382
T 610.429.8987 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

IMPROVEMENTS TO JOHN O. GREEN MEMORIAL PARK
SOUTH MATLACK STREET AND EAST MINER STREET
WEST CHESTER, PA 19380

IMPROVEMENTS PLAN

BOROUGH OF WEST CHESTER
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY
1	10/21/2019	ISSUED FOR BID	CF

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00008
DATE	2019-06-21
DRAWING SCALE	1"=20'
DRAWN BY	RMG
APPROVED BY	NMC

CS1001
SHEET 5 OF 17

U:\Accounts\WCHBO\WCHBO00008 - John O Green Park GIS\ESRI\24_SHEETS\CS1001.dwg PLOTTED: 10/28/2019 11:06 AM BY: Tyler Olsen PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —

GOOSE CREEK GREEN STORMWATER

CONSTRUCTION PLANS

CHESTER COUNTY, PENNSYLVANIA
JUNE 7, 2024

PREPARED FOR:
OWNER/DEVELOPER

WEST CHESTER BOROUGH

401 EAST GAY STREET
WEST CHESTER, PA 19380

DRAFT



LOCATION MAP
Scale: 1" = 2000'

PREPARED BY:

PENNONI ASSOCIATES INC.

158 W Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907
F 610.429.8918

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S):

PENNONI ASSOCIATES INC.
158 W Gay Street, Suite 300
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
PROJECT CITY, PROJECT STATE

COVER SHEET

WEST CHESTER BOROUGH
401 EAST GAY STREET
CLIENT CITY, CLIENT STATE ZIP

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	AS SHOWN
DRAWN BY	AGS
APPROVED BY	CRP

CS0001

SHEET 1 OF 21

GENERAL NOTES:

1. THE PURPOSE OF THESE PLANS IS TO DEPICT THE PROPOSED CONSTRUCTION OF NEW STORMWATER MANAGEMENT FACILITIES.

2. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN DECEMBER 2023.

3. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   - § RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
   - § BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE, OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
   - § ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS, OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

4. THIS PLAN IS NOT INTENDED TO CONSTITUTE A BOUNDARY SURVEY AS IDENTIFIED IN SECTION E - STANDARDS FOR BOUNDARY SURVEYS IN THE "STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 19, 2021".

5. THE HORIZONTAL DATUM FOR THE PLANIMETRIC FEATURES AND COORDINATE VALUES INDICATED ON THIS PLAN REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE 2011 ADJUSTMENT (PASPCS-S NAD83-2011)], AND WERE DETERMINED FROM OBSERVATIONS ON DECEMBER 26, 2023.

6. THE VERTICAL DATUM FOR THE ELEVATIONS AND CONTOURS INDICATED ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND WAS DETERMINED FROM GNSS OBSERVATIONS ON DECEMBER 26, 2023.

7. TEMPORARY SITE BENCHMARK NOTE:
   TEMPORARY BENCHMARK 103
   DESCRIPTION: PK NAIL SET
   ELEVATION = 407.04'

   TEMPORARY BENCHMARK 500
   DESCRIPTION: PK NAIL SET
   ELEVATION = 413.46'

8. PARKING SPACES SHOWN REPRESENT VISIBLE AND CLEARLY DELINEATED PAVEMENT MARKINGS AND SIGNS. THE SURVEYOR HAS NOT MEASURED INDIVIDUAL SPACES FOR CONFORMANCE WITH ZONING REGULATIONS OR ADA REGULATIONS.

9. LOCATIONS OF ON AND OFF-SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.

10. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

11. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

12. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

13. ALL UNITS SHOWN ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

14. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF A WETLANDS DELINEATION HAVING BEEN COMPLETED NOR WAS THE SURVEYOR PROVIDED A WETLANDS DELINEATION REPORT.

15. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

16. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

17. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND STRUCTURES AND UTILITIES, SUCH AS WATER, SEWER, TELEPHONE AND ELECTRIC CONDUITS, ETC, AND ABOVE GROUND UTILITIES, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES.

19. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING FENCING, SIDEWALKS, CURBS, OR OTHER ITEMS NOT INTENDED TO BE REMOVED OR REPLACED. ENGINEER TO VERIFY LOCATION AND EXTEND OF DAMAGE.

20. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR OTHER ITEMS NOT INTENDED TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED ITEMS WITHOUT CHARGE TO THE OWNER.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 210 OF 380, COMMUNITY MAP NO. 42029C0210G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017. THE SITE IS LOCATED IN THE FOLLOWING ZONE(S):
   - § ZONE X *"AREA OF MINIMAL FLOOD HAZARD"*

   NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PLAN REFERENCES

1. RECORDED PLANS
   - § PLAN ENTITLED "FINAL PLAN, RECORD PLAN, WEST CHESTER PUBLIC WORKS CAMPUS", DRAWING NO. 09-07035T, PREPARED BY GILMORE & ASSOCIATES, INC., DATED 8/17/2010, AND LAST REVISED 2/1/2011, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE, PLAN BOOK 19061 PAGE 1.

TEMPORARY CONSTRUCTION FENCE AND ACCESS LOCATIONS:

1. TEMPORARY CONSTRUCTION FENCE SHALL BE 4' HIGH HEAVY DUTY ORANGE SAFETY FENCE, HIGH DENSITY POLYETHYLENE, SQUARE MESH, WITH SMOOTH TOP AND BOTTOM BORDERS (SEE DETAIL).

2. WORK AREA TO BE ACCESSED FROM THE MAIN PARK ENTRANCE ON SMITHBRIDGE ROAD.

3. CONTRACTOR MUST MAINTAIN COMPLETE ENCLOSURE AROUND THE WORK AREA FOR DURATION OF PROJECT. CLOSE CONSTRUCTION ACCESS POINTS AT ANY TIME CONTRACTORS ARE NOT ACTIVELY WORKING ON SITE.

SITE PREPARATION AND REMOVAL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES AND TREE PROTECTION FENCING MUST BE INSTALLED BEFORE EXCAVATION OR OTHER EARTH DISTURBANCE ACTIVITIES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION OF WORK AREA DURING CONSTRUCTION.

3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB, UTILITIES OR OTHER ITEMS IN THE WORK AREA. ENGINEER MUST VERIFY LOCATION AND EXTENT OF DAMAGE.

4. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING ITEMS WITHIN THE WORK AREA NOTED FOR REMOVAL. REMOVAL INCLUDES ALL FOUNDATIONS, SUBBASE MATERIALS AND OTHER ITEMS SPECIFICALLY IDENTIFIED FOR REMOVAL ON THE DRAWINGS AND AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS. AFTER REMOVALS, CONTRACTOR IS RESPONSIBLE FOR BACKFILL, COMPACTION, AND RESTORATION OF DISTURBED AREAS.

5. CONTRACTOR SHALL PROTECT ALL BUILDINGS, UTILITIES, FACADES, ENTRANCE PADS, FENCING, SIGNAGE, PLANT MATERIAL, AND OTHER ITEMS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE DAMAGED OR DISTURBED AREAS AS A RESULT OF HIS NEGLIGENCE AT NO ADDITIONAL COST TO THE OWNER TO THE OWNER'S SATISFACTION.

6. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR ON A DAILY BASIS.

7. ALL EXISTING UTILITY BOXES, METERS, MANHOLES, ETC. WITHIN THE WORK AREA ARE TO REMAIN UNLESS NOTED. REMOVE PAVING AROUND THESE STRUCTURES WITHOUT DISTURBANCE. ADJUST TOPS TO FINISHED GRADE AS NECESSARY.

TREE PROTECTION AND TRIMMING NOTES:

1. ALL TREES ON SITE ARE TO REMAIN AND BE PROTECTED, UNLESS OTHERWISE NOTED. AVOID OR LIMIT OPERATION OF HEAVY MACHINERY WITHIN DRIPLINE OF ALL TREES.

2. INSTALL TREE PROTECTION FENCE AS NECESSARY AROUND DRIPLINE OF TREES. LOCATIONS OF TREE PROTECTION FENCE MAY BE ADJUSTED IN FIELD TO INCLUDE THE AREA UNDER THE DRIP-LINE OF EXISTING TREES TO REMAIN.

3. IF TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, PROPER ROOT PRUNING MEASURES MUST BE FOLLOWED PER SPECIFICATIONS AND DIRECTION OF THE TOWNSHIP ARBORIST.

4. PRUNE EXISTING TREES TO REMAIN TO REMOVE DEAD AND BROKEN BRANCHES. ALL PRUNING SHALL FOLLOW THE MOST RECENT ANSI A300 PRUNING STANDARDS . REVIEW WITH THE ENGINEER AND TOWNSHIP ARBORIST BEFORE PRUNING.

LAYOUT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF PROPOSED IMPROVEMENTS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THIS PLAN WHICH WILL AFFECT THE LAYOUT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL PROVIDE DIRECTION TO RESOLVE CONFLICTS.

2. DIGITAL AUTOCAD FILES CAN BE SUPPLIED TO THE CONTRACTOR/CONTRACTOR'S SURVEYOR FOR LAYOUT OF SITE ELEMENTS.

3. PROPOSED PARKING LOT AND SIDEWALK LOCATIONS TO BE STAKED IN THE FIELD AND LOCATIONS VIEWED BY THE ENGINEER PRIOR TO INSTALLATION. MINOR ADJUSTMENTS MAY BE MADE IN THE FIELD BY THE ENGINEER TO AVOID CONFLICTS WITH UTILITIES, TREES, ETC.

4. NO WORK OR ACTIVITIES SHALL BE PERFORMED BEYOND THE LIMITS OF DISTURBANCE.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ON SITE PRIOR TO COMMENCEMENT OF WORK. SEE UTILITY NOTES ON THE DEMOLITION PLAN.

2. CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION LAYOUT OF ALL PROPOSED ELEVATIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING PROPOSED GRADES INTO EXISTING GRADES WITH SMOOTH, EVEN TRANSITIONS, ROUNDING OUT ALL MOUNDS AND DEPRESSIONS.

4. FINISHED GRADE OF ALL NEW PAVEMENTS TO MEET THE GRADES OF THE EXISTING PAVEMENT. TRANSITIONS TO BE FLUSH AND SMOOTH.

5. MAIN SIDEWALK MUST BE ADA COMPLIANT. MAXIMUM LOGITUDINAL SLOPE NOT TO EXCEED 5%. PATH CROSS SLOPE TO BE BETWEEN 1% AND 2%. CONTACT THE ENGINEER IMMEDIATELY, BEFORE EXCAVATION, IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLAN. POSITIVE DRAINAGE WITH NO PONDING SHALL BE PROVIDED.

6. THE FINISHED GRADE OF THE LAWN ADJACENT TO THE PATH IS TO BE FLUSH WITH THE PATH. ALLOW TOPSOIL TO SETTLE, OR LIGHTLY COMPACT, BEFORE SEEDING TO ENSURE A FLUSH FINISHED CONDITION.

UTILITY NOTES:

1. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.

2. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

3. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.

6. CONTRACTOR SHALL EXCAVATE ONLY AS MUCH TRENCH WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY.

7. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH CONCORD TOWNSHIP STANDARDS AND SPECIFICATIONS.

8. ALL UNDERGROUND UTILITY TRENCHES SHALL BE BACKFILLED WITH SAFE CLEAN FILL.

9. ALL EXISTING UTILITY COVERS, RIMS, CASTING AND INLET TOPS OR GRATES MUST BE ADJUSTED TO THE PROPOSED GRADE, UNLESS OTHERWISE INDICATED.

TOPSOIL DEFINITION & APPLICATION

TOPSOIL IS DEFINED AS FRIABLE CLAY LOAM SURFACE SOIL FOUND IN A DEPTH OF NOT LESS THAN FOUR (4") INCHES. TO BE SATISFACTORY, TOPSOIL SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER THREE QUARTER (3/4") INCHES IN DIAMETER, AND WITHOUT WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIALS. TOPSOIL SHALL CONTAIN AT LEAST FIVE (5%) PERCENT ORGANIC MATTER DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED IN ACCORDANCE WITH THE CURRENT METHOD OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE ACIDITY RANGE SHALL BE PH 5-0 TO PH 7.0 INCLUSIVE. TOPSOIL SHALL ALSO MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408 SPECIFICATIONS, SECTION 800, INCLUDING ALL SUBSECTIONS, LATEST EDITION.

GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM - 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDED PREPARATION. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.

CUBIC YARDS OF TOPSOIL REQUIRED FOR APPLICATION TO VARIOUS DEPTHS

DEPTH (IN)	PER 1,000 SQUARE FEET	PER ACRE
1	3.1	134
2	6.2	268
3	9.3	403
4	12.4	537
5	15.5	672
6	18.6	806
7	21.7	940
8	24.8	1,074

SHEET LIST TABLE

SHEET	PAGE	SHEET TITLE
1	CS0001	COVER SHEET
2	CS0002	GENERAL NOTES
3	CS0201	EXISTING CONDITIONS AND DEMOLITION PLAN
4	CS1001	SITE PLAN
5	CS1002	SITE PLAN
6	CS1003	SITE PLAN
7	CS1701	GRADING & UTILITY PLAN
8	CS1702	GRADING & UTILITY PLAN
9	CS1703	GRADING & UTILITY PLAN
10	CS2001	LANDSAPING PLAN
11	CS2002	LANDSAPING PLAN
12	CS2003	LANDSAPING NOTES AND DETAILS
13	CS4001	SECTION VIEWS
14	CS6001	CONSTRUCTION DETAILS
15	CS6002	CONSTRUCTION DETAILS
16	CS6003	CONSTRUCTION DETAILS
17	CS6004	CONSTRUCTION DETAILS
18	CS6005	CONSTRUCTION DETAILS
19	CS8001	EROSION & SEDIMENTATION CONTROL PLAN
20	CS8501	EROSION & SEDIMENTATION CONTROL NOTES
21	CS8502	EROSION & SEDIMENTATION CONTROL DETAILS

LEGEND:

PROPERTY LINE
LEGAL RIGHT-OF-WAY
APPROXIMATE EXTENT OF ENVIRONMENTAL COVENTANT
EX CONCRETE MONUMENT
EX BUILDING
EX CURB
EX EDGE OF PAVEMENT
EX WALL
EX FENCE LINE
EX SIGN
EX LANDSCAPING
EX MINOR CONTOUR
EX MAJOR CONTOUR
EX STORM SEWER LINES
EX UTILITY MANHOLE
EX STORM SEWER INLET
EX STORMWATER MANHOLE
EX OVERHEAD ELECTRICAL LINES
EX UNDERGROUND ELECTRICAL LINES
EX UTILITY POLE
EX STREET LIGHT
EX WATER LINES
EX FIRE HYDRANT
EX WATER VALVE
EX SANITARY SEWER LINES
EX SANITARY MANHOLE
EX SANITARY CLEAN OUT
EX GAS LINES
EXISTING ELECTRIC MANHOLE
BENCHMARK
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED RETAINING WALL
PROPOSED SIGN
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED FENCE
PROPOSED CONCRETE SIDEWALK
PROPOSED STORM MANHOLE
PROPOSED STORM SEWER
PROPOSED TRENCH DRAIN
PROPOSED INLET
PROPOSED LIGHT POLE
PROPOSED PERVIOUS PAVERS
PROPOSED MILL AND OVERLAY
PROPOSED RECONSTRUCTED ROADWAY
PROPOSED RE-LEVELED COBBLESTONE PAVERS
PROPOSED ELECTRICAL CONDUIT - 2 INCH
PROPOSED ELECTRICAL HANDHOLE

NOT FOR CONSTRUCTION

DRAFT

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

GENERAL NOTES

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

REVISIONS | NO. | DATE | BY

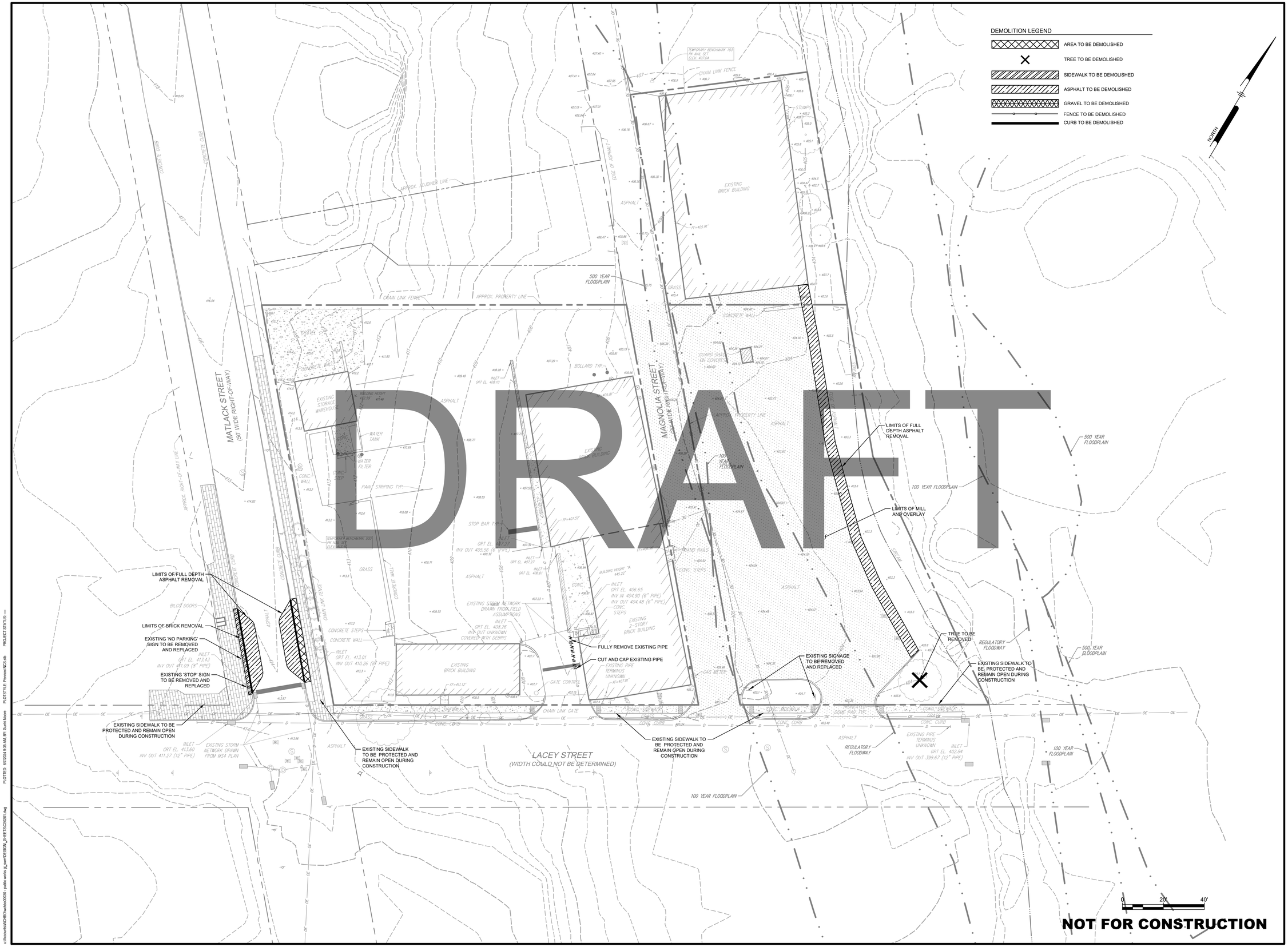
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS0002

SHEET 2 OF 21

u:\Accounts\WCHBO\wchbo00030 - public works gi_swm\DESIGN_SHEETS\CS0002.dwg PLOTTED: 6/7/2024 9:35 AM, BY: Sunhi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ----



PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

EXISTING CONDITIONS AND DEMOLITION PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

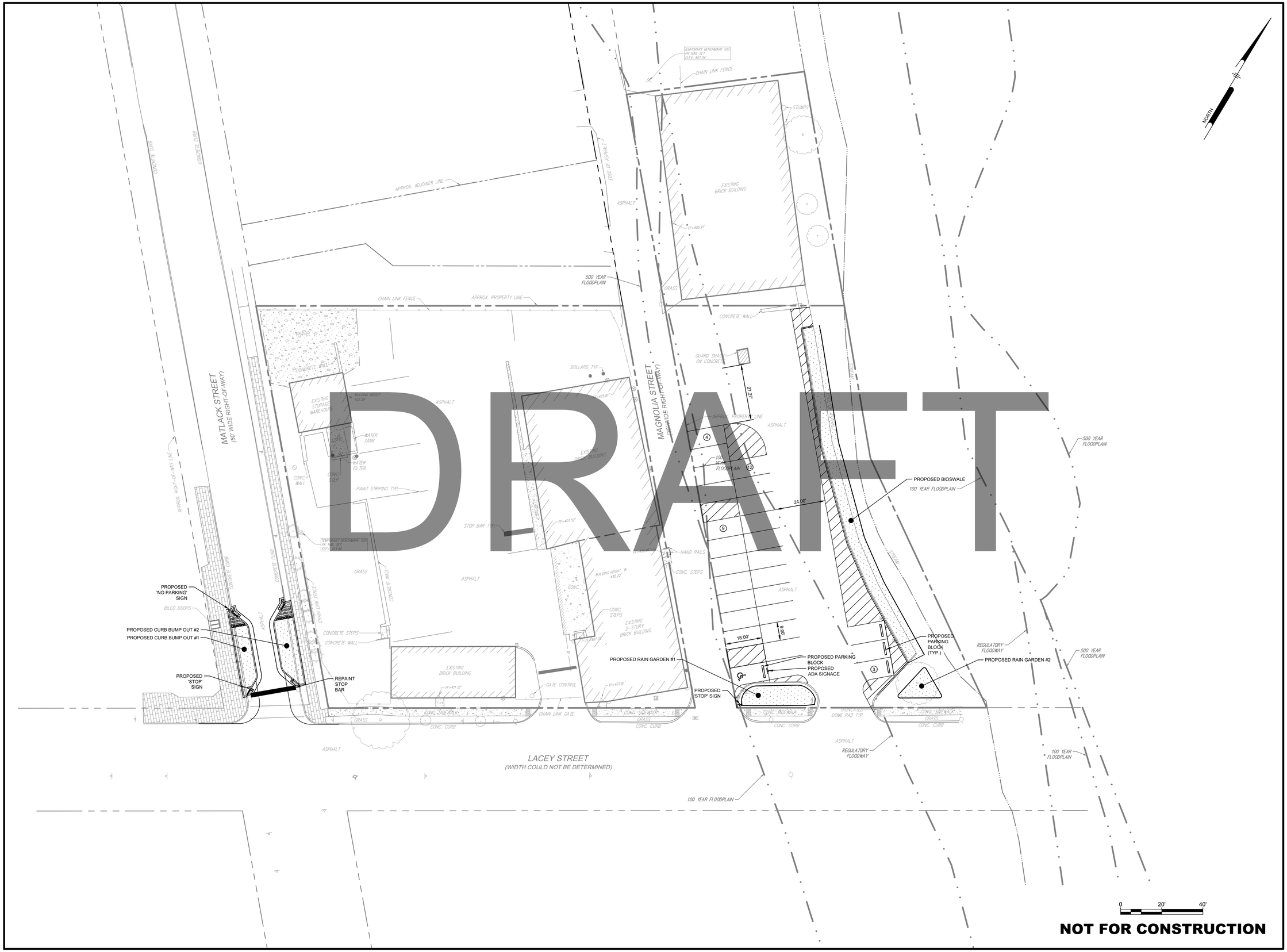
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 20'
DRAWN BY	AGS
APPROVED BY	CRP

CS0201

SHEET 3 OF 21



DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

SITE PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

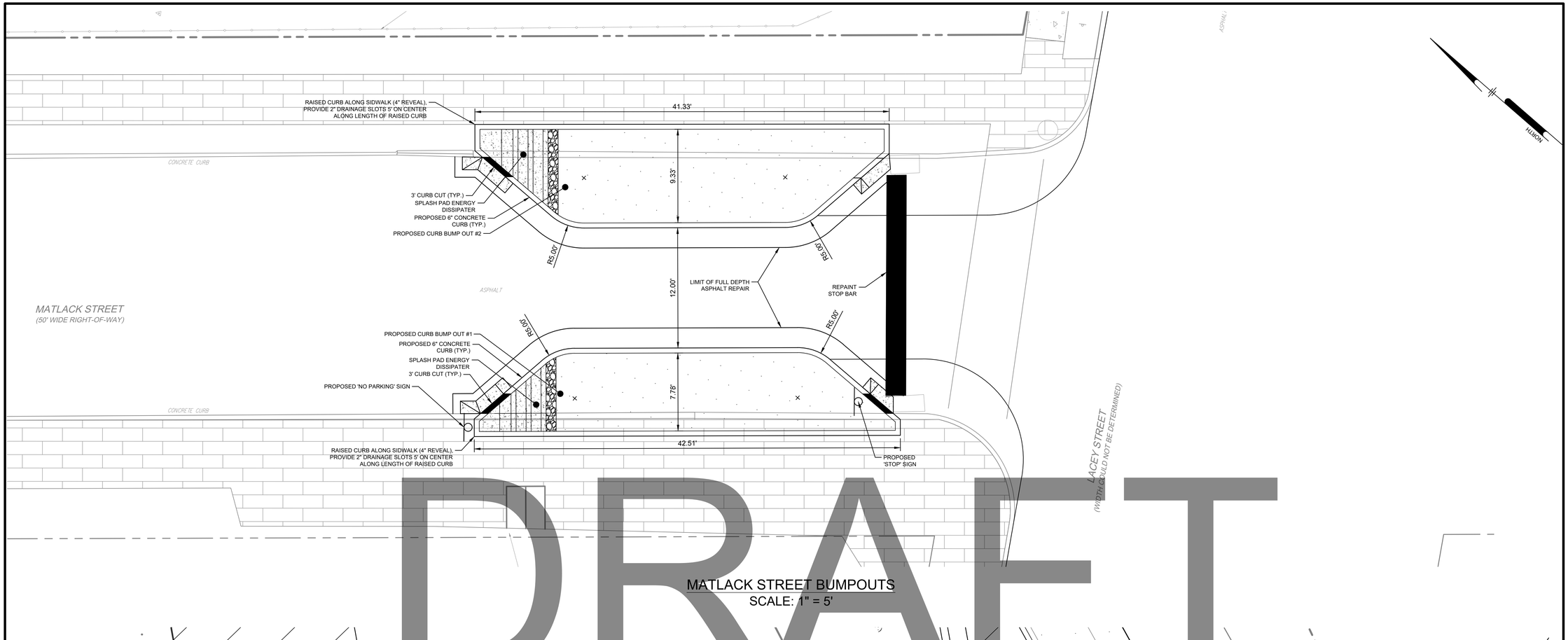
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 20'
DRAWN BY	AGS
APPROVED BY	CRP

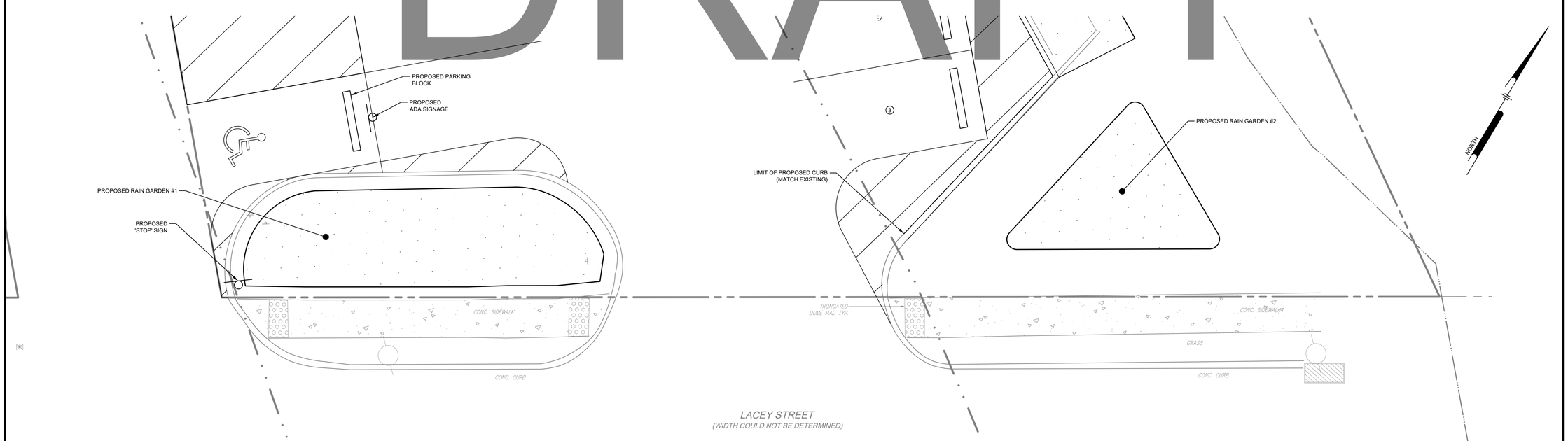
CS1001

SHEET 4 OF 21

PLOTTED: 6/7/2024 9:35 AM, BY: Sumi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —
u:\Accounts\WCHBO\wchbo00030 - public works gi_pw\DESIGN_SHEETS\CS1001.dwg



MATLACK STREET BUMPOUTS
SCALE: 1" = 5'



LACEY STREET RAIN GARDENS
SCALE: 1" = 5'

0 5' 10'

NOT FOR CONSTRUCTION

DRAFT

Pennoni
PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

SITE PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

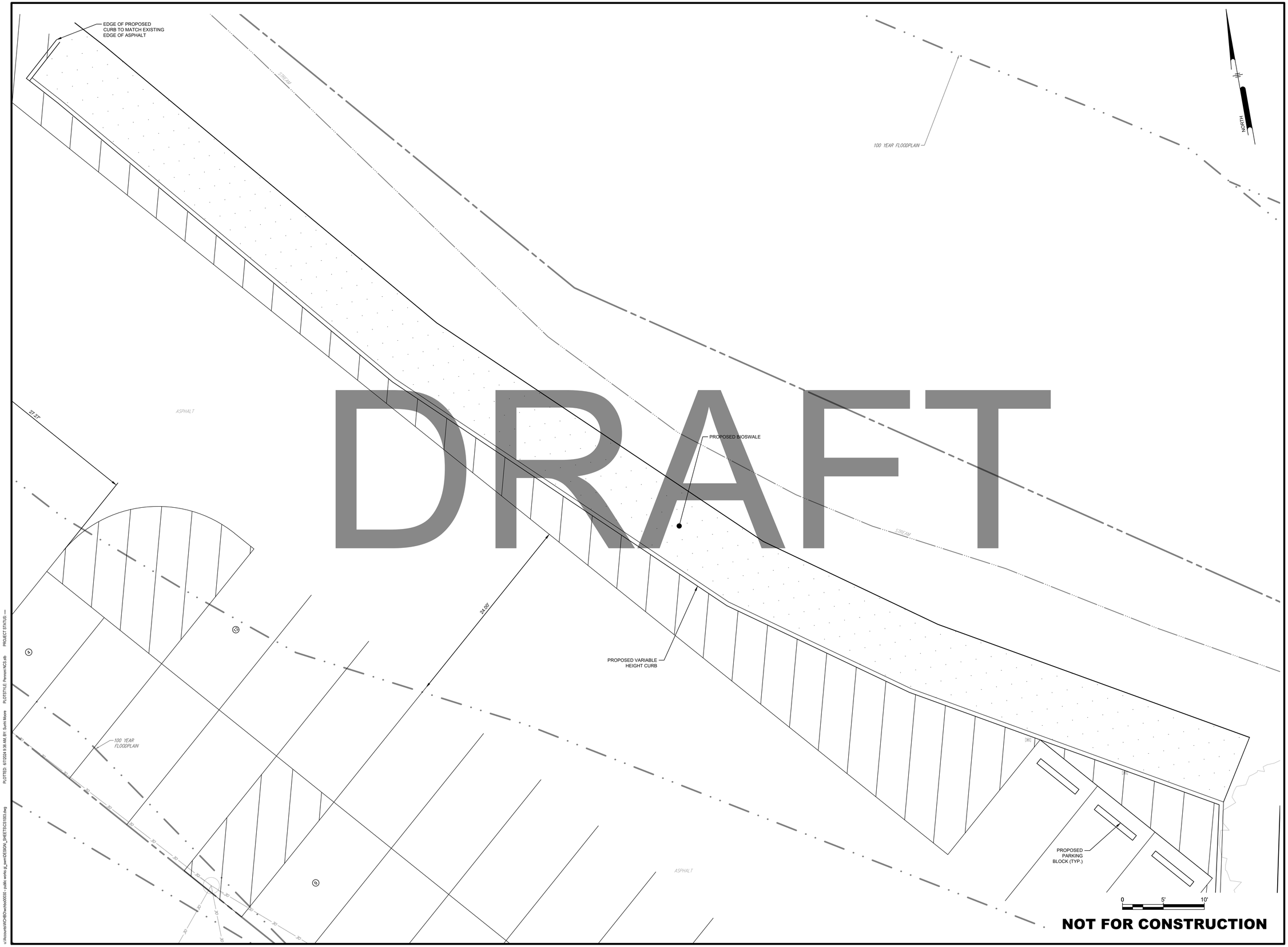
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1002

SHEET 5 OF 21



DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

SITE PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

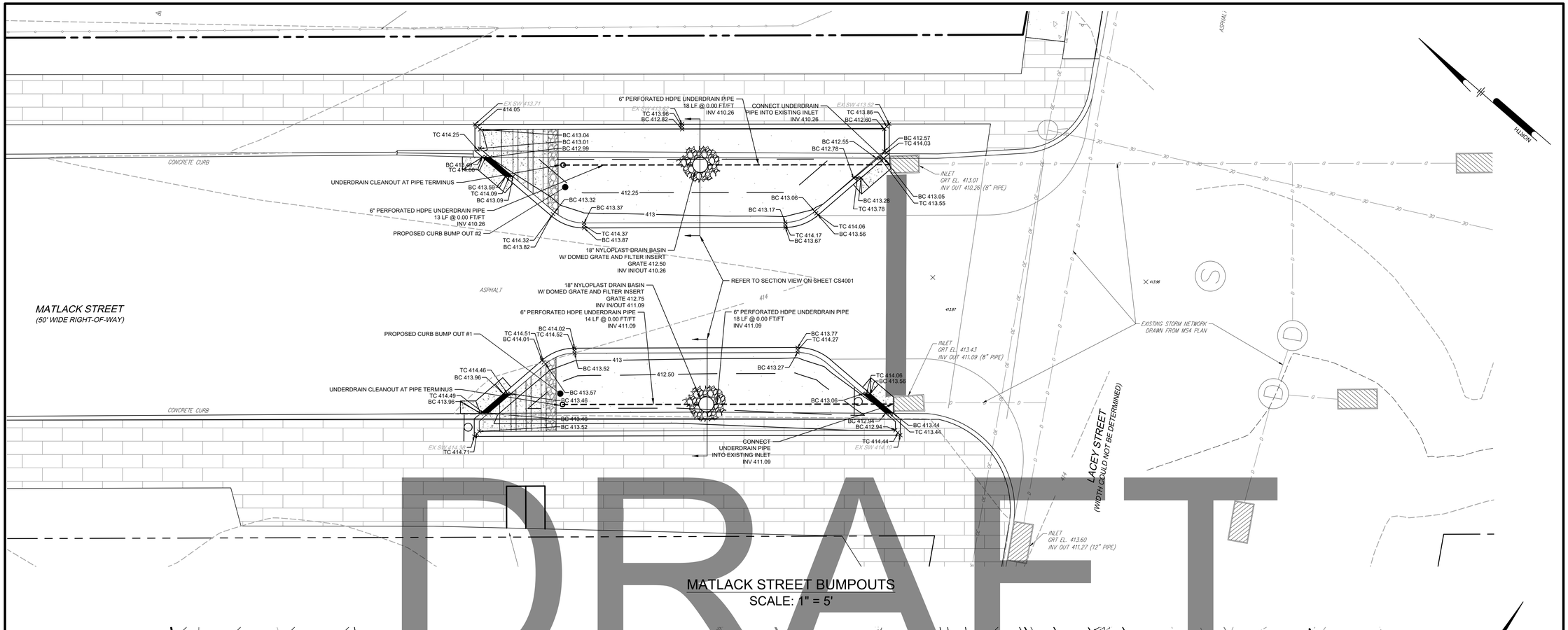
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1003

SHEET 6 OF 21



DRAFT

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

GRADING & UTILITY PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

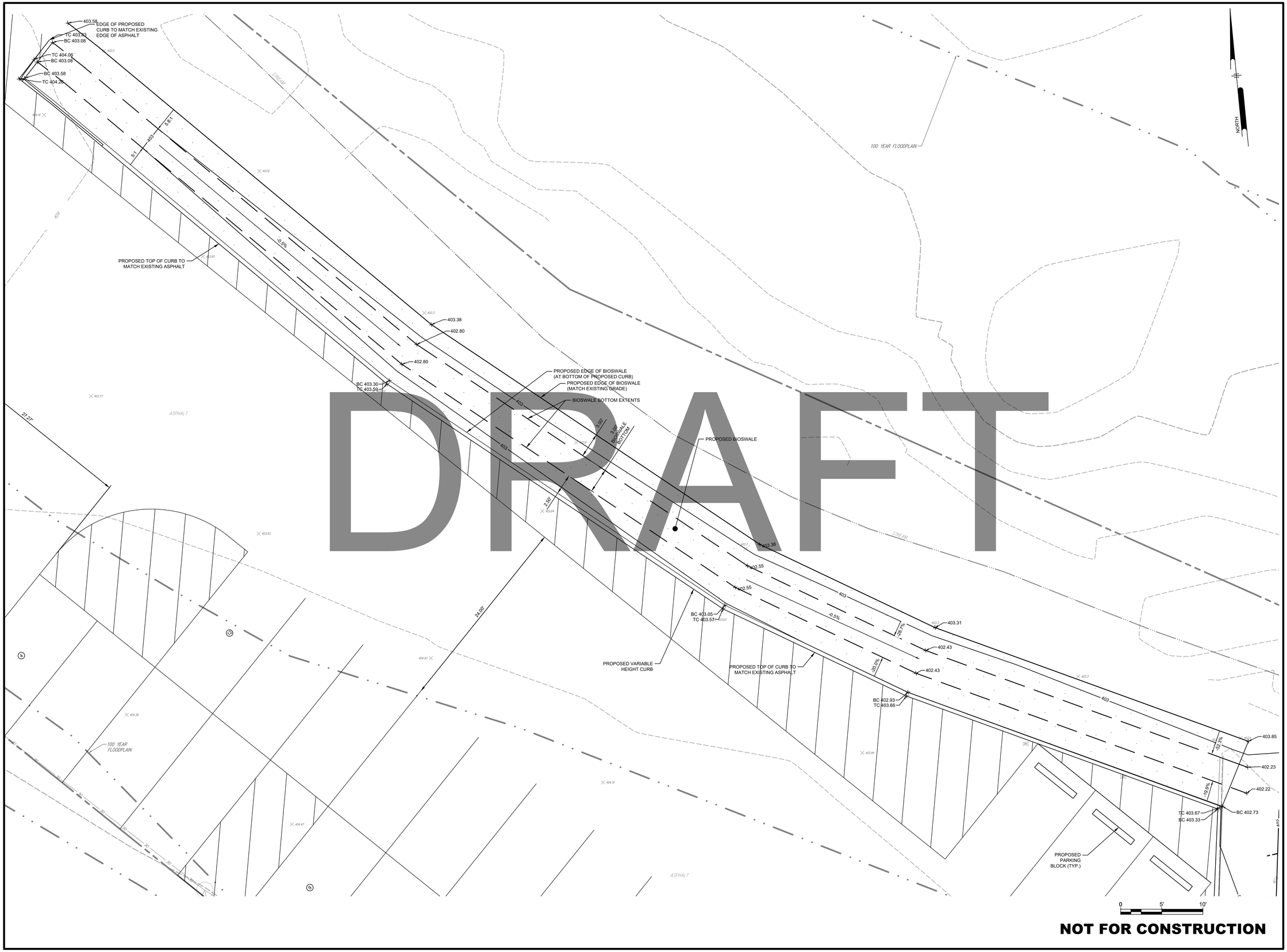
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1701

SHEET 7 OF 21

PROJECT STATUS: —
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 6/7/2024 9:36 AM, BY: Sumi Moore
u:\Accounts\WCHBO\wchbo00030 – public works gp_pw\DESIGN_SHEETS\CS1701.dwg



DRAFT

NOT FOR CONSTRUCTION

Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

GRADING & UTILITY PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

DATE	NO.	REVISIONS	BY

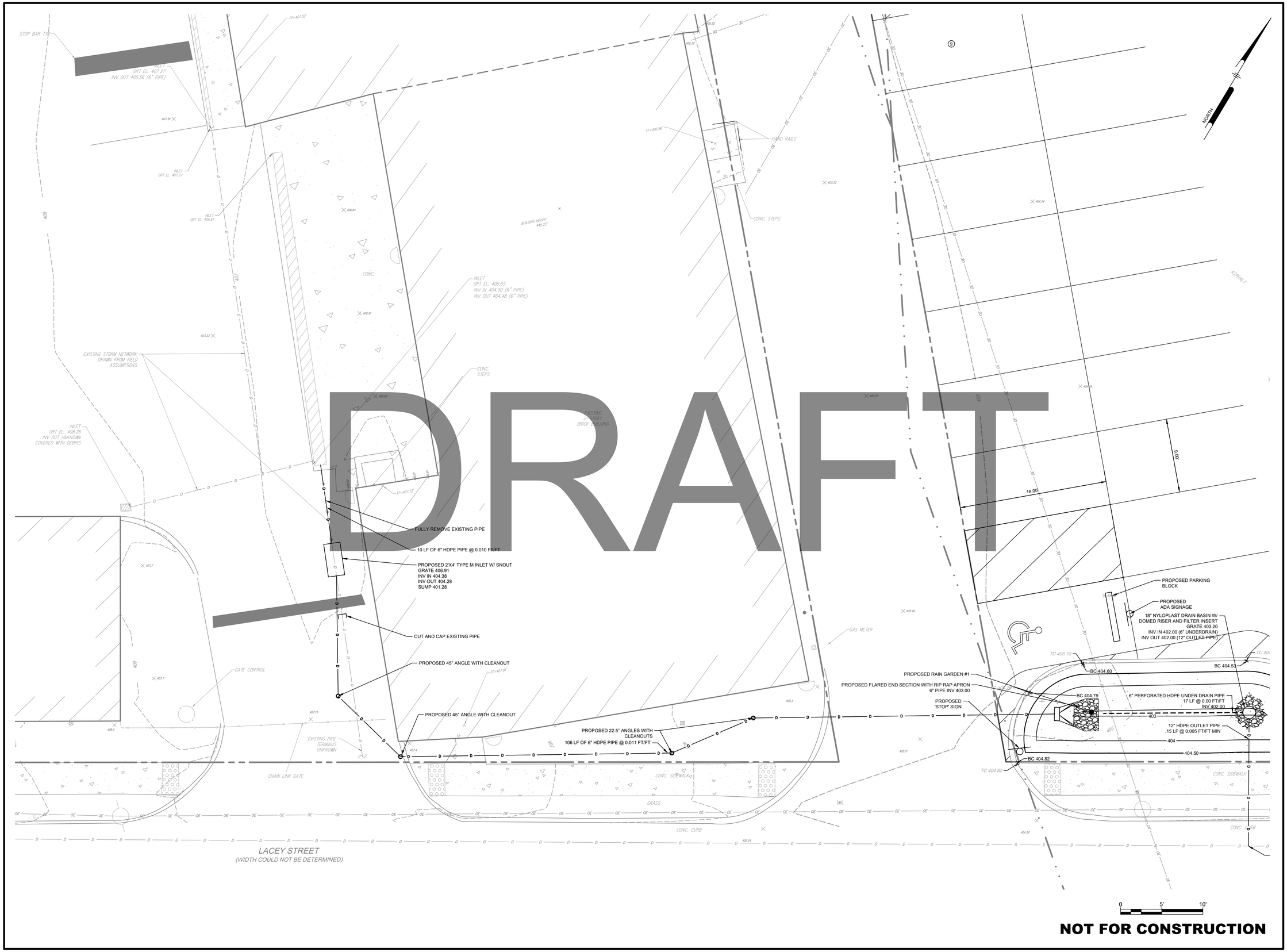
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1702

SHEET 8 OF 21

u:\Accounts\WCHBO\wchbo00030 - public works gi_sam\DESIGN_SHEETS\CS1702.dwg PLOTTED: 6/7/2024 9:37 AM, BY: Sunhi Moore PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---



NOT FOR CONSTRUCTION

Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

GRADING & UTILITY PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

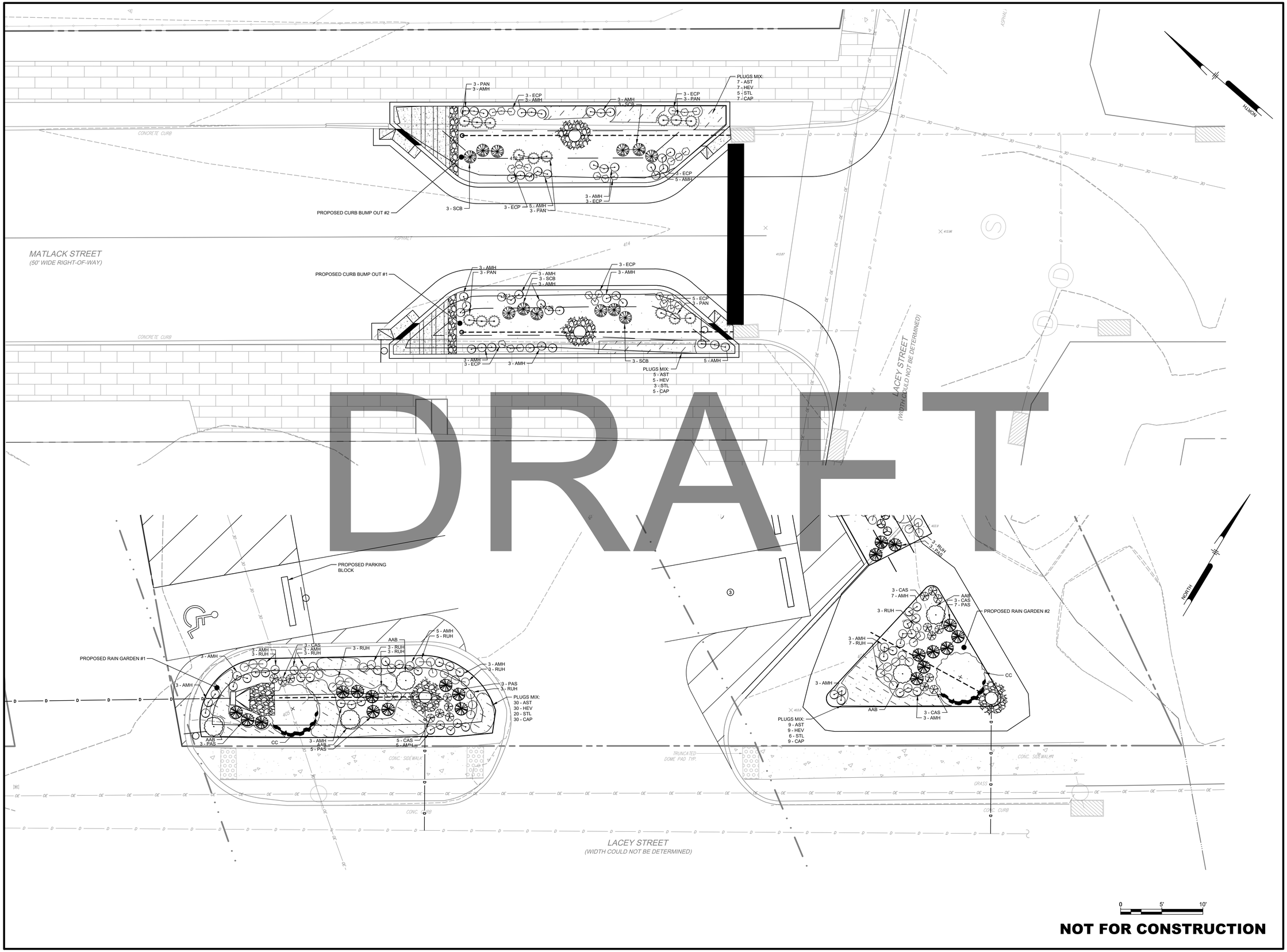
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS1703

SHEET 9 OF 21



DRAFT

Pennoni
PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

LANDSAPING PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

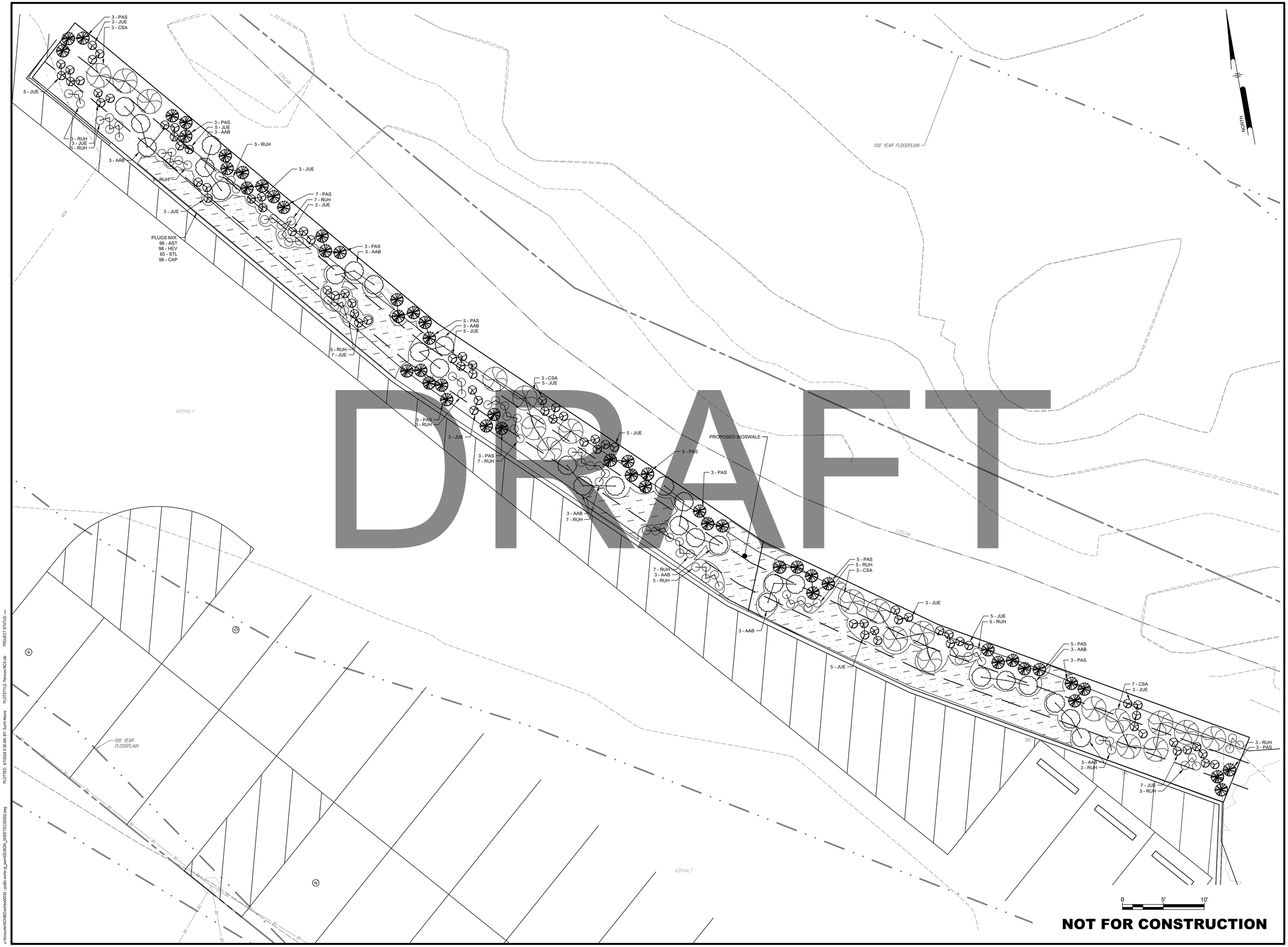
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS2001

SHEET 10 OF 21

PROJECT STATUS: —
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 07/2024 9:37 AM, BY: Sumi Moore
u:\Accounts\WCHBO\wchbo00030 – public works gi_gen\DESIGN_SHEETS\CS2001.dwg



DRAFT

NOT FOR CONSTRUCTION

Pennoni

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

LANDSAPING PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 5'
DRAWN BY	AGS
APPROVED BY	CRP

CS2002

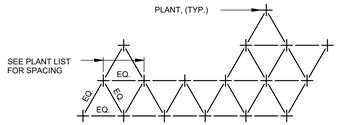
SHEET 11 OF 21

GOOSE CREEK PLANT SCHEDULE

SYMBOL	QTY	ABBR.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES
TREES							
	2	CC	CERCIS CANADENSIS	EASTERN REDBUD	AS SHOWN	1.5-2.5" CAL. B&B	
SHRUBS							
	34	AAB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKEBERRY	AS SHOWN	#3 CONTAINER	
	20	CSA	CORNUS SERICEA 'ARCTIC FIRE'	DWARF REDOSIER DOGWOOD	AS SHOWN	#3 CONTAINER	
PLUGS							
	87	AMH	AMSONIA HUBRICHTII	THREADLEAF BLUESTAR	AS SHOWN	2" PLUGS	
	17	CAS	CAREX STRICTA	UPRIGHT SEDGE	AS SHOWN	2" PLUGS	
	26	ECP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	AS SHOWN	2" PLUGS	
	74	JUE	JUNCUS EFFUSUS	COMMON RUSH	AS SHOWN	2" PLUGS	
	15	PAN	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCHGRASS	AS SHOWN	2" PLUGS	
	85	PAS	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS	AS SHOWN	2" PLUGS	
	124	RUH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	AS SHOWN	2" PLUGS	
	12	SCB	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM 'THE BLUES'	AS SHOWN	2" PLUGS	
PLUG MIX							
	148	AST	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	AS SHOWN	2" PLUGS	
	148	CAP	CAREX PENSYLVANICA	PENNSYLVANIA HEDGE	AS SHOWN	2" PLUGS	
	98	HEV	HEUCHERA VILLOSA 'CARAMEL'	CORAL BELLS	AS SHOWN	2" PLUGS	
	148	STL	STOKESIA LAEVIS	STOKES ASTER	AS SHOWN	2" PLUGS	

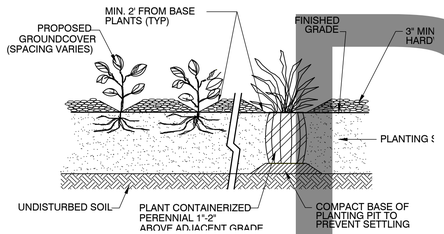
PLANTING NOTES

1. EXISTING TOPSOIL ON SITE MAY BE UNSUITABLE FOR REUSE. CONTRACTOR MUST PROVIDE IMPORTED TOPSOIL OR AMEND EXISTING TOPSOIL TO MEET REQUIREMENTS OUTLINED IN THE SPECIFICATIONS. CONTRACTOR MUST SUBMIT SOIL TEST ANALYSIS REPORT, INCLUDING AMENDMENT RECOMMENDATIONS, FOR EITHER IMPORTED TOPSOIL OR AMENDED EXISTING TOPSOIL. TOPSOIL MUST BE AMENDED AND RETESTED PRIOR TO PLANTING OPERATIONS.
2. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
4. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
5. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
6. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 18 MONTHS FOLLOWING INSTALLATION.
7. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
8. ALL TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
9. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
10. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
11. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ALL DISTURBED AREAS.
12. ALL PLANTS SPACED 7' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
13. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEEDING MIX SCHEDULE & SEEDING NOTES).
14. PLANTING SHALL BE DONE APRIL 15TH THRU MAY 31ST OR AUGUST 17TH THRU OCTOBER 15TH.
15. MULCH BEDS WILL BE CREATED AS MULCH ZONES THREE (3) FEET BEYOND THE TREE DRIP LINE. ALL OTHER ARES OF DISTURBANCE SHALL BE SEEDED.



PLANT SPACING DIAGRAM

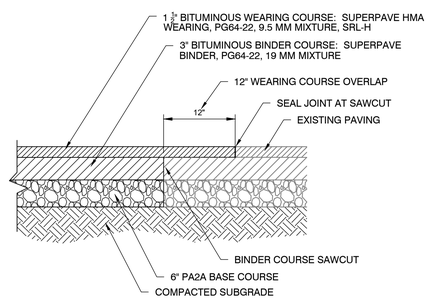
NOT TO SCALE



DRAFT

PAVING NOTES:

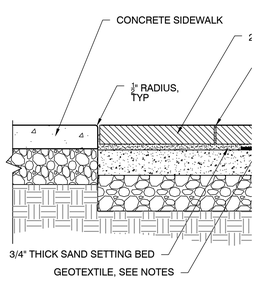
1. PATH LOCATION TO BE STAKED OUT IN THE FIELD BY THE CONTRACTOR, AND LAYOUT APPROVED BY THE ENGINEER PRIOR TO EXCAVATION. PATH LOCATION MAY BE ADJUSTED IN THE FIELD TO AVOID TREES, ETC.
2. NEW PATH MUST BE ADA COMPLIANT. LONGITUDINAL SLOPE MUST NOT EXCEED 5%. CROSS SLOPE MUST NOT EXCEED 2%.
3. FINISH GRADE LAWN AREA ADJACENT TO NEW PATH SO THAT FINISHED GRADE OF SOIL, AFTER SETTLEMENT, IS FLUSH WITH FINISHED GRADE OF TRAIL. LIGHTLY COMPACT TOPSOIL ALONG EDGE OF PATH TO ENSURE PROPER FINISHED GRADE BEFORE SEEDING.
4. PROVIDE 12" WIDE WEARING COURSE OVERLAP WHERE NEW PAVING MEETS EXISTING. SEAL ALL JOINTS WITH 4" WIDE HOT LIQUID ASPHALT SEALER PER SPECIFICATION. TRANSITION BETWEEN OLD AND NEW PAVING TO BE FLUSH AND SMOOTH.



HALT TRAIL PAVING

CONCRETE UNIT PAVER NOTES:

1. UNIT PAVERS TO BE 6" x 24" x 2⅜" THICK (NOMINA ARCHITECTURAL PRODUCTS.
   - COLOR: QUARRY RED
   - FINISH: TUDOR FINISH
   - PATTERN: STAGGERED RUNNING BOND PATTI
2. PAVERS TO HAVE HAND TIGHT JOINTS. SWEEP
3. 2" DIA. WEEPHOLE MAY BE FORMED IN SLAB OR SPACED 48" O.C. AND AT ALL LOW POINTS. INST TO FILLING, AND 12" SQUARE PIECE OF GEOTE
4. WHERE PAVERS ABUT LAWN AREA INSTALL A HE FOR PAVERS, INSTALLED PER MANUFACTURE
5. SEE SPECIFICATIONS FOR MORE INFORMATION



PAVERS AT WELCOME NODE

DDED MULCH.

X

NOTES:

SET PLANTS PLUMB AND FACE TO GIVE BEST APPEARANCE TO ADJACENT AREAS.

PRUNE ONLY TO REMOVE DEAD OR DAMAGED BRANCHES.

REMOVE EXCESS SOIL FROM TOP OF ROOT BALL AND SET TOP OF ROOT BALL AT FINISHED GRADE OR 1" TO 2" ABOVE IN POORLY DRAINED SOILS

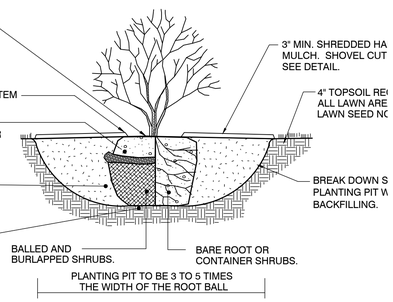
KEEP MULCH 3" AWAY FROM MAIN STEM

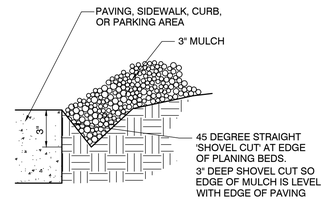
REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL, OR WITH CONTAINER PLANTS REMOVE POTS AND SPLIT BALLS AS SPECIFIED.

PLANTING MIX, SEE SPECIFICATIONS, WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

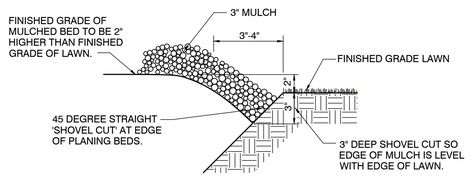
PLANT TO PLACED ON UNDISTURBED SUBGRADE

USE DIGGING FORK NOT SPADE TO PREVENT GLAZING OF PIT EDGES.





TYPICAL EDGE - MULCH TO PAVING



TYPICAL EDGE - MULCH TO LAWN

TYPICAL MULCH EDGES

ASP

0 20' 40'

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8900 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

LANDSAPING NOTES AND DETAILS

WEST CHESTER BOROUGH

401 EAST GAY STREET
WEST CHESTER, PA 19380

BY	NO.	DATE

REVISIONS

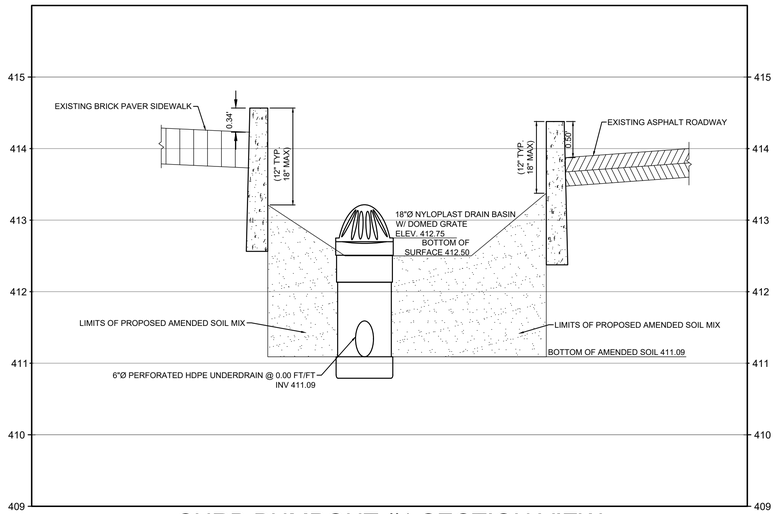
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

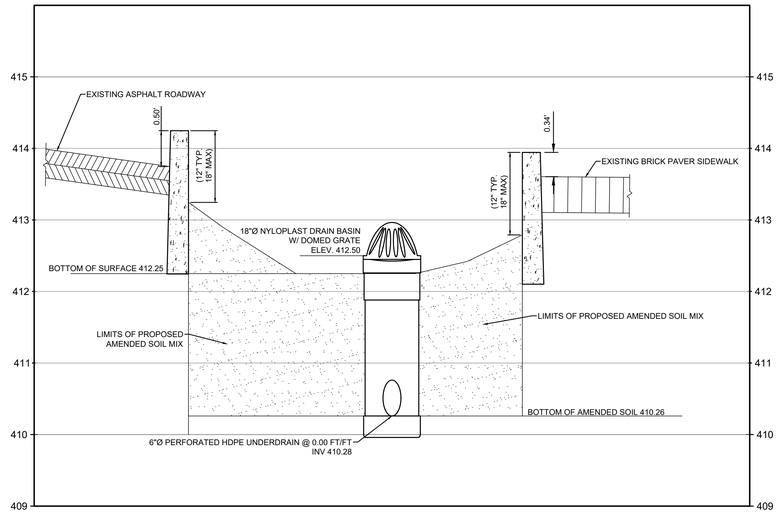
CS2003

SHEET 12 OF 21

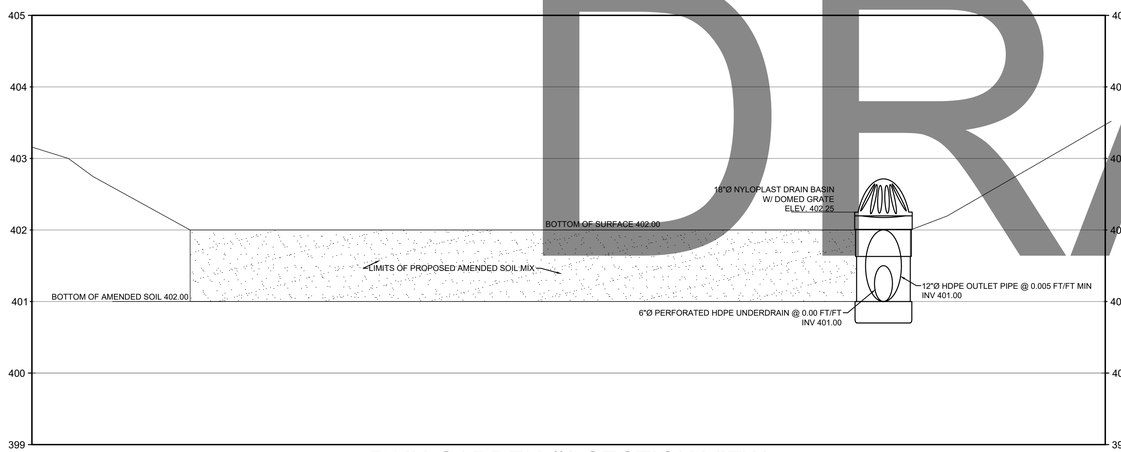
PROJECT STATUS: —
PLOTSTYLE: Pennoni MCS.stb
PLOTTED: 6/7/2024 9:39 AM, BY: Sumi Moore
V:\Accounts\WCHBO\wchbo00030 - public works dg_pw\DESIGN_SHEETS\CS2003.dwg



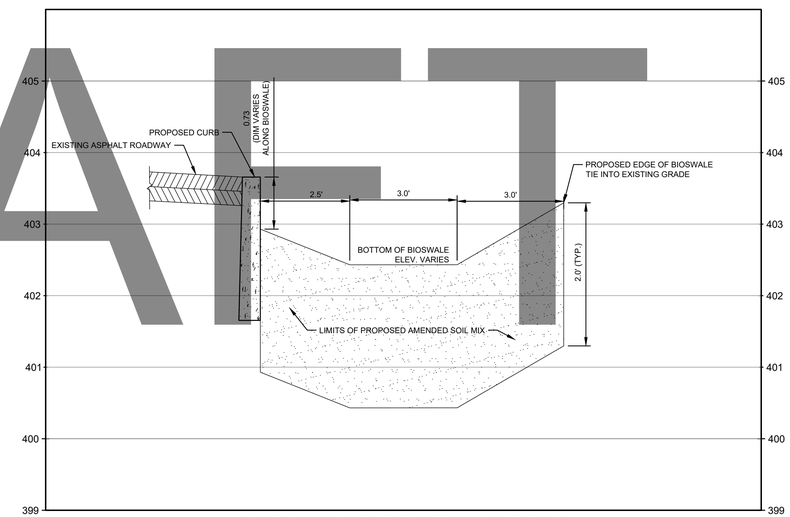
CURB BUMPOUT #1 SECTION VIEW



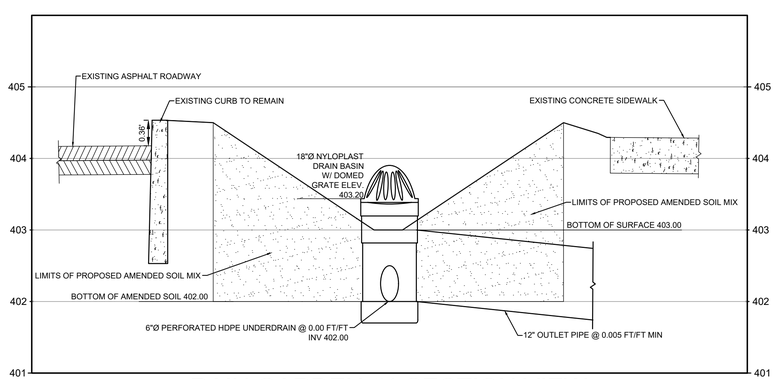
CURB BUMP OUT #2 SECTION VIEW



RAIN GARDEN #2 SECTION VIEW



BIOSWALE SECTION VIEW



RAIN GARDEN #1 SECTION VIEW

DRAFT

0 2' 4'
SECTION VIEW HORIZONTAL SCALE: 1" = 2'

0 1' 2'
SECTION VIEW VERTICAL SCALE: 1" = 1'

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

SECTION VIEWS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

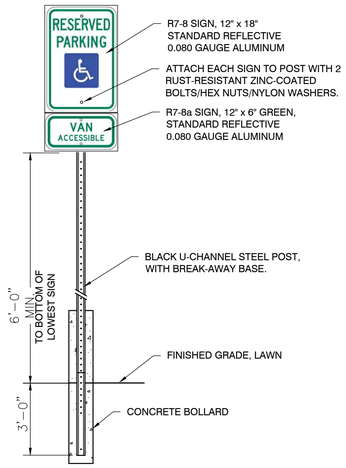
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

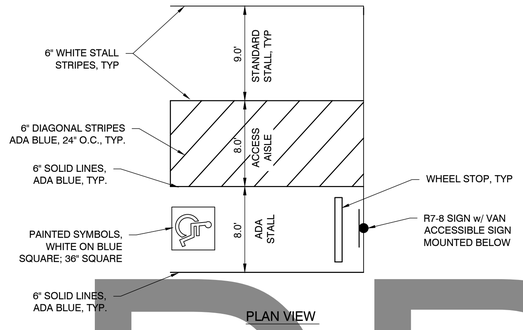
PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 2' (H) | 1" = 1' (V)
DRAWN BY	AGS
APPROVED BY	CRP

CS4001

SHEET 13 OF 21

I:\Accounts\WCHBO\wchbo00030 - public works\g_pw\CS\SIGN_SHEETS\CS4001.dwg PLOTTED: 6/7/2024 9:39 AM BY: Sumi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —



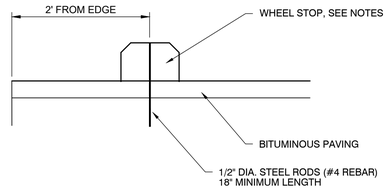


PLAN VIEW

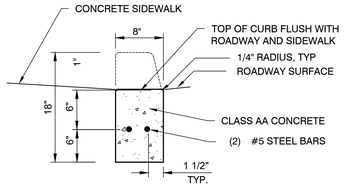
ADA PARKING STALL STRIPING AND SIGNAGE
N.T.S.

WHEEL STOP NOTES:

1. RECYCLED PLASTIC OR RUBBER WHEEL STOPS, 6' LENGTH x 4" HEIGHT x 6" WIDTH.
2. INSTALL WHEEL STOP IN CENTER OF PARKING STALL.
3. INSTALL MINIMUM 3 ANCHOR RODS PER STOP. COUNTERSINK ANCHOR RODS TO 1" BELOW TOP OF STOP.



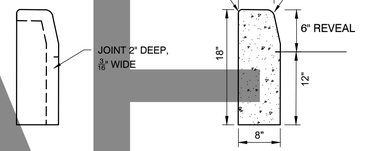
WHEEL STOP
N.T.S.



FLUSH CURB

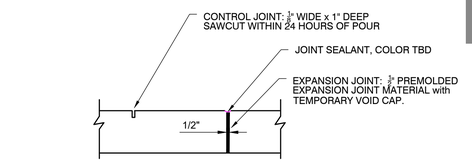
CURB AND SIDEWALK NOTES:

1. CURB AND SIDEWALK MUST MEET ADA REQUIREMENTS. NOTIFY ENGINEER BEFORE CONSTRUCTION OF CURB AND SIDEWALKS IF SLOPES INDICATED CANNOT BE MET.
2. DEPRESSED CURB TO BE FLUSH WITH PARKING LOT PAVING (NO REVEAL).
3. SIDEWALK TO SLOPE TOWARD PARKING AREA FOR A DISTANCE OF 6'. MAXIMUM SLOPE 4.8% (NOT A CURB RAMP). SEE GRADING PLAN.
4. MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS 4.8%; MAXIMUM CROSS SLOPE 1.8%.
5. PAVEMENT WITH SLOPES THAT EXCEED THE MAXIMUM ALLOWED TO MEET ADA REQUIREMENTS WILL NOT BE ACCEPTED AND SHALL BE RECONSTRUCTED BY CONTRACTOR.
6. DETECTABLE WARNING SURFACE TO BE 48" x 24" CAST IN PLACE DETECTABLE WARNING PANELS, AS MANUFACTURED BY ADA SOLUTIONS OR APPROVED EQUAL. COLOR: BLUE. 12' WIDE DETECTABLE WARNING PANELS TO ALIGN WITH DEPRESSED CURB.



CONTRACTION JOINT TYPICAL CROSS SECTION

CONCRETE CURB
N.T.S.



SIDEWALK JOINTS

JOINTING NOTES:

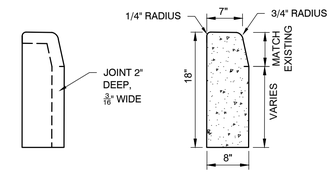
1. SEE LAYOUT PLAN FOR SCORING PATTERNS AND EXPANSION JOINT LOCATIONS. 30' MAXIMUM SPACING BETWEEN EXPANSION JOINTS. JOINT LOCATIONS MAY TO ADJUSTED IN FIELD TO PROVIDE EQUAL DISTANCES BETWEEN JOINTS, WITH APPROVAL OF ENGINEER.
2. PLACE EXPANSION JOINTS AT LOCATIONS AS SHOWN ON PLAN AND WHERE SIDEWALK MEETS A CURB, RAMP, SOLID OBJECT OR STRUCTURE.
3. CAULK ALL JOINTS WITH A MULTI-COMPONENT SELF-LEVELING POLYURETHANE SEALANT.

CONCRETE NOTES:

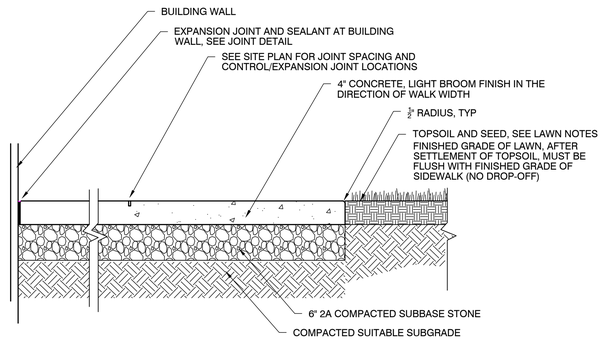
1. ALL CONCRETE SHALL BE 4,000 PSI AT 28 DAYS.
2. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUBLICATION 408.
3. SEE DETAIL FOR EXPANSION AND CONTROL JOINTS.
4. THE SIDEWALK CROSS SLOPE MUST BE BETWEEN 1.0% MINIMUM AND 2.0% MAXIMUM.

CURB NOTES:

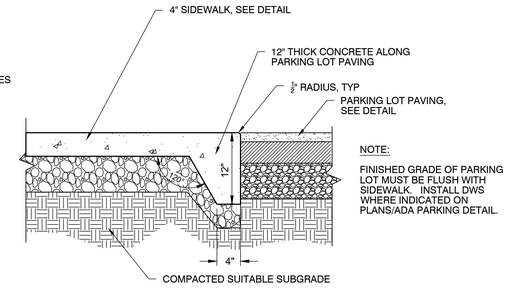
1. CURB REVEAL TO MATCH EXISTING UNLESS NOTED OTHERWISE ON GRADING PLAN.
2. PROVIDE CONTRACTION JOINT AT 10' INTERVALS BETWEEN EXPANSION JOINTS.
3. PROVIDE EXPANSION JOINTS BETWEEN CURB SECTIONS AT 50' INTERVALS, AT POINTS OF CURVATURE/TANGENTS, AND WHERE CURB MEETS AN EXISTING OBJECT. JOINT MATERIAL TO BE CUT TO MATCH PROFILE OF CURB.



CONTRACTION JOINT TYPICAL CROSS SECTION



TYPICAL SIDEWALK SECTION

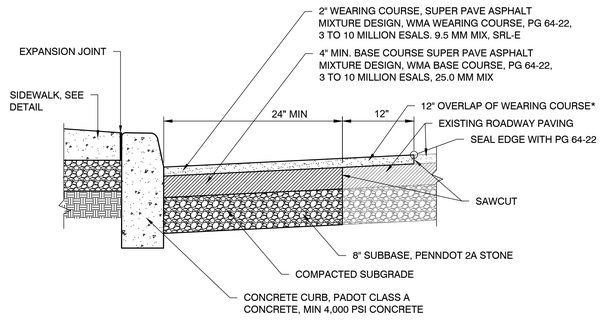


NOTE:

FINISHED GRADE OF PARKING LOT MUST BE FLUSH WITH SIDEWALK. INSTALL DWS WHERE INDICATED ON PLANS/ADA PARKING DETAIL.

TYPICAL SIDEWALK EDGE ADJACENT TO PARKING LOT (NO CURB)

CONCRETE SIDEWALK
N.T.S.



CONCRETE CURB and ROADWAY RESTORATION
N.T.S.

NOT FOR CONSTRUCTION

DRAFT

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

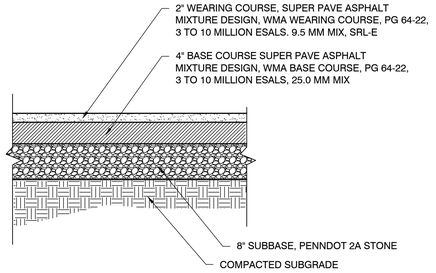
CS6001

SHEET 14 OF 21

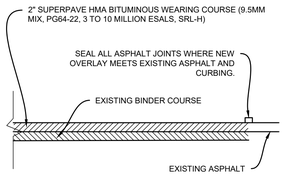
PROJECT STATUS: —
PLOTSTYLE: Pennoni WCS.stb
PLOTTED: 6/7/2024 9:39 AM, BY: Sumi Moore
V:\Accounts\WCHBO\workbook\00030 - public works dg_item\DESIGN_SHEETS\CS6001.dwg

PAVING NOTES

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PADOT PUBLICATION 408, SECTIONS 210, 305, 320 AND 401, RESPECTIVELY, FOR SUBGRADE, AGGREGATE, AND FLEXIBLE PAVEMENT.
2. MODIFICATIONS TO THE PAVING THICKNESS AND MATERIALS MUST BE APPROVED BY THE MUNICIPAL ENGINEER BASED ON FIELD CONDITIONS.



BITUMINOUS DRIVE AND PARKING LOT PAVING
N.T.S.

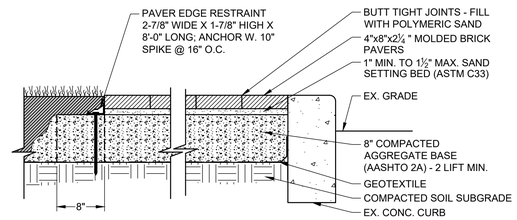


NOTE: THIS PAVING SECTION TO BE USED FOR ALL MILL AND OVERLAY SECTIONS, AS REQUIRED DURING CONSTRUCTION.

PAVING NOTES

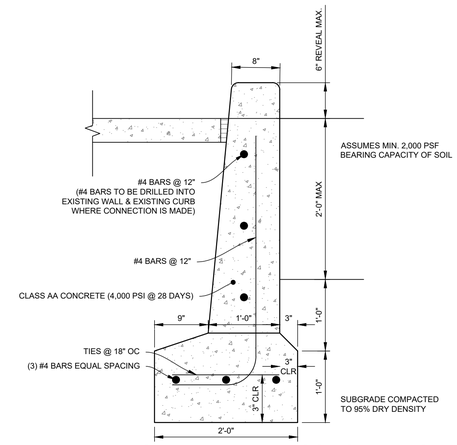
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS FOR PADOT PUBLICATION 408, SECTION 210, 305, 320 AND 401, RESPECTIVELY, FOR SUBGRADE, AGGREGATE, AND FLEXIBLE PAVEMENT
2. MODIFICATIONS TO THE PAVING THICKNESS AND MATERIALS MUST BE APPROVED BY THE MUNICIPAL ENGINEER BASED UPON FIELD CONDITIONS.

MILL & OVERLAY SECTION
N.T.S.



NOTE:
1. PROVIDE PAVER EDGE RESTRAINT WHERE PAVERS DO NOT ABUT A FIRM VERTICAL SURFACE SUCH AS CONCRETE OR FACE OF BUILDING

BRICK PAVING
N.T.S.



TYPICAL EXTENDED CONCRETE CURB
N.T.S.

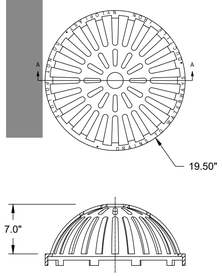
NOTES:
1. PROVIDE TRENCH SUPPORT SYSTEM AS REQUIRED FOR EXCAVATION PROTECTION AND TO ALLOW FOR REQUIRED COMPACTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TRENCHES, IF REQUIRED, BEFORE PLACEMENT OR BEDDING MATERIAL.
3. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTMD-1557).
4. TERMINATE TRACER WIRE IN COPPERHEAD INDUSTRIES SNAKEPIT LITE DUTY ACCESS POINTS, OR EQUAL. PROVIDE MINIMUM ONE (1) GROUND ROD.

KEY:
Bc = OUTSIDE DIAMETER OF PIPE
D = INSIDE DIAMETER OF PIPE
d = 6" MIN.
e = 12" MIN.
f = 8" MIN. - 24" D AND SMALLER = 12" MIN. -> 24" D
g = Bc + 16" MIN. - 24" D AND SMALLER = Bc + 24" MIN. -> 24" D

TYPICAL PIPE TRENCH RESTORATION AND BACKFILL FOR PAVED AREAS
NTS

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065 FROM ADS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012 FROM ADS.

TYPICAL DRAIN BASIN ASSEMBLY



SECTION A-A

1. DIMENSIONS ARE FOR REFERENCE ONLY ACTUAL DIMENSIONS MAY VARY
2. GRATE MEETS H-20 LOAD RATING
3. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
4. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
5. LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-215 FROM ADS

18 DOMED GRATE

18" NYLOPLAST DRAIN BASIN
N.T.S.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

	BY	NO.	DATE
REVISIONS			

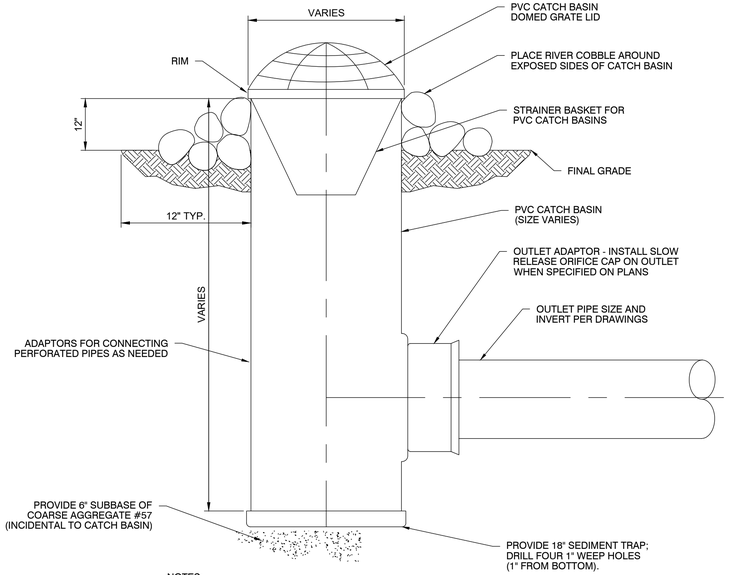
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS6002

SHEET 15 OF 21

I:\Accounts\WCHBO\wchbo00030 - public works dg_pw\#DESIGN_SHEETS\CS6002.dwg
PLOTTED: 6/7/2024 9:40 AM BY Sumi Moore PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: —

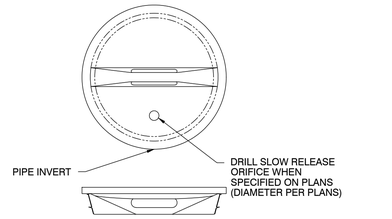


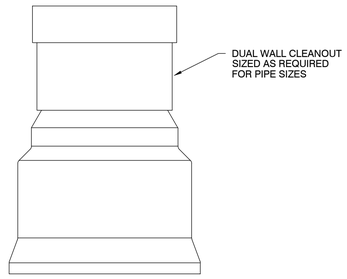
NOTES:

1. BASE AND BACKFILL SHALL BE HAND PLACED AND TAMPED IN 6" LIFTS. PLACE ALL CATCH BASINS ON 6" THICK AGGREGATE LEVELING COURSE ON COMPACTED SUBGRADE.
2. SEE DRAWINGS FOR RIM AND INVERT ELEVATIONS.

PVC CATCH BASIN W/ DOMED GRATE

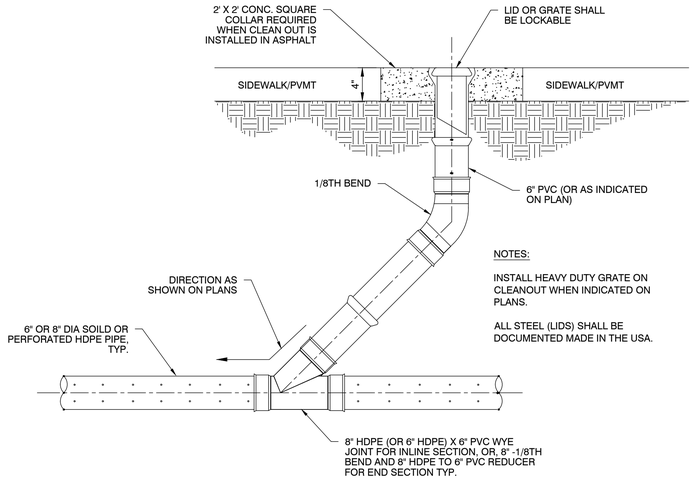
N.T.S.





SLOW RELEASE ORIFICE CAP

N.T.S.



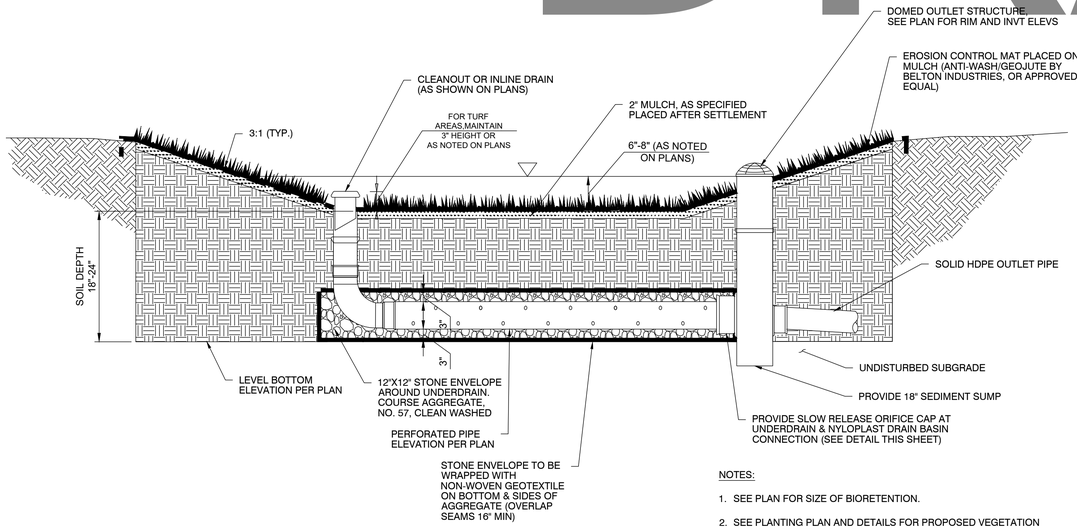
NOTES:

INSTALL HEAVY DUTY GRATE ON CLEANOUT WHEN INDICATED ON PLANS.

ALL STEEL (LIDS) SHALL BE DOCUMENTED MADE IN THE USA.

CLEANOUT, SOLID LID IN PAVED AREAS AND SOLID LID IN NON-PAVED AREAS

N.T.S.



NOTES:

1. SEE PLAN FOR SIZE OF BIORETENTION.
2. SEE PLANTING PLAN AND DETAILS FOR PROPOSED VEGETATION WITHIN BIORETENTION AREAS.

BIORETENTION

N.T.S.

RAIN GARDEN AREA CONSTRUCTION NOTES:

1. ALL CONSTRUCTION ACTIVITIES FOR THE BIO-RETENTION AREA SHOULD OCCUR WITHIN A SHORT TIME PERIOD TO ENSURE THAT SILT AND SEDIMENT DO NOT ENTER THE TRENCH.
2. APPROPRIATE MEASURES ARE TO BE TAKEN IN THE EVENT OF SEDIMENT ENTERING AND CLOGGING THE BIO-RETENTION AREA. SHOULD UNFAVORABLE CONDITIONS (I.E. GROUNDWATER AND/OR BEDROCK, ETC.) BE ENCOUNTERED DURING THE CONSTRUCTION PROCESS OF THE BIO RETENTION AREA, THE DESIGN ENGINEER SHOULD BE CONTACTED TO ADDRESS SUCH ISSUES.
3. IF INSPECTION INDICATES THAT SOIL OR SEDIMENT HAS ENTERED ANY OF THE BIO RETENTION AREA, APPROPRIATE MEASURES (I.E. CLEARING THE SOIL SEDIMENT FROM BIO RETENTION AREAS) SHOULD BE ADDRESSED.
4. PRIOR TO STONE AGGREGATE AND SOIL MIX BACKFILLING, THE BASIN EXCAVATION SHALL BE LINED WITH A PERMEABLE GEO-FABRIC LINER MEETING THE FOLLOWING SPECIFICATIONS, PER THE LATEST EDITION OF THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL.

   NON-WOVEN GEOTEXTILE FABRIC:
   NEEDLED NON-WOVEN POLYPROPYLENE FIBERS MEETING THE FOLLOWING PROPERTIES:
   a. GRAB TENSILE STRENGTH (ASTM-D4632)>=120lbs
   b. MULLEN BURST STRENGTH (ASTM-D3786)>=225lbs
   c. FLOW RATE (ASTM-D4491) >=95gal/min/sf
   d. UV RESISTANCE AFTER 500 HRS (ASTM-D4355)>=70%
   e. HEAT-SET OR HEAT-CALENDARED FABRICS ORE NOT PERMITTED. ACCEPTABLE TYPES INCLUDE MIRAFI 140N, AMOCO 4547, AND GEOTEX 451.
5. RAIN GARDEN SOIL SPECIFICATIONS:
   a. THE RAINGARDEN SOIL MIXTURE SHALL BE A MIXTURE OF PLANTING SOIL, MULCH, AND SAND. THE MIXTURE SHALL CONFORM TO THE FOLLOWING:

a.a. PLANTING SOIL	30% BY VOLUME
a.b. DOUBLE SHREDDED HARDWOOD MULCH	20% BY VOLUME
a.c. SAND	50% BY VOLUME

   b. THE PLANTING SOIL MIXTURE SHALL BE CLASSIFIED AS A SANDY LOAM, LOAMYSAND, OR LOAM (USDA) AND HAVE THE FOLLOWING CHARACTERISTICS:

b.a. PH RANGE	5.5 TO 7.5
b.b. ORGANIC MATTER	1.5 TO 7.0%
b.c. MAGNESIUM	32 PPM (MINIMUM)
b.d. PHOSPHORUS (P205)	<= 69 PPM
b.e. POTASSIUM (K20)	78 PPM (MINIMUM)
b.f. SOLUBLE SALTS	<= 500 PPM
b.g. CLAY	10 TO 20%
b.h. SILT	0 TO 50%
b.i. SAND	50 TO 85%
b.j. ORGANIC MATTER	1.5 TO 10%
b.k. INFILTRATION RATE	MIN. 0.1 IN./HR.

   c. THE RAIN GARDEN SOIL MIXTURE SHALL BE FREE OF STONES, INORGANIC MATERIAL, STUMPS, ROOTS, OR OTHER WOODY MATERIAL (EXCLUDING MULCH) OVER 1" IN DIAMETER.
6. AREAS WITH HIGHLY PERMEABLE MATERIALS, SHALL BE REPLACED WITH AMENDED SOIL OF USTA SAND LOAM.
   a. CLAY >= 7% AND CLAY < 20% AND SAND > 52% AND SILT + 2 * CLAY >= 30%
      OR
   b. CLAY < 7% AND SILT < 50% AND SILT + 2 * CLAY >= 30%)
7. CLEAN WASHED STONE IS DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH LOSS TEST
8. ALL JOINTS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

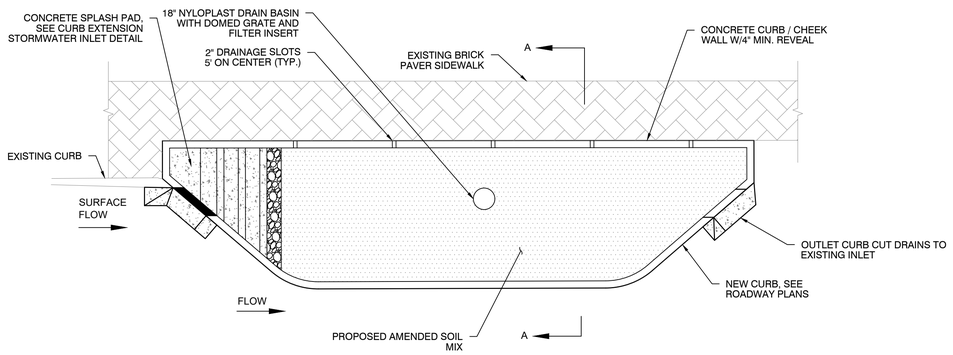
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

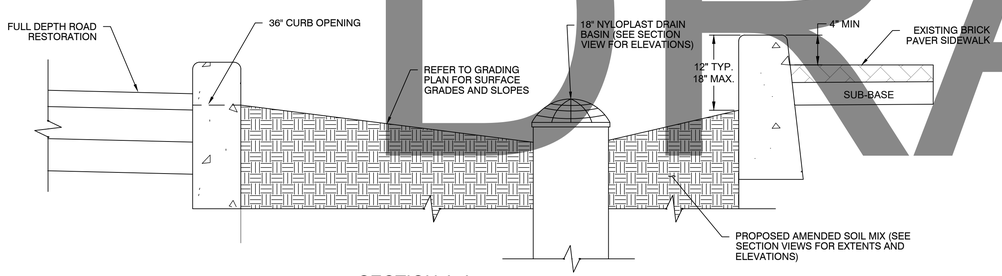
CS6003

SHEET 16 OF 21

PLOTTED: 6/7/2024 8:40 AM, BY: Sumi Moore PLOTSTYLE: Pennoni-WCS.stb PROJECT STATUS: —
\\Accounts\WCHBO\workbo00030 - cs\dtr works g_jsmr\DESIGN_SHEETS\CS6003.dwg



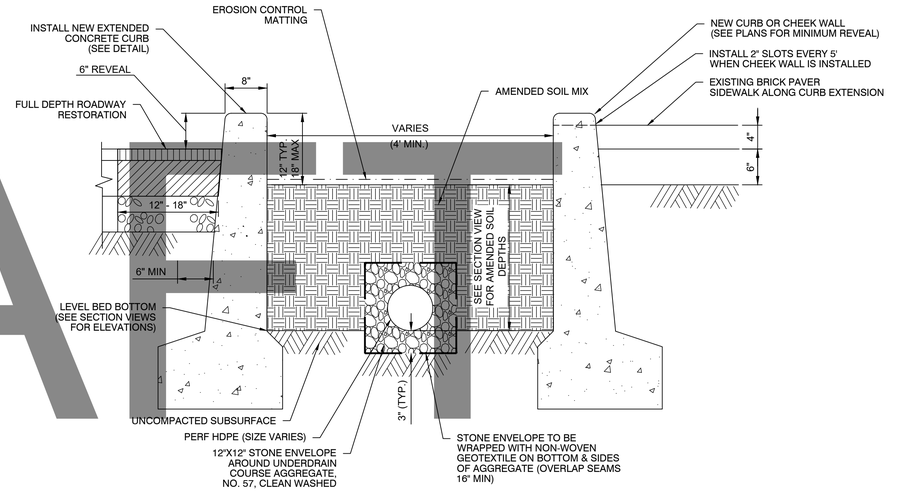
PLAN VIEW



SECTION A-A

TYPICAL CURB EXTENSION SURFACE SECTIONS W/ RELATIVE ELEVATIONS

N.T.S.



VEGETATED CURB EXTENSION SECTION

N.T.S.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

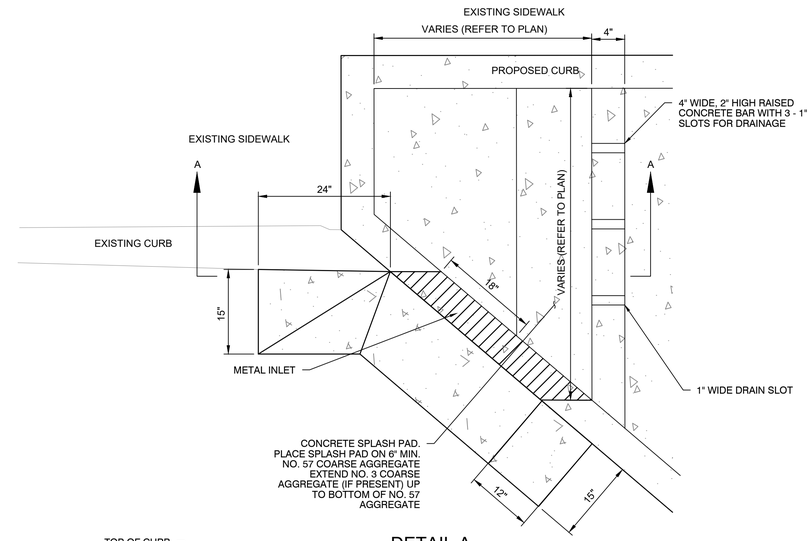
DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

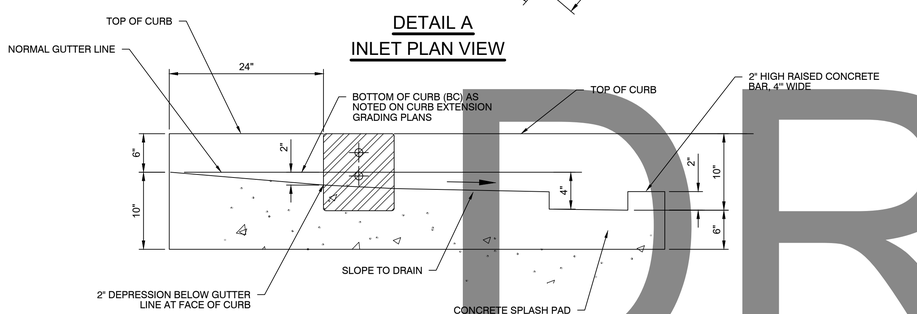
PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS6004

SHEET 17 OF 21



DETAIL A
INLET PLAN VIEW



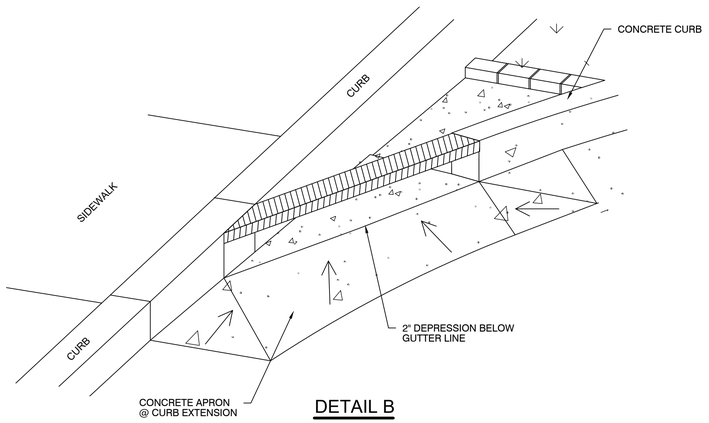
SECTION A-A

NOTES:

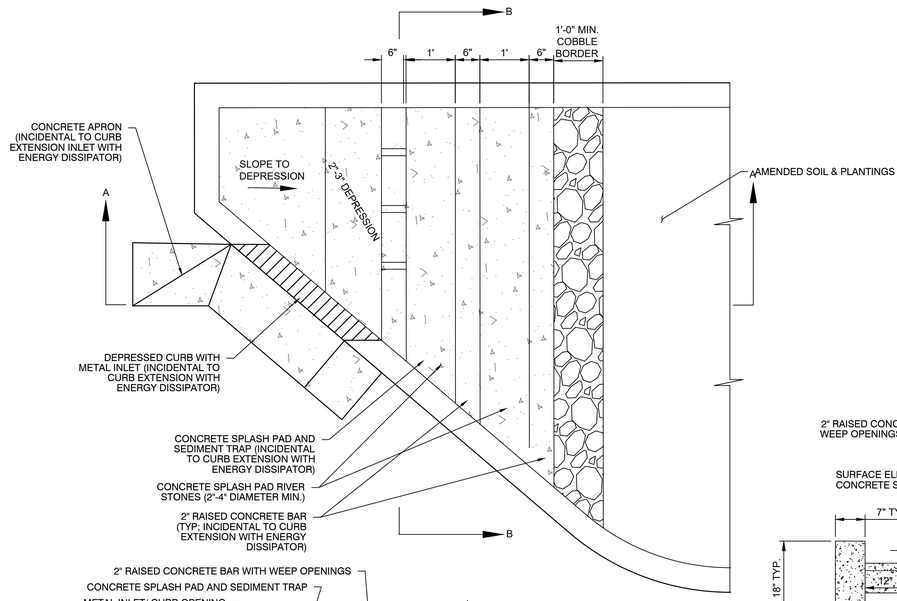
1. SAWCUT BEYOND FACILITY AND TRANSITION EXISTING CURB TO NEW CURB AND GUTTER AT 1" PER FOOT AS NECESSARY.
2. INLET MAY BE MODIFIED TO MAXIMIZE FLOW ENTRY TO STORM WATER FACILITY.
3. SEE PLANS FOR ACTUAL CONFIGURATION OF CURB EXTENSION INLETS.

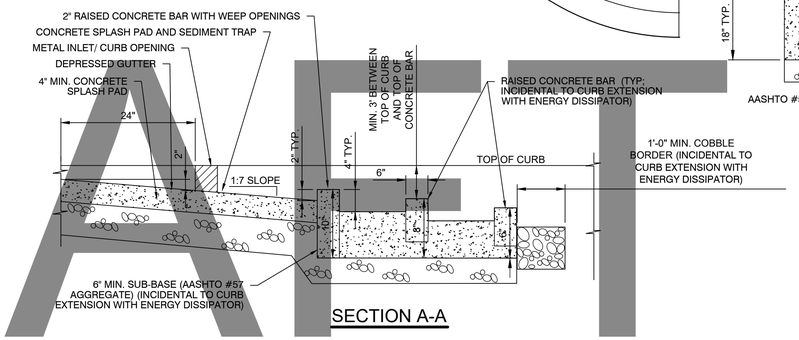
CURB EXTENSION STORMWATER INLET

N.T.S.

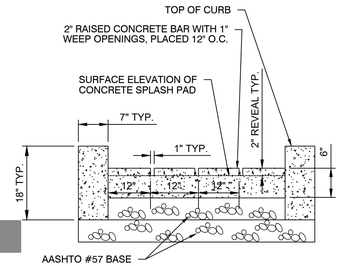


DETAIL B
INLET PERSPECTIVE VIEW





SECTION A-A



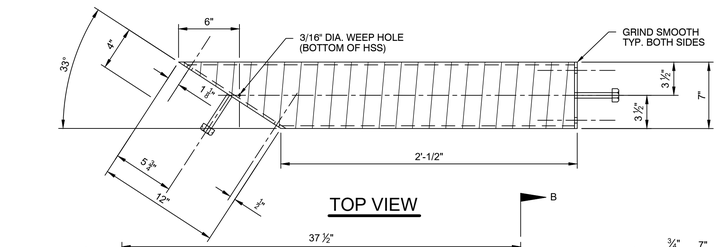
SECTION B-B

CURB EXTENSION STORMWATER INLET WITH DISSIPATER

N.T.S.

NOTES:

1. HEADED CONCRETE ANCHORS SHALL MEET THE REQUIREMENTS OF ASTM A-108.
2. HSS 6 X 2 ¼ CHANNEL SHALL MEET THE REQUIREMENTS OF ASTM A-500 GRADE B.
3. END PLATES SHALL MEET THE SHALL MEET THE REQUIREMENTS OF ASTM A-36.
4. ENTIRE ASSEMBLY SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH A-123.
5. SINGLE BEVEL GROOVE WELD.



METAL INLET

N.T.S.

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

CONSTRUCTION DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	BY

REVISIONS

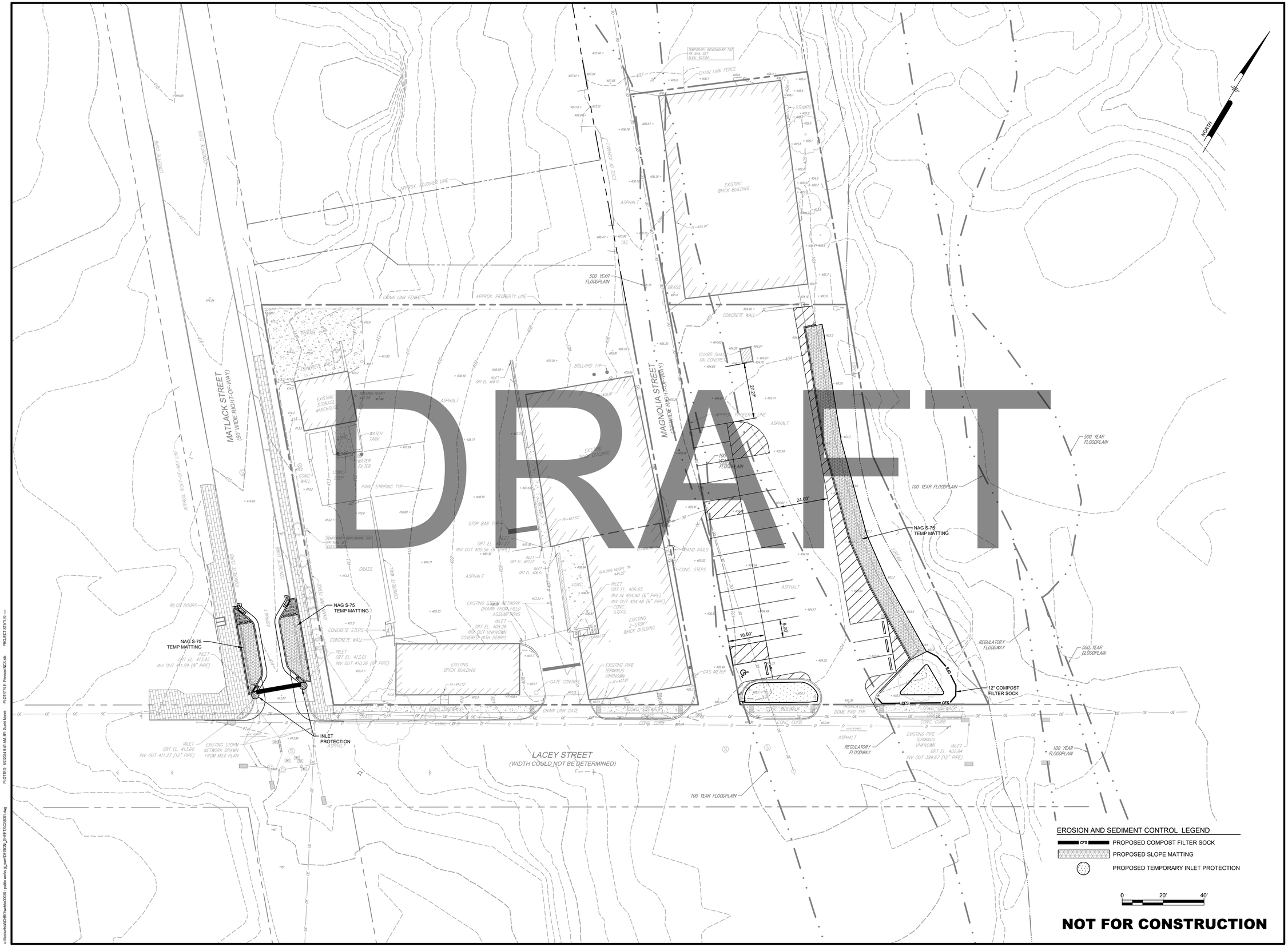
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS6005

SHEET 18 OF 21

PLOTTED: 6/7/2024 8:41 AM BY: Sumi Moore PLOTSTYLE: Pennoni N/CS.stb PROJECT STATUS: —
u:\Accounts\WCHBO\workbo00030 - public works ig_item\[DESIGN]_SHEETS\CS6005.dwg



NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER

205 LACEY STREET
WEST CHESTER, PA 19382

EROSION & SEDIMENTATION CONTROL PLAN

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	1" = 20'
DRAWN BY	AGS
APPROVED BY	CRP

CS8001

SHEET 19 OF 21

STANDARD E&S CONTROL PLAN NOTES

OWNER / OPERATOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS

1. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THOSE CONTROLS BEGINS.
2. THE OPERATOR/CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
4. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION & SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
5. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE CHESTER COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
6. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING THE SITE IDENTIFICATION NUMBER.
7. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE TO BE INCAPABLE OF ADEQUATELY CONTROLLING SEDIMENT FROM LEAVING THE SITE PRIOR TO THE DISCHARGE OF OR STABILIZING OF SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMPLEMENTED IMMEDIATELY BY THE OWNER/ DEVELOPER TO ELIMINATE SUCH PROBLEMS.
8. THE LIMITS OF WORK SHOWN ON THIS PLAN ARE THE REAL EXTENT REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO THESE LIMITS IN MINIMIZING DISTURBED LAND, AND ALL CONSTRUCTION SHALL BE CONDUCTED WITHIN THESE LIMITS.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
10. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDED WITH A VEGETATIVE COVER AND STOCKPILED FOR REUSE IN FINISH GRADING. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1 OR FLATTER. SILT FENCING SHALL BE INSTALLED ON THE LOW SIDE OF THE PILE. THERE SHALL BE NO EARTH DISTURBANCE WITHIN THE STOCKPILE AREA.
12. ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
13. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SEDIMENT TRAP FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMP'S.
14. ANY DISTURBED AREA, ON WHICH ACTIVITY HAS CEASED FOR AN EXTENDED AMOUNT OF TIME, MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES.
15. DISTURBED AREAS WHICH ARE NOT AT FINISH GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISH GRADE OR WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
16. FILLS GREATER THAN 3:1 SLOPE AND CUTS GREATER THAN 3:1 SHALL BE SEEDED AND MULCHED, AND PROTECTED WITH EROSION CONTROL MATTING (SEE INSTALLATION INSTRUCTIONS). ALL DISTURBED AREAS WITHIN 50 FT OF A SURFACE WATER SHALL BE SEEDED AND MULCHED ACCORDINGLY.
17. CHANNELS, SEDIMENTATION BASINS, SEDIMENTATION TRAPS AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
18. THERE IS TO BE NO EARTH DISTURBANCE OR VEGETATIVE CLEARING IN AREAS OF STAKED (OR FENCED) WETLANDS. EARTH DISTURBANCE WITHIN THESE AREAS WITHOUT THE REQUIRED PERMITS WILL RESULT IN POTENTIAL VIOLATION OF COMMONWEALTH AND FEDERAL WETLANDS REGULATIONS.
19. DUST CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.
20. CONSTRUCTION VEHICLES LEAVING THE SITE SHALL NOT DEPOSIT ANY MATERIAL OUTSIDE OF THE PROJECT SITE BOUNDARIES AND/OR A PUBLIC RIGHT-OF-WAY. ANY MATERIAL DEPOSITED SHALL BE IMMEDIATELY REMOVED.
21. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. 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.
22. 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 REDISTURBED 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 REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
23. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE PERMITTEE AND COPERMITTEE SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES AND MAINTAIN AND MAKE AVAILABLE TO THE CHESTER COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGARDING, RESEEDING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
25. AT STREAM CROSSINGS, A 50' BUFFER AREA SHOULD BE MAINTAINED. WITHIN THE BUFFER, CLEARING, SOD DISTURBANCES, EXCAVATION AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING WATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.
26. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
27. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
28. SHOULD ANY AREAS OF EXCAVATION BE FOUND TO CONTAIN CONTAMINANTS THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE DESIGN ENGINEER.

TOPSOIL APPLICATION NOTE:

ALL TOPSOIL PLACEMENT SHALL BE IN ACCORDANCE WITH PA DEP REQUIREMENTS.

MAINTENANCE NOTES

GENERAL:

1. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION REPORT LOG USING DEP FORM 3150-FM-BWEW0083 DATED 2/2012 KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME WILL BE KEPT ON THE SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

   ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

   WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

   a. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
   b. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
   c. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESSEDED. A STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED ALONG WITH AN ANCHORING METHOD DESCRIBED ON THE ATTACHED MULCH ANCHORING GUIDE, UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
4. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

ROCK CONSTRUCTION ENTRANCE:

1. SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.
2. ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK.
3. INSPECT AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.

FILTER SOCKS

1. INSPECT AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.
2. COMPOST FILTER SOCKS ARE TO BE MAINTAINED, AND REPLACED IF NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD UNTIL A PERMANENT VEGETATIVE COVER WITHIN THE TRIBUTARY AREA IS ESTABLISHED.
3. CONSTRUCT COMPOST FILTER SOCKS ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL ACTIVITIES.
4. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT ACCUMULATIONS REACH ½ THE ABOVE GROUND HEIGHT OF THE SOCKS.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION:

1. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
2. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
3. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
4. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTHMOVING PROCEDURES. TEMPORARY SEED SHALL BE ANNUAL RYE GRASS APPLIED AT THE RATES SPECIFIED. MULCH SHALL BE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
5. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED. PERMANENT SEEDING SHALL BE AT THE RATES SPECIFIED. FERTILZER AND LIME SHALL BE APPLIED AT THE MINIMUM RATES SPECIFIED.
6. PERMANENTLY SEEDED AREAS SHALL HAVE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE. ANY AREAS WHERE HYDROSEED IS USED, MULCH IS NEEDED AT A MINIMUM RATE OF 3 TONS PER ACRE.
7. FILTER SOCKS PER EROSION AND SEDIMENT CONTROL MANUAL.

CONCRETE WASHOUT AREA:

1. FOR LARGER SITES, A BELOW-GRADE WASHOUT SHOULD BE A MINIMUM OF 10 FEET WIDE AND PROVIDE AT LEAST 12 INCHES OF FREEBOARD ABOVE THE LIQUID AND SOLID WASTE ANTICIPATED BETWEEN CLEANOUT INTERVALS. THE PIT SHOULD BE LINED WITH PLASTIC SHEETING OF AT LEAST 10-MIL THICKNESS (WITH NO HOLES OR TEARS) TO PREVENT LEACHING OF LIQUIDS INTO THE GROUND.
2. THE WASHOUT AREA SHALL BE MAINTAINED SUCH THAT THE 12 INCHES OF FREEBOARD IS AVAILABLE AT ALL TIMES.

INLET PROTECTION:

1. EARTHEN BERM TO BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM TO BE MAINTAINED UNTIL ROAD IS PAVED. SIX INCH ROADWAY ASPHALT BERM TO BE MAINTAINED UNTIL ROWADWAY SURFACE RECEIVES FINAL COAT.
2. INSPECT AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER INSPECTION.
3. SEDIMENT MUST BE REMOVED FROM STORM WATER INLET PROTECTION AFTER EACH RUNOFF EVENT.

CLEAN FILL & ENVIRONMENTAL DUE DILIGENCE

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING. IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE CONTRACTOR.
2. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
3. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
4. ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
5. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
6. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

RECYCLE & DISPOSAL OF MATERIALS

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET DEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
2. ANY WASTE OR BORROW AREA MUST HAVE AN E&S PLAN REVIEWED AND APPROVED BY CHESTER COUNTY CONSERVATION DISTRICT PRIOR TO BEING ACTIVATED.

UNFORSEEN EROSIVE CONDITIONS

1. SHOULD UNFORSEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

UTILITY TRENCH NOTES

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

1. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 12 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING, I.E. YARDS.
2. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
3. MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
4. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
5. GRADED AREAS ARE TO BE TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTHMOVING PROCEDURES. TEMPORARY SEED SHALL BE ANNUAL RYE GRASS APPLIED AT THE RATES SPECIFIED. MULCH SHALL BE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
6. PERMANENTLY SEEDED AREAS SHALL HAVE HAY OR STRAW APPLIED AT THE RATE OF AT LEAST 3 TONS PER ACRE.
7. ANY AREAS WHERE HYDROSEED IS USED, MULCH IS NEEDED AT A MINIMUM RATE OF 3 TONS PER ACRE.

MULCH ANCHORING GUIDE

Anchoring Method or Material	Kind of Mulch to be Anchored	How to Apply
MANUAL Mulch Netting	Hay or Straw	Staple Anti-Wash/Geojute netting to soil surface according to manufacturer's recommendations.

TEMPORARY SEEDINGS FOR CRITICAL AREAS

SPECIES OR MIXTURE	PERCENT BY WEIGHT	PERCENT PURE LIVE SEED	PERCENT GERMINATION	SEEDING RATE		RECOMMENDED SEEDING DATES	ADAPTION TO SOIL-SITE CONDITIONS				
				LBS/1,000-SF	LBS/AC		SHALLOW WELL DRAINED	MOD. DEEP WELL DRAINED	DEEP WELL DRAINED	MOD. WELL DRAINED	SOMEWHAT POORLY TO POORLY DRAINED
ANNUAL RYEGRASS (PENN DOT FORMULA E)	100.0%	98.0%	90.0%	21	915	MAR. 15 TO OCT. 15	X	X	X	X	X

DRAFT

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

EROSION & SEDIMENTATION CONTROL NOTES

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

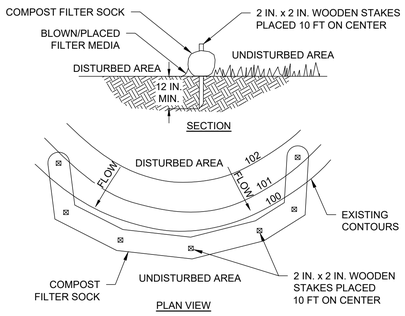
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS8501

SHEET 20 OF 21

u:\Accounts\WCHBO\wchbo00030 - public works\g_pw\DESIGN_SHEETS\CS8501.dwg PLOTTED: 6/7/2024 8:42 AM BY: Sushi Moore PLOTSTYLE: Pennoni-MCS.ctb PROJECT STATUS: —



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.

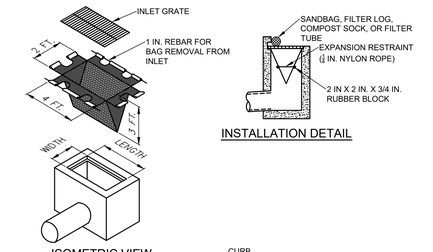
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

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.

COMPOST FILTER SOCK

NTS STANDARD CONSTRUCTION DETAIL #4-1



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

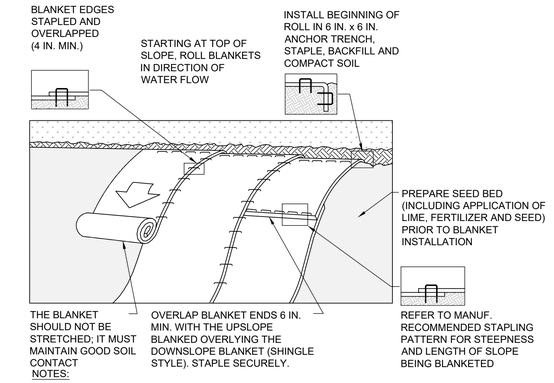
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND REPLACED 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. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION - TYPE C INLET

NTS STANDARD CONSTRUCTION DETAIL #4-15



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

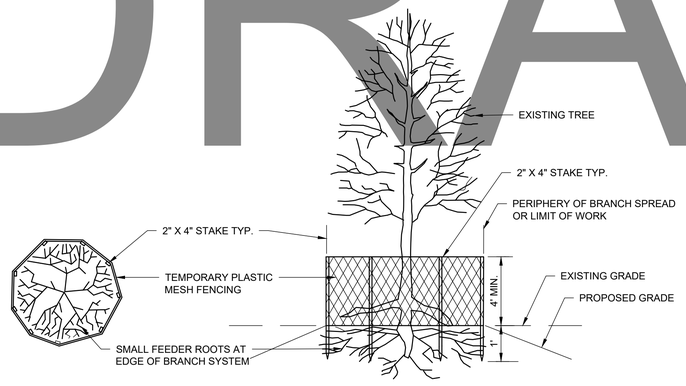
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION

NTS STANDARD CONSTRUCTION DETAIL #11-1

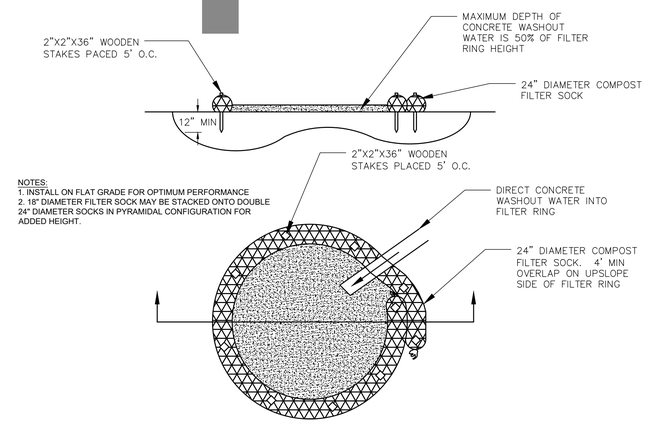


NOTES:

1. THOSE TREES WHICH ARE WITHIN TWENTY-FIVE (25) FEET OF ANY PROPOSED EXCAVATION OR GRADING OPERATION, OR IN ANY OTHER LOCATION DEEMED APPROPRIATE BY THE ENGINEER, SHALL BE PROTECTED BY INSTALLING AND MAINTAINING A FENCE AT THE DRIP LINE.
2. NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION.
3. HEAVY EQUIPMENT OPERATORS SHALL AVOID DAMAGING EXISTING TREE TRUNKS AND ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN TWENTY-FIVE (25) FEE FROM TREE TRUNKS.
4. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE BY BEING TREATED IMMEDIATELY.
5. TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED ANDTREATED IMMEDIATELY.
6. THE OPERATION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS OF SUCH TREES SHALLBE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
7. DAMAGED TREES SHALL BE FERTILIZED TO AID IN THEIR RECOVERY.
8. CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND TREES.

TREE PROTECTION FENCE

NTS



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

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

CONCRETE WASHOUT FACILITIES DETAIL

NTS

NOT FOR CONSTRUCTION

DRAFT

PENNONI ASSOCIATES INC.
158 W. Gay Street, Suite 300
West Chester, PA 19380
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GOOSE CREEK GREEN STORMWATER
205 LACEY STREET
WEST CHESTER, PA 19382

EROSION & SEDIMENTATION CONTROL DETAILS

WEST CHESTER BOROUGH
401 EAST GAY STREET
WEST CHESTER, PA 19380

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WCHBO00030
DATE	2024-06-07
DRAWING SCALE	N.T.S.
DRAWN BY	AGS
APPROVED BY	CRP

CS8502

SHEET 21 OF 21

v:\Accounts\WCHBO\workbox\00030 - public works gi_pen\DESIGN_SHEETS\CS8502.dwg PLOTTED: 6/7/2024 9:42 AM, BY: Sumi Moore PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: —

From: Don Anderson
To: Kathy Brooks
Subject: Fwd: Horgan Tree Experts Contract
Date: Wednesday, December 3, 2025 5:15:03 PM
Attachments: Outlook-ppt2c3fg.png

FYI,

Don Anderson, Public Works Asst. Dir.
Borough of West Chester
Danderson@west-chester.com
610-696-5282 Office
484-459-6193 Cell

Begin forwarded message:

From: Horgan Tree Experts <horgantree@gmail.com>
Date: December 3, 2025 at 4:46:28 PM EST
To: Don Anderson <DAnderson@west-chester.com>
Subject: Re: Horgan Tree Experts Contract

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

Dear Don,

Horgan Tree Experts is in agreeance to extend the existing contract 60 days or until new bid is awarded (whichever comes first) at the current labor and equipment rates.

Thank You,
Travis Shaw
Horgan Tree Experts
741 Contention Lane
Berwyn, PA 19312
610.644.1663

On Wed, Dec 3, 2025 at 15:48 Don Anderson <DAnderson@west-chester.com> wrote:

> Don,
>
> We are in agreeance to extend the existing contract 60 days or until new bid is

awarded (whichever comes first) at the current labor and equipment rates.

Thank You,

Don Anderson, Interim Director
of Public Works
West Chester Borough
DAnderson@west-chester.com
484-459-6193 Cell
610-696-5282 Office



From: Don Anderson
To: Kathy Brooks
Subject: Fw: Extension
Date: Thursday, December 4, 2025 8:38:58 AM
Attachments: image001.png
Outlook-v10enwtn.png

FYI,

Don Anderson, Interim Director
of Public Works
West Chester Borough
DAnderson@west-chester.com
484-459-6193 Cell
610-696-5282 Office



From: Alan Chachapoya <alan_c@dscsolutionsfm.com>
Sent: Thursday, December 4, 2025 8:35 AM
To: Donald Edwards <DEdwards@west-chester.com>
Cc: Don Anderson <DAnderson@west-chester.com>
Subject: Extension

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

Per our conversation we are okay extending the contract for 60 days until the new procurement process is completed. We will hold the same price.

Kindest Regards,

Alan Chachapoya | Managing Director



3 Kennedy St | Lancaster, PA 17603
Toll Free: 877.765.8065

Office: 717.800.1240 | Cell : 717.940.8187

From: Don Anderson
To: Kathy Brooks
Subject: Fw: Contract
Date: Wednesday, December 3, 2025 3:03:39 PM
Attachments: Outlook-lkyb1zlx
Outlook-l2rg3egd.png

Fyi,

Don Anderson, Interim Director
of Public Works
West Chester Borough
DAnderson@west-chester.com
484-459-6193 Cell
610-696-5282 Office

From: Bill Dunn <bdunn@signalservice.com>
Sent: Wednesday, December 3, 2025 3:02 PM
To: Don Anderson <DAnderson@west-chester.com>
Subject: Contract

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

We are in agreeance to extend the existing contract 60 days or until new bid is awarded (whichever comes first) at the current labor and equipment rates.

Thank You,

Bill Dunn
Director of Field Services
Signal Service Inc.
O: 610-429-8073
C: 484-752-8022
F: 610-429-8076

www.signalservice.com



Good Fellowship Ambulance & EMS Training Institute

Serving the Community for Over 70 Years

600 Montgomery Avenue ♦ PO Box 361 ♦ West Chester, PA 19381-0361 ♦ (610) 431-3132 ♦ www.goodfellowship.org

Funding Partnership Request - West Chester University

November 13, 2025

Funding Summary

Good Fellowship Ambulance (GFAC) proposes a funding partnership of $31,554 with West Chester University (WCU) to support emergency medical services for the campus in 2026, with the intent for this contribution to recur on an annual basis. The WCU campus spans three municipalities, West Chester Borough, West Goshen Township, and East Bradford Township. Each of these municipalities is served by GFAC as the primary emergency medical services provider.

While these municipalities contribute annually to sustain EMS readiness, a portion of their emergency call volume originates from WCU's campus, creating costs that are currently absorbed by local taxpayers rather than the institution. This proposal seeks to establish an equitable partnership between GFAC and WCU that reflects the true cost of providing emergency care to the campus and reduces the financial burden on taxpayers for these critical services.

Proportional Funding Breakdown

The amounts listed reflect the university's proportional share of EMS dispatch volume originating on campus within each municipality. These amounts are recalculated each year based on annual dispatch volume. If this becomes a recurring contribution, GFAC will provide updated data and funding estimates to the appropriate WCU contact by September 1 of each year for the next calendar year.

Municipality	2026 Municipal Contribution	% of Total Dispatched Volume on WCU Campus	Funding Requested from WCU
West Chester Borough	$298,214.73	8.5%	$25,348.25
West Goshen Township	$173,033.02	2.3%	$3,979.76
East Bradford Township	$139,148.84	1.6%	$2,226.38

Total 2026 Proportional Amount for West Chester University: **$31,554.39**

Service and Funding Overview

GFAC has served the West Chester region for decades and will celebrate its 75th anniversary in 2026. As a registered 501(c)(3) non-profit organization, GFAC's mission is to provide high-quality emergency medical care, education, and community service to the residents and institutions within its coverage area.

Across the United States, EMS agencies face a growing funding crisis. Reimbursements from Medicare, Medicaid, and private insurance do not cover the true cost of providing emergency medical services. Operating 24 hours a day costs far more than the revenue generated from insurance billing. Rising staffing, training, and equipment costs continue to place pressure on Good Fellowship and other community-based EMS providers. As a result, GFAC increasingly relies on the ten municipalities it serves to help offset these financial shortfalls. Municipal leaders are examining the source of EMS dispatches within their boundaries to identify the largest drivers of call volume, which led to this current discussion with WCU.

Within this national and local context, WCU's large residential population, athletic programs, and year-round campus activity create steady demand for emergency medical services. These calls require dedicated staffing, vehicles, and equipment that GFAC must fund, supplemented by municipal support. A sustainable partnership will maintain reliable, high quality EMS coverage for the campus and surrounding community.

Basis for Funding Request

The goal of this request is to ensure WCU funds its share of EMS activity within each municipality, based on campus call volume. Without this contribution, municipal taxpayers effectively cover the university's portion. By contributing this amount, WCU offsets its fair share of EMS costs, reduces the burden on local taxpayers, and helps sustain reliable, high-quality emergency medical coverage for the campus and surrounding community.

Use of Funds

Funding from WCU will support the direct operational costs of providing emergency medical services on campus. It will maintain continuous readiness, offset unreimbursed emergency call costs, and strengthen collaboration in emergency preparedness and training.

Campus Impact and Collaboration

GFAC operates the WCU Division next to the university's Health Center in Commonwealth Hall. Staffed by student volunteers, the station provides rapid response across campus and high-quality care for students, faculty, staff, and visitors. GFAC pays $500 per month in rent for this space and funds all operating costs, including a dedicated response SUV, medical equipment, supplies, and full insurance coverage. The organization absorbs these costs while also paying rent to the university. In addition to

on-campus operations, GFAC ambulances respond from one of five additional stations to campus more than 225 times each year for medical emergencies.

The WCU Division benefits both the university and nearby neighborhoods while giving students valuable educational experience. Alongside its emergency operations, the division also functions as a recognized WCU student club. At the main GFAC station in West Goshen Township, the organization partners with the Nursing, Athletic Training, and Physician Assistant programs to provide ride-along experiences that introduce these students to emergency medical services. GFAC also maintains an articulation agreement with the university that allows students to transfer credits from its EMS certification programs toward their degrees. These opportunities show a strong partnership. GFAC invests financially, operationally, and educationally in campus and community safety, ensuring a faster, stronger, and more coordinated emergency response system while helping prepare the next generation of healthcare professionals and community leaders.

Clarification on Scope and Future Funding

This funding request supports direct operating costs for emergency medical services on your campus. It covers 911 responses and EMS readiness. It does not include staffing for planned events such as athletic games, celebrations, or ceremonies. Those will continue to be contracted and billed separately at established rates to ensure proper staffing and resource coverage.

This request addresses current operational needs. In the future, GFAC may work with you or your foundation on capital or equipment projects that improve campus safety and emergency response.

Conclusion

GFAC values its relationship with WCU and is proud to help protect the health and safety of your students, faculty, and visitors. GFAC requests a 2026 funding contribution of $31,554, representing the fair share of EMS activity within West Chester Borough, West Goshen Township, and East Bradford Township. GFAC would like this contribution continue on an annual basis using updated dispatch data each year. Your support will sustain high quality emergency response, strengthen campus safety, and uphold the partnership that protects both the university and the surrounding community. This contribution reflects a shared commitment to being good neighbors and maintaining a strong, cooperative relationship between the university and the community it serves.

EMERGENCY MEDICAL SERVICES AGREEMENT

THIS EMERGENCY MEDICAL SERVICES AGREEMENT (the "Agreement"), is entered into this ____ day of _____, 2025, between **WEST CHESTER BOROUGH,** a political subdivision of the Commonwealth of Pennsylvania with an address of 401 East Gay Street, West Chester, Pennsylvania 19380 (the "Borough") and the **GOOD FELLOWSHIP CLUB OF CHESTER COUNTY, INC.** a Pennsylvania non-profit corporation, with an address of 600 Montgomery Avenue, West Chester, Pennsylvania 19380 (the "Company" and together with the Borough, the "Parties").

WHEREAS, the Company is a nonprofit corporation engaged in providing basic life support, advanced life support, and other emergency medical services ("EMS") to several municipalities located in Chester County; and

WHEREAS, the Borough desires to retain the Company to provide certain services to specified geographic areas of the Borough pursuant to the terms and conditions hereinafter set forth, and Company is willing to provide such services.

NOW THEREFORE, intending to be legally bound hereby, the Parties agree that they will each carry out the mutual promises contained herein as follows:

Section 1. Services.

A. The Company shall provide the following services to the Borough (collectively the "Services"): basic life support (BLS) and advanced life support (ALS) to medical emergencies as dispatched through the Chester County 911 center for properties in the geographical area depicted on the map attached hereto as Exhibit "A" (which covers the entire geographical area of the Borough).
    a. If there are any changes to the Services provided or to the geographical area in which the Company operates, either Party may modify this Agreement.

B. The Company shall provide the necessary EMS equipment and personnel as needed in order to provide BLS and ALS services in the portions of the Borough assigned in this paragraph in accordance with the Company's Pennsylvania Department of Health, Bureau of EMS licensing and all applicable rules, regulations and statutes.

C. The Company shall counsel and advise the Borough upon request on matters where the Company has expertise, including but not limited to emergency preparedness, air-medical resourcing, and community safety.

Section 2. Term. The term of this Agreement ("Initial Term") shall be for an initial term of three (3) years, commencing on January 1, 2026, and expiring on December 31, 2028; provided, however, that this Agreement may be terminated by either Party following written notice at least ninety (90) days prior to the end of the first year or second year of the Initial Term. The Initial Term shall be renewed automatically for additional one-year terms thereafter unless the Company or the Borough shall give written notice at least ninety (90) days before the expiration of the Initial Term or any renewal term thereafter.

Section 3. Termination. Upon termination of this Agreement, neither Party shall have any further rights, obligations or duties hereunder except that the Borough shall be obligated to pay Company any compensation and/or reimburse any expenses which are unpaid and due as of the date of termination of this Agreement.

Section 4. Annual Payments for Services. For the services provided by the Company as described above, the Borough shall make two equal payments to the Company, one on or before June 1 and the other on or before September 1. Each payment shall equal fifty percent (50%) of the amount listed on the Funding Proposal Spreadsheet, attached as Exhibit "B" (the "Funding Spreadsheet").

The 2026 payment amount has been calculated using a formula agreed upon by the Parties. This formula allocates a portion of the projected deficit incurred across all municipalities listed on the Funding Spreadsheet where the Company provides services. Each municipality is responsible for its pro rata share of the deficit, calculated 50% based on the number of dispatched calls and 50% based on population, using data from DVRPC's Data Navigator and U.S. Census population estimates, as shown on Exhibit B.

The total amount due from the Borough for 2026 is **$298,214.73**.

For each year following 2026 during the Initial Term, the Borough's payment will be adjusted based on the updated budgeted deficit. By September 1 of each year, the Company shall provide the Borough with a revised Funding Spreadsheet and draft budget. These documents will be used by the Parties to establish the Borough's payment amount for the following year and for each successive year during which this Agreement remains in effect.

If the Company's requested payment for any future year increases by more than ten percent (10.0%) compared to the prior year, either Party may choose to modify or terminate this Agreement.

Section 5. Payments (Independent Living or Nursing Facilities). In the event the Company receives from any independent living, assisted living or other nursing facility that is located within the geographical area in which the Company is required to service in the Borough either (i) direct payments for ambulance subscriptions; or (ii) direct payments for pre-hospital emergency care, the amount paid to Company shall be deducted from the annual payments owed by the Borough.

Section 6. Billing. The Company reserves the right to bill patients and/or the patient's insurance provider for services rendered to those patients. Any and all amounts received from patients or the patient's insurance providers will have no impact on the obligations of the Parties under this Agreement.

Section 7. Reports. The Company shall provide the following documents to the Borough:

A. Company's annual operating budget
B. Annual audits
C. Company's Certificate of Insurance
D. Monthly reports with call data and statistics related to EMS events within the service area of the Borough.

Section 8. Performance. The Company represents and warrants to the Borough that it shall: perform the Services using personnel of required skill, experience and qualification and in a professional manner in accordance with Pennsylvania Department of Health regulations; devote adequate resources to meet its obligations under this Agreement; provide the Services with the Chester County emergency services system which provides for support and mutual aid in support of the Company; have the capability to meet minimum response for the incident type; have the capability to meet the minimum apparatus for the incident type; have the capability to meet the minimum training requirements; and enter into any mutual aid agreements, as needed, or required, through federal, state, and local laws and regulations.

Section 9. Annual Contribution. The Borough represents and warrants to the Company that it shall: provide the annual contribution on or before the agreed-upon payment schedule; act in accordance with all federal, state, and local laws and regulations; and provide a designee(s) to act as a liaison between the Borough and the Company.

Section 10. Request of Mutual Aid Coverage. In the event additional emergency medical resources are required to provide mutual aid coverage for any emergency situation, the Company shall request such mutual aid coverage in accordance with the current radio and dispatch operating guidelines and policies set forth by the Chester County Department of Emergency Services.

Section 11. Fundraising. The Company shall be permitted to solicit donations and fundraise from residents of the Borough, provided all solicitations and fundraising efforts made by the Company otherwise comply with municipal, state, and federal law.

Section 12. Company Status. The Company is an independent contractor under this Agreement and shall not be an employee, agent, servant, joint venture, partner, or affiliate with the Borough and the Borough shall have no right to exercise control and direction over the manner in which the Company performs the Services. The Company shall have the authority to set its own schedule, use its own techniques, and otherwise be free from direction and control by the Borough.

Section 13. Authority. Specific to the geographical area outlined in Section 1, the Borough shall resolve the following authorities for the duration of the Initial Term and any renewal terms:

A. The Company will provide basic life support and advanced life support.

B. The EMS Chief of the Company will determine basic life support and advanced life support response plans.
C. The EMS Chief of the Company will determine automatic mutual aid for basic life support and advanced life support.
D. The EMS Chief of the Company will determine air ambulance service providers.

Section 14. Municipal Advisory Board. The Borough reserves the sole discretion to appoint a primary and an alternate member to the Company's Municipal Advisory Board.

Section 15. Records. The Company shall maintain, at no additional expense to the Borough, all records related to the Services under this Agreement. Such records shall include but not be limited to, original invoices, correspondence, logs, notes and any other data or documents related to the Company's provision of Services under this Agreement. The Company shall maintain such records for a period of two (2) years from the date of termination of this Agreement or for such longer period of time as may be required by law. The Company agrees to securely maintain all patient care records of Services provided in the Borough as required by the Pennsylvania Department of Health for 7 years.

Section 16. Insurance. The Company shall be required to secure and maintain, at its own expense, throughout the entire term of this Agreement commercial general liability insurance with limits of not less than $5,000,000 for each occurrence and $10,000,000 in the aggregate. The Borough should be named as an additional insured under said commercial general liability insurance policy.

Section 17. Indemnification. Each party hereby agrees to, and does hereby, indemnify, save, and hold harmless the other party, its successors and assigns, from, against and in respect of any and all losses, claims, charges, obligations, liabilities, commitments, actions, proceedings, demands, judgments, assessments, penalties, costs, expenses and damages of any kind, nature or description whatsoever (excluding defense/litigation costs including attorney fees) solely arising out of, in connection with or incident to any acts, omissions or negligence of such party and/or its officers, directors, members, employees, servants, agents or representatives working for such party in connection with the performance of Services hereunder. Notwithstanding the above, each party shall have the right to select and obtain representation by separate legal counsel. If a party exercises such right, all costs and expenses incurred by such party or its separate counsel shall be borne by the engaging party, and the other party shall reasonably cooperate in the investigation and defense of any such claim or action.

Section 18. Default. In the event that either the Borough or the Company has materially breached any provision of this Agreement, the Borough or Company, as applicable shall provide written notice, which notice shall specify the exact nature of the alleged breach. The Company or Borough, as applicable, shall then have thirty (30) days to respond to the alleged breach and/or to cure the breach, if one exists. If the breach is not cured, the Borough or Company, as applicable, may terminate this Agreement with a fifteen (15) day notice. If a material breach does exist, which cannot be fully cured within the thirty (30) day period but the Company or Borough, as applicable, has begun and continues a reasonable course of performance which, when completed, will then cure the breach, and the breach does not pose a threat to the residents of the Borough,

the Agreement shall continue in full force and effect unless such cure is not effected in a reasonable period of time.

Section 19. Federal and State Laws. Notwithstanding any other provision in this Agreement, in the event (i) either party reasonably determines that any federal or state law or regulation makes it unlawful for such party to be bound by the terms of this Agreement; (ii) either party has materially misrepresented any fact on which the other party has relied in entering into this Agreement; the impacted party may give the other party notice of intent to immediately enter into bona fide negotiations in good faith to adjust or amend this Agreement accordingly. If, after thirty (30) days of such negotiations, the parties cannot reach agreement, either party may terminate this Agreement upon ninety (90) days written notice to the other party.

Section 20. Notices. All notices or demands relating to this Agreement shall be in writing and shall be personally delivered or sent by registered mail to the Executive Director of the Company or the Borough Manager, as the case may be, to the address first written above.

Section 21. Subcontract or Assignment. The Company shall not subcontract or assign this Agreement or any of its obligations or rights hereunder without the prior written consent of the Borough.

Section 22. Amendment. This Agreement may not be amended except in a written document signed by the authorized representatives of the Parties.

Section 23. Entire Agreement; Supersession of Prior Agreements. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter herein and supersedes all prior or contemporaneous agreements, contracts, negotiations, discussions, or understandings, whether written or oral, between the Parties. All such prior agreements are hereby rescinded and shall be of no further force or effect.

Section 24. Governing Law. This Agreement shall be governed, construed, and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

Section 25. Execution in Counterparts. This Agreement may be executed in counterparts, each of which will be deemed to be an original, all of which counterparts together will constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

ATTEST:

_____
Josephine D. Lupo, Secretary

GOOD FELLOWSHIP CLUB OF CHESTER COUNTY, INC.

By: _____
Charles M. Brogan IV
Executive Director

ATTEST:

_____
Sean Metrick, Secretary

WEST CHESTER BOROUGH

By: _____
Patrick McCoy
President, Borough Council

Exhibit A

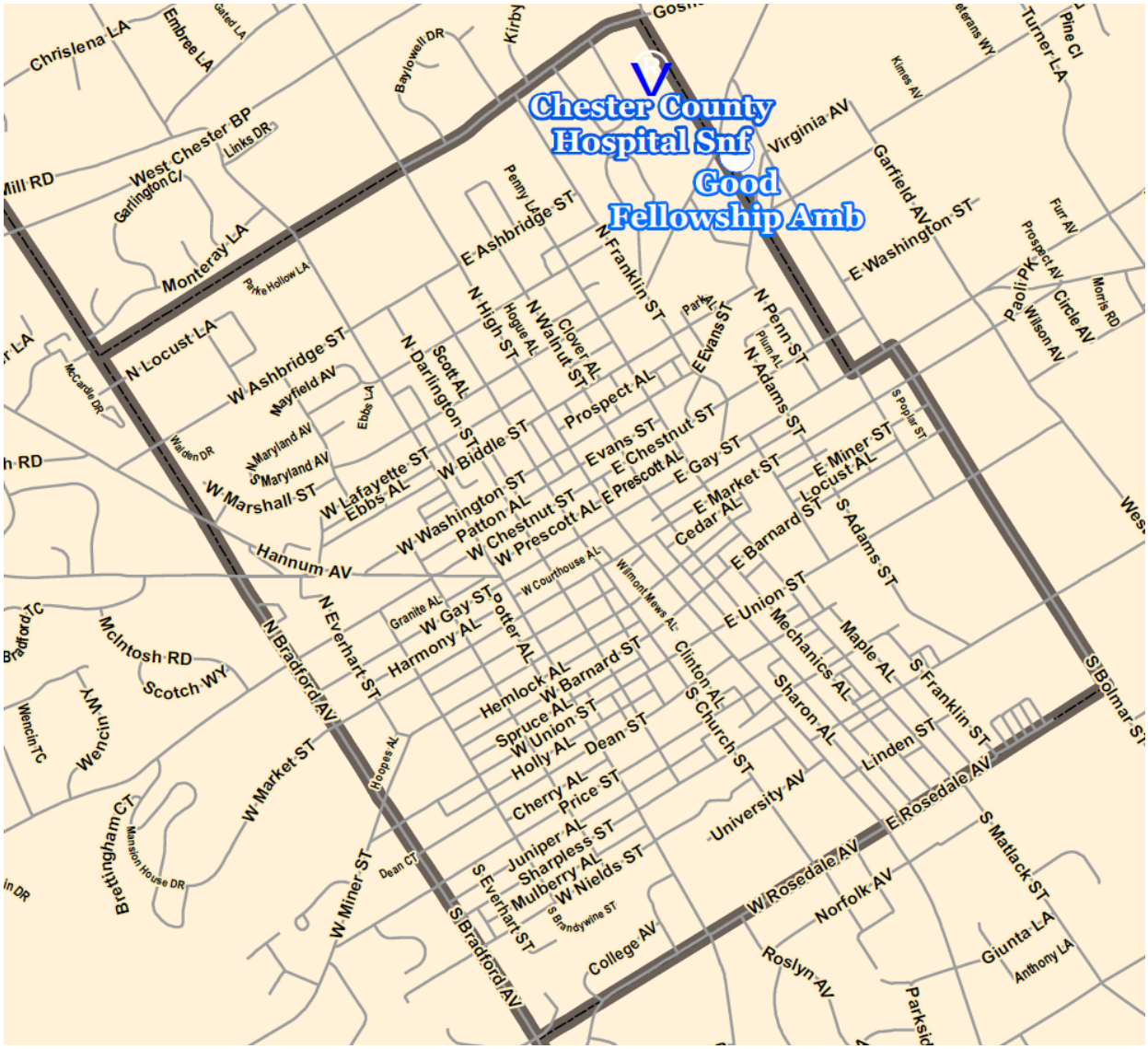

Chester County
Hospital Snf
Good
Fellowship Amb
Chrislena LA
Embree LA
Baylowell DR
Kirby
Virginia AV
Kimes AV
Turner LA
Pine Cl
West Chester BP
Links DR
Garlington Cl
Mill RD
Monteray LA
Parke Hollow LA
Penny LA
E Ashbridge ST
N Franklin ST
Garfield AV
E Washington ST
Furr AV
Prospect AV
Paoli PK
Circle AV
Morris RD
Wilson AV
N Locust LA
W Ashbridge ST
Mayfield AV
McCardle DR
Walden DR
N Maryland AV
S Maryland AV
W Marshall ST
Ebbs LA
N Darlington ST
Scott AL
N High ST
Hogue AL
N Walnut ST
Clover AL
Park AL
E Evans ST
N Penn ST
Plum AL
N Adams ST
Prospect AL
W Biddle ST
W Lafayette ST
Ebbs AL
Evans ST
E Chestnut ST
E Prescott AL
E Gay ST
E Market ST
Cedar AL
E Miner ST
Locust AL
S Poplar ST
W Washington ST
Patton AL
W Chestnut ST
W Prescott AL
E Barnard ST
S Adams ST
Hannum AV
W Courthouse AL
Wilmont Mews AL
E Union ST
Granite AL
W Gay ST
Potter AL
Harmony AL
N Everhart ST
N Bradford AV
McIntosh RD
Scotch WY
Bradford TC
Wencin TC
Wencin WY
Hemlock AL
W Barnard ST
Spruce AL
W Union ST
Holly AL
Dean ST
Clinton AL
S Church ST
Mechanics AL
Maple AL
S Franklin ST
Sharon AL
Linden ST
S Bolmar ST
W Market ST
Hoopes AL
Cherry AL
Price ST
University AV
E Rosedale AV
Brettingham CT
Mansion House DR
Juniper AL
Sharpless ST
Mulberry AL
W Nields ST
S Everhart ST
S Bradford AV
W Miner ST
Dean CT
S Brandywine ST
W Rosedale AV
Norfolk AV
S Matlack ST
College AV
Roslyn AV
Giunta LA
Anthony LA

Exhibit B

Good Fellowship Ambulance
2026 Municipal Funding

BLS & ALS

	Calls	%	Population	%
Birmingham	67	1.27%	1289	2.19%
East Bradford	918	17.35%	10339	17.57%
Newlin	35	0.66%	379	0.64%
Thornbury	166	3.14%	2725	4.63%
West Bradford	340	6.42%	6642	11.29%
West Chester	2281	43.10%	18671	31.73%
West Goshen	1039	19.63%	13997	23.79%
Westtown	446	8.43%	4799	8.16%
	5,292	**100%**	**58,841**	**100%**

	Calls (50%)	Population (50%)	
Birmingham	$ 5,045.26	$ 8,727.90	**$ 13,773.15**
East Bradford	$ 69,127.55	$ 70,021.29	**$ 139,148.84**
Newlin	$ 2,635.58	$ 2,564.87	**$ 5,200.45**
Thornbury	$ 12,500.19	$ 18,458.48	**$ 30,958.67**
West Bradford	$ 25,602.80	$ 44,985.35	**$ 70,588.15**
West Chester	$ 171,764.64	$ 126,450.09	**$ 298,214.73**
West Goshen	$ 78,239.13	$ 94,793.88	**$ 173,033.02**
Westtown	$ 33,584.85	$ 32,498.15	**$ 66,082.99**
	$ 398,500.00	**$ 398,500.00**	**$ 797,000.00**

BLS & ALS

Calls	$ 398,500.00	50%	
Population	$ 398,500.00	50%	
Total	**$797,000.00**	**100%**	

Eastern ALS Area

	Calls	%	Population	%
East Goshen	642	42.83%	12358	44.52%
West Goshen	680	45.36%	9043	32.58%
Westtown	177	11.81%	6355	22.90%
	1,499	**100%**	**27,757**	**100%**

	Calls (50%)	Population (50%)	
East Goshen	$ 40,901.27	$ 42,518.89	**$ 83,420.16**
West Goshen	$ 43,322.21	$ 31,114.27	**$ 74,436.48**
Westtown	$ 11,276.52	$ 21,866.84	**$ 33,143.36**
	$ 95,500.00	**$ 95,500.00**	**$ 191,000.00**

East ALS Area

Calls	$ 95,500.00	50%	
Population	$ 95,500.00	50%	
Total	**$ 191,000.00**	**100%**	

Western ALS Area

	Calls	%	Population	%
West Bradford	20	83.33%	1847	80.83%
Newlin	4	16.67%	438	19.17%
	24	**100%**	**2,285**	**100%**

	Calls (50%)	Population (50%)	
West Bradford	$ 1,916.67	$ 1,859.09	**$ 3,775.75**
Newlin	$ 383.33	$ 440.91	**$ 824.25**
	$ 2,300.00	**$ 2,300.00**	**$ 4,600.00**

West ALS Area

Calls	$ 2,300.00	50%	
Population	$ 2,300.00	50%	
Total	**$ 4,600.00**	**100%**	

Total Municipal Funding

	Formula Amount	Facility Credit	Total Amount
Birmingham	$13,773.15	$0.00	**$13,773.15**
East Bradford	$139,148.84	$0.00	**$139,148.84**
East Goshen	$83,420.16	$0.00	**$83,420.16**
Newlin	$6,024.70	$0.00	**$6,024.70**
Thornbury	$30,958.67	$0.00	**$30,958.67**
West Bradford	$74,363.90	$0.00	**$74,363.90**
West Chester	$298,214.73	$0.00	**$298,214.73**
West Goshen	$247,469.50	$0.00	**$247,469.50**
Westtown	$99,226.35	$0.00	**$99,226.35**
TOTAL:	**$992,600.00**	**$0.00**	**$992,600.00**

BS&A
CUSTOMER ORDER FORM

This Customer Order Form (this "**Order**") is entered into as of the "**Effective Date**" identified below between BS&A Software, LLC, a Delaware limited liability company with offices located at 14965 Abbey Lane, Bath, MI 48808 ("**BS&A**") and the "**Customer**" identified below. Capitalized terms used but not defined in this Order have the meanings given them elsewhere in the Agreement (as defined below). BS&A and Customer may be referred to herein collectively as the "**Parties**" or individually as a "**Party**". The Parties hereby agree as follows:

Customer Name: Borough of West Chester, Chester County PA	**Sponsor Contact**: [__]
Billing Address: [__]	**Sponsor Phone**: [__]
Accounts Payable Email: [__]	**Sponsor Email**: [__]

Platform and Fee Information

Effective Date: [__]	
Platform Description: Those modules and feature packs of BS&A's proprietary hosted enterprise resource planning service for managing local government functions that are identified in the Pricing Sheet.	
"**Initial Subscription Period**": [One (1) year]	**Subscription Fees**: $45,935 payable [annually].
The "**Initial Subscription Period**" shall begin the at the earlier date of activation of module(s) on Customer's site or; • One (1) year after the Effective Date for any new software modules • Six (6) months after the Effective Date for any software modules upgrading from BS&A's .NET Platform	
Professional Services (if any): $115,065	**Service Fees (if any)**:
Other Customer Terms: First payment will be invoiced on January 5, 2026	

The Customer Agreement (the "**Agreement**"), made and entered into as of the Effective Date between BS&A and Customer, includes and incorporates: (i) the above Order; (ii) any Orders previously or subsequently entered into by the Parties; and (iii) the Customer Terms and Conditions, which are attached to this Order (the "**Terms and Conditions**"); and (iv) the Pricing Sheet attached to this Order (the "**Pricing Sheet**").

BS&A SOFTWARE, LLC	**BOROUGH OF WEST CHESTER, PA**
_____	_____
Name: _____	Name: _____
Title: _____	Title: _____

EXHIBIT A

CUSTOMER TERMS AND CONDITIONS

The Parties agree as follows:

1. Definitions.

1.1 "**Authorized User**" means Customer's employees, consultants, contractors, and agents: (i) who are authorized by Customer to access and use the Platform under this Agreement; and (ii) for whom access to the Platform has been purchased hereunder.

1.2 "**BS&A IP**" means the Platform and any and all intellectual property provided to Customer or any Authorized User in connection with the foregoing. For the avoidance of doubt, BS&A IP includes Usage Data and any information, data, or other content derived from BS&A's provision of the Platform but does not include Customer Data.

1.3 "**Business Contact Data**" means Personal Information that relates to BS&A's relationship with Customer, including, by way of example and without limitation, the names and contact information of Authorized Users and any other data BS&A collects for the purpose of managing its relationship with Customer, identity verification, or as otherwise required by applicable laws, rules, or regulations.

1.4 "**Customer Data**" means information, data, and other content, in any form or medium, that is submitted, posted, or otherwise transmitted by or on behalf of Customer or an Authorized User through the Platform, including Business Contact Data; provided that, for purposes of clarity, Customer Data as defined herein does not include Business Contact Data or Usage Data.

1.5 "**Documentation**" means Company's end user documentation relating to the Platform, including any user guides.

1.6 "**Harmful Code**" means any software, hardware, or other technology, device, or means, including any virus, worm, malware, or other malicious computer code, the purpose or effect of which is to permit unauthorized access to, or to destroy, disrupt, disable, distort, or otherwise harm or impede in any manner any (i) computer, software, firmware, hardware, system, or network; or (ii) any application or function of any of the foregoing or the security, integrity, confidentiality, or use of any data processed thereby.

1.7 "**Order**" means: (i) a purchase order, order form, or other ordering document entered into by the Parties that incorporates this Agreement by reference; or (ii) if Customer registered for the Platform through BS&A's online ordering process, the results of such online ordering process.

1.8 "**Personal Information**" means any information that, individually or in combination, does or can identify a specific individual or by or from which a specific individual may be identified, contacted, or located, including without limitation all data considered "personal data", "personally identifiable information", or something similar under applicable laws, rules, or regulations relating to data privacy.

1.9 "**Platform**" 'has the meaning set forth on the Order.

1.10 "**Professional Services**" means training, migration, implementation, integration, or other professional services that are provided to Customer in connection with its use of the Platform hereunder.

1.11 "**Subscription Period**" means the time period identified on the Order during which Customer's Authorized Users may access and use the Platform.

1.12 "**Third-Party Products**" means any third-party products provided with, integrated with, or incorporated into the Platform.

1.13 "**Usage Data**" means usage data collected and processed by BS&A in connection with Customer's use of the Platform, including without limitation test configuration metadata, activity logs, and data used to optimize and maintain performance of the Platform, and to investigate and prevent system abuse. For purposes of clarity, Customer Data is not Usage Data and Usage Data does not contain Personal Information or any other Customer Data.

1.14 "**Usage Limitations**" means the usage limitations set forth in this Agreement and the Order, including without limitation any limitations on the number of Authorized Users (if any), and the applicable product, pricing, and support tiers agreed-upon by the Parties.

2. Access and Use.

2.1 Provision of Access. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, including without limitation the Usage Limitations, Customer may, solely through its Authorized Users, access and use the Platform during the Subscription Period on a non-exclusive, non-transferable (except in compliance with Section 15.9), and non-sublicensable basis. Such use is limited to Customer's internal business purposes and the features and functionalities specified in the Order. Each Authorized User must have its own unique account on the Platform and Authorized Users may not share their account credentials with one another or any third party. Customer will be responsible for all of the acts and omissions of its Authorized Users in connection with this Agreement and for all use of Authorized Users' accounts.

2.2 Documentation License. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, Company hereby grants to Customer a non-exclusive, non-transferable (except in compliance with Section 15.9), and non-sublicensable license to use the Documentation during the Subscription Period solely for Customer's internal business purposes in connection with its use of the Platform.

2.3 Use Restrictions. Customer shall not use the Platform for any purposes beyond the scope of the access granted in this Agreement. Customer shall not at any time, directly or indirectly, and shall not permit any Authorized Users to: (i) copy, modify, or create derivative works of any BS&A IP, whether in whole or in part; (ii) rent, lease, lend, sell, license, sublicense, assign, distribute, publish, transfer, or otherwise make available the Platform or Documentation to any third party; (iii) 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; (iv) remove any proprietary notices from any BS&A IP; (v) use any BS&A IP in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property right or other right of any person, or that violates any applicable law; (vi) access or use any BS&A IP for purposes of competitive analysis of BS&A or the Platform, the development, provision, or use of a competing software service or product, or any other purpose that is to BS&A's detriment or commercial disadvantage; (vii) 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 valid access credentials; (viii) input, upload, transmit, or otherwise provide to or through the Platform any information or materials, including Customer Data, that are unlawful or injurious or that infringe or otherwise violate any third party's intellectual property or other rights, or that contain, transmit, or activate any Harmful Code; or (ix) use any BS&A IP for any activity where use or failure of the BS&A IP could lead to death, personal injury, or environmental damage, including life support systems, emergency services, nuclear facilities, autonomous vehicles, or air traffic control.

2.4 Reservation of Rights. BS&A reserves all rights not expressly granted to Customer 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 Customer or any third party any intellectual property rights or other right, title, or interest in or to the BS&A IP.

2.5 Suspension. Notwithstanding anything to the contrary in this Agreement, BS&A may temporarily suspend Customer's and any Authorized User's access to any portion or all of the Platform if: (i) BS&A reasonably determines that (a) there is a threat or attack on any of the BS&A IP; (b) Customer's or any Authorized User's use of the BS&A IP disrupts or poses a security risk to the BS&A IP or to any other customer or vendor of BS&A; (c) Customer, or any Authorized User, is using the BS&A IP for fraudulent or illegal activities; (d) subject to applicable law, Customer has ceased to continue its business in the ordinary course, made an assignment for the benefit of creditors or similar disposition of its assets, or become the subject of any bankruptcy, reorganization, liquidation, dissolution, or similar proceeding; (e) BS&A's provision of the Platform to Customer or any Authorized User is prohibited by applicable law; or (f) any Customer Data submitted, posted, or otherwise transmitted by or on behalf of Customer or an Authorized User through the Platform may infringe or otherwise violate any third party's intellectual property or other rights; (ii) any vendor of BS&A has suspended or terminated BS&A's access to or use of any Third-Party Products required to enable Customer to access the Platform; or (iii) in accordance with Section 7.1 (any such suspension described in subclauses (i), (ii), or (iii), a "**Service Suspension**"). BS&A shall use commercially reasonable efforts to provide written notice of any Service Suspension to Customer and to provide updates regarding resumption of access to the Platform following any Service Suspension. BS&A shall use commercially reasonable efforts to resume providing access to the Platform as soon as reasonably possible after the event giving rise to the Service Suspension is cured. BS&A will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized User may incur as a result of a Service Suspension.

2.6 Business Contact Data and Usage Data. Notwithstanding anything to the contrary in this Agreement,

BS&A may process Business Contact Data: (i) to manage BS&A's relationship with Customer; (ii) to carry out BS&A's core business operations, such as, by way of example and without limitation, accounting, audits, tax preparation and for filing and compliance purposes; (iii) to monitor, investigate, prevent and detect fraud, security incidents and other misuse of the Platform, and to prevent harm to BS&A, Customer, and BS&A's other customers; (iv) for identity verification purposes; and (v) to comply with applicable laws, rules, and regulations relating to the processing and retention of Personal Information to which BS&A may be subject. BS&A may process Usage Data for any lawful purpose, including to monitor, maintain, and optimize the Platform. '

3. Customer Responsibilities.

3.1 General. Customer is responsible and liable for all uses of the Platform and Documentation resulting from access provided by Customer, directly or indirectly, whether such access or use is permitted by or in violation of this Agreement. Without limiting the generality of the foregoing, Customer is responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User that would constitute a breach of this Agreement if taken by Customer will be deemed a breach of this Agreement by Customer. Customer shall use reasonable efforts to make all Authorized Users aware of this Agreement's provisions as applicable to such Authorized User's use of the Platform and shall cause Authorized Users to comply with such provisions.

3.2 Third-Party Products. BS&A may from time to time make Third-Party Products available to Customer or BS&A may allow for certain Third-Party Products to be integrated with the Platform to allow for the transmission of Customer Data from such Third-Party Products into the Platform. For purposes of this Agreement, such Third-Party Products are subject to their own terms and conditions. BS&A is not responsible for the operation of any Third-Party Products and makes no representations or warranties of any kind with respect to Third-Party Products or their respective providers. If Customer does not agree to abide by the applicable terms for any such Third-Party Products, then Customer should not install or use such Third-Party Products. By authorizing BS&A to transmit Customer Data from Third-Party Products into the Platform, Customer represents and warrants to BS&A that it has all right, power, and authority to provide such authorization.

3.3 Customer Control and Responsibility. Customer has and will retain sole responsibility for: (i) all Customer Data, including its content and use; (ii) all information, instructions, and materials provided by or on behalf of Customer or any Authorized User in connection with the Platform; (iii) Customer's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems), and networks, whether operated directly by Customer or through the use of third-party platforms or service providers ("**Customer Systems**"); (iv) the security and use of Customer's and its Authorized Users' access credentials; and (v) all access to and use of the Platform directly or indirectly by or through the Customer Systems or its or its Authorized Users' access credentials, with or without Customer's knowledge or consent, including all results obtained from, and all conclusions, decisions, and actions based on, such access or use. For purposes of clarity, Customer Systems do not include BS&A's information technology infrastructure, including computers, software, databases, electronic systems (including database management systems, and networks operated directly by BS&A and its third-party service providers.

4. Support. Subject to and conditioned on Customer's compliance with the terms and conditions of this Agreement, including payment of applicable Fees, BS&A will use commercially reasonable efforts to provide Customer with basic customer support via BS&A's standard support channels during BS&A's normal business hours.

5. Professional Services. BS&A will perform Professional Services as described in an Order. Customer will provide BS&A all reasonable cooperation required for BS&A to perform the Professional Services, including without limitation timely access to any reasonably required Customer materials, information, or personnel. Subject to any limitations identified in an Order, Customer will reimburse BS&A's reasonable travel and lodging expenses incurred in providing Professional Services. To the extent the Professional Services result in any work product of any kind or character ("**Work Product**"), all such Work Product will remain owned solely and exclusively by BS&A and, to the extent any such Work Product consists of enhancements, improvements, or other modifications to the Platform, such Work Product may be used by Customer solely in connection with Customer's authorized use of the Platform under this Agreement.

5.1 Cancellation. In the event Customer cancels or reschedules Professional Services (other than for Force Majeure or breach by BS&A), and without prejudice to BS&A's other rights and remedies, Customer is liable to BS&A for (i) all Professional Services performed prior to the cancellation or rescheduling of Professional Services; (ii) all non-refundable expenses actually incurred by BS&A on Customer's behalf; and (iii) daily Project Management or Implementation and Training fees associated with the cancelled or rescheduled Professional Services (in accordance with the daily fee rate), if less than forty-five (45) days advance notice is given regarding the need to cancel or reschedule and

BS&A cannot reasonably reassign its affected Professional Services resources to other projects where comparable skills are required.

6. Insurance. During the Subscription Period, BS&A shall procure and maintain appropriate insurance policies with coverage limits that are commensurate with industry standards and sufficient to protect against potential risks associated with this Agreement. The insurance policies shall be obtained from reputable and financially sound insurance providers, and BS&A agrees to provide proof of such insurance upon request by Customer.

7. Fees and Taxes.

7.1 Fees. The Platform may be provided for a fee or other charge. Customer shall pay BS&A the fees ("**Fees**") identified in the Order without offset or deduction at the cadence identified in the Order (e.g., monthly or annually). BS&A may increase the Fees annually, provided that BS&A will provide Customer at least thirty (30) days' notice of such increase prior to the end of the then-current Term. The amount of the Fee increase will be in BS&A's sole discretion, provided that Customer agrees that the increase may be at least the greater of: (i) five percent (5%); or (ii) the annual increase in the relevant Consumer Price Index for all Urban Consumers published by the Bureau of Labor Statistics for the then-current calendar year, in each case as compared to the Fees applicable during then-current Term, as applicable. Fees paid by Customer are non-refundable. Customer shall make all payments hereunder in US dollars by ACH or via another reasonable method chosen by BS&A, to such account as BS&A may specify in writing from time to time, or by another mutually agreed-upon payment method. If Customer pays via invoice, Customer will pay the invoiced amount within thirty (30) calendar days of the invoice date. If Customer fails to make any payment when due, and Customer has not notified BS&A in writing within ten (10) days of the payment becoming due and payable that the payment is subject to a good faith dispute, without limiting BS&A's other rights and remedies, and to the fullest extent permissible under applicable law: (i) BS&A may charge interest on the undisputed past due amount at the rate of 1.5% per month, calculated daily and compounded monthly or, if lower, the highest rate permitted under applicable law; (ii) Customer shall reimburse BS&A for all reasonable costs incurred by BS&A in collecting any late payments or interest, including attorneys' fees, court costs, and collection agency fees; and (iii) if such failure continues for ten (10) days or more, BS&A may suspend Customer's and its Authorized Users' access to all or any part of the Platform until such amounts are paid in full.

7.2 Taxes. All Fees and other amounts payable by Customer under this Agreement are exclusive of taxes and similar assessments. Customer 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 Customer hereunder, other than any taxes imposed on BS&A's income.

8. Confidential Information.

8.1 Definition. From time to time during the Subscription Period, either Party may disclose or make available to the other Party information about its business affairs, products, confidential intellectual property, trade secrets, third-party confidential information, and other sensitive or proprietary information, whether orally or in written, electronic, or other form or media that: (i) is marked, designated or otherwise identified as "confidential" or something similar at the time of disclosure or within a reasonable period of time thereafter; or (ii) would be considered confidential by a reasonable person given the nature of the information or the circumstances of its disclosure (collectively, "**Confidential Information**"). Except for Personal Information, Confidential Information does not include information that, at the time of disclosure is: (a) in the public domain; (b) known to the receiving Party at the time of disclosure; (c) rightfully obtained by the receiving Party on a non-confidential basis from a third party; or (d) independently developed by the receiving Party without use of, reference to, or reliance upon the disclosing Party's Confidential Information.

8.2 Duty. The receiving Party shall not disclose the disclosing Party's Confidential Information to any person or entity, except to the receiving Party's employees, contractors, and agents who have a need to know the Confidential Information for the receiving Party to exercise its rights or perform its obligations hereunder ("**Representatives**"). The receiving Party will be responsible for all the acts and omissions of its Representatives as they relate to Confidential Information hereunder. Notwithstanding the foregoing, each Party may disclose Confidential Information to the limited extent required (i) in order to comply with the order of a court or other governmental body, or as otherwise necessary to comply with applicable law, provided that the Party making the disclosure pursuant to the order shall first have given written notice to the other Party and made a reasonable effort to obtain a protective order; or (ii) to establish a Party's rights under this Agreement, including to make required court filings. Further, notwithstanding the foregoing, each Party may disclose the terms and existence of this Agreement to its actual or potential investors, debtholders, acquirers, or merger partners under customary confidentiality terms.

8.3 Return of Materials; Effects of Termination/Expiration. On the expiration or termination of the Agreement, the receiving Party shall promptly return to the disclosing Party all copies, whether in written, electronic, or other form or media, of the disclosing Party's Confidential Information, or destroy all such copies and certify in writing to the disclosing Party that such Confidential Information has been destroyed. Each Party's obligations of non-use and non-disclosure with regard to Confidential Information are effective as of the Effective Date and will expire three (3) years from the date of termination or expiration of this Agreement; provided, however, with respect to any Confidential Information that constitutes a trade secret (as determined under applicable law), such obligations of non-disclosure will survive the termination or expiration of this Agreement for as long as such Confidential Information remains subject to trade secret protection under applicable law.

9. Data Security and Processing of Personal Information.

9.1 Customer Data. Customer hereby grants to BS&A a non-exclusive, royalty-free, worldwide license to reproduce, distribute, and otherwise use and display the Customer Data and perform all acts with respect to the Customer Data as may be necessary for BS&A to provide the Platform and otherwise perform its obligations hereunder. Customer may export the Customer Data at any time through the features and functionalities made available via the Platform. For the avoidance of doubt, aggregated, de-identified, and anonymized portions, sets, or other combinations of Customer Data that do not contain personally identifying elements of Customer's identity or of any Authorized Users are Usage Data and not Customer Data.

9.2 Security Measures. BS&A will implement and maintain commercially reasonable administrative, physical, and technical safeguards designed to protect Customer Data (including Personal Information provided as part of Business Contact Data) from unauthorized access, use, alteration, or disclosure.

9.3 Processing of Personal Information. BS&A's rights and obligations with respect to Personal Information that it collects directly from individuals (if any) are set forth in BS&A's Privacy Policy (as amended from time to time in accordance with its terms). Personal Information processed by BS&A on behalf of Customer is considered Customer Data and is governed by the terms of this Agreement.

10. Intellectual Property Ownership; Feedback.

10.1 BS&A IP. Customer acknowledges that, as between Customer and BS&A, BS&A owns all right, title, and interest, including all intellectual property rights, in and to the BS&A IP and, with respect to Third-Party Products, the applicable third-party providers own all right, title, and interest, including all intellectual property rights, in and to the Third-Party Products.

10.2 Usage Data. Customer acknowledges that, as between BS&A and Customer, BS&A owns all right, title, and interest, including all intellectual property rights, in and to the Usage Data.

10.3 Customer Data. BS&A acknowledges that, as between BS&A and Customer, Customer owns all right, title, and interest, including all intellectual property rights, in and to the Customer Data.

10.4 Feedback. If Customer or any of its employees or contractors sends or transmits any communications or materials to BS&A by mail, email, telephone, or otherwise, suggesting or recommending changes to the BS&A IP, including without limitation, new features or functionality relating thereto, or any comments, questions, suggestions, or the like ("**Feedback**"), BS&A is free to use such Feedback irrespective of any other obligation or limitation between the Parties governing such Feedback.

11. Mutual Warranties; Disclaimer of Other Warranties.

11.1 Mutual Warranties. Each party hereby represents and warrants to the other that: (i) it has the full right, power, and authority to enter into, execute, and perform its obligations under this Agreement without any conflict with or violation of any other obligations to which it may be subject; and (ii) this Agreement is binding on such party in accordance with its terms.

11.2 Disclaimer of Other Warranties. THE BS&A IP IS PROVIDED "AS IS" AND BS&A HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE. BS&A 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. BS&A MAKES NO WARRANTY OF ANY KIND THAT THE BS&A IP, OR ANY PRODUCTS OR RESULTS OF THE USE THEREOF, WILL MEET CUSTOMER'S OR ANY OTHER PERSON'S REQUIREMENTS, OPERATE WITHOUT INTERRUPTION, ACHIEVE ANY INTENDED RESULT, BE COMPATIBLE OR

WORK WITH ANY SOFTWARE, SYSTEM OR OTHER PLATFORM, OR BE SECURE, ACCURATE, COMPLETE, FREE OF HARMFUL CODE, OR ERROR FREE.

12. Indemnification.

12.1 BS&A Indemnification.

(a) BS&A shall indemnify, defend, and hold harmless Customer from and against any and all losses, damages, liabilities, costs (including reasonable attorneys' fees) ("**Losses**") incurred by Customer resulting from any third-party claim, suit, action, or proceeding ("**Third-Party Claim**") brought against Customer alleging that the Platform, or any use of the Platform in accordance with this Agreement, infringes or misappropriates such third party's US intellectual property rights; provided that Customer promptly notifies BS&A in writing of the claim, cooperates with BS&A, and allows BS&A sole authority to control the defense and settlement of such claim.

(b) If such a claim is made or appears possible, Customer agrees to permit BS&A, at BS&A's sole discretion: to (i) modify or replace the Platform, or component or part thereof, to make it non-infringing; or (ii) obtain the right for Customer to continue use. If BS&A determines that neither alternative is reasonably commercially available, BS&A may terminate this Agreement, in its entirety or with respect to the affected component or part, effective immediately on written notice to Customer, and as Customer's sole and exclusive remedy therefor, BS&A will provide to Customer a prorated refund of prepaid, unused Fees attributable to the Platform (and not including any one-time Fees for Professional Services).

(c) This Section 12.1 will not apply to the extent that the alleged infringement arises from: (i) use of the Platform in combination with data, software, hardware, equipment, or technology not provided by BS&A or authorized by BS&A in writing; (ii) modifications to the Platform not made by BS&A; (iii) Customer Data; or (iv) Third-Party Products.

12.2 Customer Indemnification. To the extent permitted under applicable laws, Customer shall indemnify, hold harmless, and, at BS&A's option, defend BS&A from and against any Losses resulting from any Third-Party Claim alleging that the Customer Data, or any use of the Customer Data in accordance with this Agreement, infringes or misappropriates such third party's intellectual property or other rights and any Third-Party Claims based on Customer's or any Authorized User's (i) negligence or willful misconduct; (ii) use of the Platform in a manner not authorized by this Agreement; or (iii) use of the Platform in combination with data, software, hardware, equipment or technology not provided by BS&A or authorized by BS&A in writing; in each case provided that Customer may not settle any Third-Party Claim against BS&A unless BS&A consents to such settlement, and further provided that BS&A will have the right, at its option, to defend itself against any such Third-Party Claim or to participate in the defense thereof by counsel of its own choice.

12.3 Sole Remedy. THIS SECTION 12.3 SETS FORTH CUSTOMER'S SOLE REMEDIES AND BS&A'S SOLE LIABILITY AND OBLIGATION FOR ANY ACTUAL, THREATENED, OR ALLEGED CLAIMS THAT THE PLATFORM INFRINGE, MISAPPROPRIATE, OR OTHERWISE VIOLATE ANY INTELLECTUAL PROPERTY RIGHTS OF ANY THIRD PARTY.

13. Limitations of Liability. IN NO EVENT WILL EITHER PARTY BE LIABLE UNDER OR IN CONNECTION WITH THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE, FOR ANY: (i) CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, ENHANCED, OR PUNITIVE DAMAGES; (ii) INCREASED COSTS, DIMINUTION IN VALUE OR LOST BUSINESS, PRODUCTION, REVENUES, OR PROFITS; (iii) LOSS OF GOODWILL OR REPUTATION; (iv) USE, INABILITY TO USE, LOSS, INTERRUPTION, DELAY OR RECOVERY OF ANY DATA, OR BREACH OF DATA OR SYSTEM SECURITY; OR (v) COST OF REPLACEMENT GOODS OR SERVICES, IN EACH CASE REGARDLESS OF WHETHER BS&A WAS ADVISED OF THE POSSIBILITY OF SUCH LOSSES OR DAMAGES OR SUCH LOSSES OR DAMAGES WERE OTHERWISE FORESEEABLE. IN NO EVENT WILL 'EITHER PARTY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT UNDER ANY LEGAL OR EQUITABLE THEORY, INCLUDING BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, AND OTHERWISE EXCEED THE TOTAL AMOUNTS PAID AND/OR PAYABLE TO BS&A UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM. THE FOREGOING LIMITATIONS OF LIABILITY WILL NOT APPLY WITH RESPECT TO LIABILITIES ARISING FROM: (A) A PARTY'S BREACH OF ITS CONFIDENTIALITY OBLIGATIONS UNDER SECTION 8; (B) A PARTY'S GROSS NEGLIGENCE, FRAUD, OR WILLFUL MISCONDUCT; OR (C) A PARTY'S INDEMNIFICATION OBLIGATIONS UNDER SECTION 12 (PROVIDED THAT BS&A'S TOTAL AGGREGATE LIABILITY IN CONNECTION WITH SUCH INDEMNIFICATION OBLIGATIONS WILL NOT EXCEED THREE TIMES (3X) THE TOTAL AMOUNTS PAID AND/OR PAYABLE TO BS&A UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE CLAIM).

14. Subscription Period and Termination.

14.1 Subscription Period. The initial term of this Agreement begins on the Effective Date and, unless terminated earlier pursuant to this Agreement's express provisions, will continue in effect for the period identified in the Order (the "**Initial Subscription Period**"). This Agreement will automatically renew for additional successive terms equal to the length of the Initial Subscription Period unless earlier terminated pursuant to this Agreement's express provisions or either Party gives the other Party written notice of non-renewal at least thirty (30) days prior to the expiration of the then-current term (each a "**Renewal Subscription Period**" and together with the Initial Subscription Period, the "**Subscription Period**").

14.2 Termination. In addition to any other express termination right set forth in this Agreement:

(a) BS&A may terminate this Agreement, effective on written notice to Customer, if Customer: (i) fails to pay any amount when due hereunder, and such failure continues more than ten (10) calendar days after BS&A's delivery of written notice thereof; or (ii) breaches any of its obligations under Section 2.3 or Section 8;

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

(c) either Party may terminate this Agreement, effective immediately upon written notice to the other Party, if the other Party: (i) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due; (ii) files or has filed against it, a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (iii) makes or seeks to make a general assignment for the benefit of its creditors; or (iv) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

14.3 Effect of Expiration or Termination. Upon expiration or earlier termination of this Agreement, Customer shall immediately discontinue use of the BS&A IP and, without limiting Customer's obligations under Section 8, Customer shall delete, destroy, or return all copies of the BS&A IP and certify in writing to the BS&A that the BS&A IP has been deleted or destroyed. No expiration or termination will affect Customer's obligation to pay all Fees that may have become due before such expiration or termination or entitle Customer to any refund.

14.4 Survival. This Section 14.4 and Sections 1, 5, 8, 10, 11, 12, 13, 14.3, and 15 survive any termination or expiration of this Agreement. No other provisions of this Agreement survive the expiration or earlier termination of this Agreement.

15. Miscellaneous.

15.1 Relationship of the Parties. BS&A performs its obligations hereunder as an independent contractor and not a partner, joint venture, or agent of Customer and shall not bind nor attempt to bind Customer to any contract without Customer's prior written approval on a case-by-case basis. BS&A is responsible for hiring, firing, and supervising its personnel is solely responsible hereunder for its personnel, including without limitation for: (a) payment of compensation to such personnel; (b) withholding (if applicable), paying, and reporting, for all personnel assigned to perform services (including Professional Services) in connection with this Agreement, applicable tax withholding, social security taxes, employment head taxes, unemployment insurance, and other taxes or charges applicable to such personnel; and (c) health or disability benefits, retirement benefits, or welfare, pension, or other benefits (if any) to which such personnel may be entitled. For purposes of clarity, BS&A's personnel will not be eligible to participate in any of Customer's employee benefit plans, fringe benefit programs, group insurance arrangements, or similar programs.

15.2 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 prior and contemporaneous understandings, agreements, and representations and warranties, both written and oral, with respect to such subject matter. In the event of any inconsistency between the statements made in the body of this Agreement, the related Exhibits, and any other documents incorporated herein by reference, the following order of precedence governs: (i) first, this Agreement; and (ii) second, any other documents incorporated herein by reference.

15.3 Notices. All notices, requests, consents, claims, demands, waivers, and other communications

hereunder (each, a "**Notice**") must be in writing and addressed to the Parties at the addresses set forth on the first page of this Agreement (or to such other address that may be designated by the Party giving Notice from time to time in accordance with this Section). All Notices must be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile or email (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage pre-paid). Except as otherwise provided in this Agreement, a Notice is effective only: (i) upon receipt by the receiving Party; and (ii) if the Party giving the Notice has complied with the requirements of this Section.

15.4 Force Majeure. In no event shall either Party be liable to the other Party, or be deemed to have breached this Agreement, for any failure or delay in performing its obligations under this Agreement (except for any obligations to make payments), if and to the extent such failure or delay is caused by any circumstances beyond such Party's reasonable control, including but not limited to acts of God, flood, fire, earthquake, explosion, war, terrorism, invasion, riot or other civil unrest, strikes, labor stoppages or slowdowns or other industrial disturbances, or passage of law or any action taken by a governmental or public authority, including imposing an embargo.

15.5 Amendment and Modification. No amendment or modification to this Agreement is effective unless it is in writing and signed by an authorized representative of each Party.

15.6 Waiver. No failure or delay by either Party in exercising any right or remedy available to it in connection with this Agreement will constitute a waiver of such right or remedy. No waiver under this Agreement will be effective unless made in writing and signed by an authorized representative of the Party granting the waiver.

15.7 Severability. If any provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the Parties shall negotiate in good faith to modify this Agreement so as to effect their original intent as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

15.8 Governing Law; Submission to Jurisdiction. To the extent permissible under applicable laws, this Agreement is governed by and construed in accordance with the internal laws of the State of Delaware without giving effect to any choice or conflict of law provision or rule that would require or permit the application of the laws of any jurisdiction other than those of the State of Delaware. To the extent permissible under applicable laws, any legal suit, action, or proceeding arising out of or related to this Agreement must be instituted in the federal courts of the United States or the courts of the State of Delaware in each case located in New Castle County, Delaware and each Party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding. If Customer is located in a jurisdiction that requires that this Agreement be governed by and construed in accordance with laws other than those of the State of Delaware, or that require any legal suits, actions, or proceedings arising out of or related to this Agreement be instituted in state and federal courts located anywhere other than New Castle County, Delaware, then the Parties agree that such other laws shall apply and to institute any such legal suits, actions, or proceedings in such other jurisdiction(s).

15.9 Assignment. Neither Party may assign any of its rights or delegate any of its obligations hereunder (except in the case of either Party utilizing authorized subcontractors and consultants), in each case whether voluntarily, involuntarily, by operation of law or otherwise, without the prior written consent of the other Party. Any purported assignment or delegation in violation of this Section will be null and void. No assignment or delegation will relieve the assigning or delegating Party of any of its obligations hereunder. This Agreement is binding upon and inures to the benefit of the Parties and their respective permitted successors and assigns. Notwithstanding the foregoing, either Party may freely assign this Agreement to an affiliate or successor in interest in the event of a merger, acquisition, sale of all or substantially all of its assets, corporate reorganization, or other change in control, without the prior consent of the other Party.

15.10 Export Regulation. The Platforms utilize software and technology that may be subject to US export control laws, including the US Export Administration Act and its associated regulations. Customer shall not, directly or indirectly, export, re-export, or release the Platform or the underlying software or technology to, or make the Platform or the underlying software or technology accessible from, any jurisdiction or country to which export, re-export, or release is prohibited by law, rule, or regulation. Customer shall comply with all applicable federal laws, regulations, and rules, and complete all required undertakings (including obtaining any necessary export license or other governmental approval), prior to exporting, re-exporting, releasing, or otherwise making the Platform or the underlying software or technology available outside the US.

15.11 US Government Rights. Each of the Documentation and software components that constitute the Platform is a "commercial item" as that term is defined at 48 C.F.R. § 2.101, consisting of "commercial computer software" and "commercial computer software documentation" as such terms are used in 48 C.F.R. § 12.212. Accordingly, if Customer is an agency of the US Government or any contractor therefor, Customer only receives those rights with respect to the Documentation and the Platform as are granted to all other end users, in accordance with (a) 48 C.F.R. § 227.7201 through 48 C.F.R. § 227.7204, with respect to the Department of Defense and their contractors, or (b) 48 C.F.R. § 12.212, with respect to all other US Government users and their contractors.

15.12 Equitable Relief. Each Party acknowledges and agrees that a breach or threatened breach by such Party of any of its obligations under Section 8 or, in the case of Customer, Section 2.3, would cause the other Party irreparable harm for which monetary damages would not be an adequate remedy and agrees that, in the event of such breach or threatened breach, the other Party will be entitled to equitable relief, including a restraining order, an injunction, specific performance and any other relief that may be available from any court, without any requirement to post a bond or other security, or to prove actual damages or that monetary damages are not an adequate remedy. Such remedies are not exclusive and are in addition to all other remedies that may be available at law, in equity or otherwise.

EXHIBIT B

PRICING SHEET

(Based on Quote 2434 dated 10/6/2025)

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Cloud Modules - *Annual Fee*

Financial Management		
GL-General Ledger		$5,900.00
AP-Account Payable		$4,825.00
PO-Purchase Order		$4,720.00
CR-Cash Receipting		$5,350.00
AR-Account Receivables		$4,510.00
FA-Fixed Assets		$4,405.00
	Total	$29,710.00
Property		
TX-Tax *(Includes annual impot from the County)*		$16,225.00
	Total	$16,225.00
	Subtotal	**$45,935.00**

Data Conversions/Database Setup

PO-Manual-Database Setup Workflow Setup	$4,000.00
AR-Manual-Database Setup + Import Setup of Billing Items, Penalties Import of Customers	$4,200.00
FA-Manual-Database Setup Setup of Assets, Entry of Value, Accumulated Depreciation	$2,750.00
GL-Conversion COA, Balances, Budget, Journal Transaction history for up to 5 years	$6,255.00

AP-Conversion Vendors, Invoices and check history for up to 5 years		$5,355.00
CR-Conversion Receipt items, Receipt history for up to 5 years		$5,560.00
	Total	**$28,120.00**

No Conversion or Database Setup for:
Tax

Project Management and Implementation Planning

Services include:

- *Analyzing customer processes to ensure all critical components are addressed.*
- *Creating and managing the project schedule in accordance with the customer's existing processes and needs.*
- *Planning and scheduling training around any planned process changes included in the project plan.*
- *Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.*
- *Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.*
- *Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).*

	Total	**$17,555.00**

Implementation and Training

- *$1,325/day*
- *Days quoted are estimates; you are billed for actual days used*
- *Training days quoted/billed in full day increments only*

Services include:

- *Setting up users and user security rights for each application*
- *Performing final process and procedure review*
- *Configuring custom settings in each application to fit the needs of the customer*
- *Setting up application integration and workflow methods*
- *Onsite verification of converted data for balancing and auditing purposes*
- *Training and Go-Live*

Setup Days

ITS Setup - FM	Setup Days: 2	$2,650.00
ITS Setup – Property	Setup Days: 2	$2,650.00
	Total Setup Days: 4	Subtotal: $5,300.00

Implementation and Training Days

ITS Training - FM	Training Days: 15	$19,875.00
ITS Training - Property	Training Days: 2	$2,650.00
Go Live Assistance	Training Days: 4	$5,300.00
	Total Training Days: 21	Subtotal: $27,825.00
	Total Days: 25	**Total: $33,125.00**

Post-Go Live Assistance

- *Review and consult on streamlining day-to-day activities as they relate to the processes within the BS&A modules*
- *Assist customers with more detailed and advanced report options available within the BS&A modules*
- *Revisit commonly-used procedures discussed during training*
- *As needs arise, provide assistance with bank reconciliations*
- *$1,325/day*
- *Days quoted are estimates; you are billed for actual days used*

Post-Go Live for all modules for which training was performed	Training Days: 4	**$5,300.00**

Contingency

Significant efforts are made by both parties to ensure that the scope of a project such as this is well-defined. Occasionally, unforeseen situations occur, such as customization requests for non-standard functionality, reporting or integration with a third-party system, or the need for additional training due to process changes, staff changes, etc. In order to easily accommodate these situations during your project, BS&A recommends the establishment of a Contingency budget. The Contingency budget allows for unexpected situations to be addressed efficiently, without the need for additional council approval.

Recommended Contingency	**$8,000.00**

Cost Totals

Cloud New Purchase – *Annual Fee*	Subtotal	$45,935.00
Data Conversion/Database Setup	Subtotal	$28,120.00
Project Management and Implementation Planning	Subtotal	$17,555.00
Implementation and Training	Subtotal	$33,125.00
Post-Go Live Assistance	Subtotal	$5,300.00
Contingency	Subtotal	$8,000.00
Total Proposed		**$138,035.00**
Travel Expenses Estimated		$22,965.00

The final invoice will reflect actual expenses following the completion of training activities based on the guidelines described below.

$160/$185/$225 per day hotel, varies by state
$90 per day car rental
$70 per day meals
$730 per trip airfare/related expenses
$0.70/mile round trip for drive distance

Payment Schedule

1st Payment: **$45,675** to be invoiced on January 5, 2026.
2nd Payment: **$45,935** to be invoiced upon the subscription start date.
3rd Payment: **$69,390** to be invoiced upon completion of training.

BCM ENGINEERS
ATC GROUP SERVICES LLC

920 Germantown Pike, Suite 200
Plymouth Meeting, PA 19462
610-313-3100
Fax 610-313-3151

December 1, 2025

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

Subject: Goose Creek WWTP (GCWWTP) Substation Rehabilitation Phase 2 Project
Contract No. GCWWTP 2025-1
Bids and RCO Documents Review and Recommendation for Contract Award
BCM Project No. Z057000527

Dear Mr. Metrick:

On November 21, 2025, through pennbid, the Borough received two (2) bids as shown below:

1. Brendan Stanton Inc. (BSI) of Montgomeryville, PA submitted the low bid, $545,600.00.

2. PKF-Mark III, Inc. of Newtown, PA submitted a bid of $1,254,984.00.

A Bid Tabulation summarizing 10 pricing items and 13 support documents is attached (Appendix A).

We would recommend for the Borough's consideration to award this project to BSI as discussed below.

A. Based on our review, it is our opinion that the bid documents submitted by BSI are complete and in good order.

B. The requirements of the Borough of West Chester Responsible Contractor Ordinance (RCO) are included in the bid documents, BCM/Atlas has completed an independent review of the records and qualifications of BSI, it is our opinion that BSI complies with the RCO as outlined below:

   1. BSI submitted the Contractor Responsibility Certification (Appendix B) as a part of its bid, which shows its participation in an Apprenticeship Program, currently registered with the Commonwealth of Pennsylvania for each craft employee to be employed on the project.

      Note that BSI will not use subcontractors for this project.

   2. A list of 13 electricians and 3 electrical apprentices employed by BSI who may work on the project (Appendix C).

   3. Since November 1981, BSI has registered an apprenticeship program with the Commonwealth of PA, Program # PA006810015. See BSI's registration certificates issued by PA Department of Labor and Industry (Appendix D).

   4. BSI is licensed in the Commonwealth of Pennsylvania – License # PA011014. BSI also holds a Small Business License #179109-2025-08-SB with the PA Department of General Services (Appendix E).

   5. Records of BSI employees who completed the apprenticeship training program (Appendix F).

6. Records of BSI employees who completed the OSHA thirty-hour training course (Appendix G).

7. Records of BSI employees who completed the OSHA ten-hour training course (Appendix H).

BSI has 48 years of experience. It has completed several successful projects that were designed by BCM/Atlas and other consultants. The scale of many of BSI's projects is more complex and much greater in value (as high as $13.5 million for City of Reading's Fritz Island WWTP Upgrade) than the subject project (Appendix I).

It is our opinion that BSI is well equipped to provide the needed experience, workforce, cranes, generators, and other equipment (Appendix J) to work on the subject project.

Project Schedules

The following preliminary schedules are proposed for the Borough's review and approval:

1. Contracts award and execution - December 2025.
2. Notice to proceed (NTP) for construction – December 2025.
3. Construction complete – July 2026.

Prior to construction commencement on the project, the Contractor must submit the following:

1. Certificate of Insurance that shows the Borough as the Certificate Holder
2. Performance Bond
3. Payment Bond
4. Executed Contract

Should you have any questions, please feel free to contact us.

Sincerely,

Charlie Liu

Charlie Liu, P.E. , BCM/Atlas
Borough of West Chester Wastewater Engineer

cc: Sean Mitchell, Wastewater Department Director
Ed Jamieson, GCWWTP Superintendent
Uzair Ahmadi, P.E., BCM/Atlas

Borough of West Chester, Chester County, Pennsylvania

APPENDIX A

Goose Creek Wastewater Treatment Plant

Substation Rehabilitation Phase 2: Contract No. GCWWTP 2025-1

Bids Due: November 21, 2025 2:00 PM

Item No.		Description	Brendan Stanton Inc.	PKF-Mark III, Inc.
PRICING ITEMS	1	Mobilization & Demobilization (must use $20,000)	$20,000	$20,000
	2	Receiving, installing, configuration, testing, startup and training of the owner supplied "Service #1 344 Lenape" Primary Switch, transformer, and the dual fed low voltage switchgear at the plant's electrical substation.	$95,000	$254,123
	3	Supply and installation of the Control Building Automatic Transfer Switch.	$58,000	$30,770
	4	Supply and installation associated conductors and raceways.	$25,000	$61,450
	5	Supply and installation of equipment foundations and supporting structures.	$9,000	$56,940
	6	Supply and installation of permanent and temporary service entrance equipment and materials, including coordination with the Utility.	$10,000	$463,920
	7	Provision of temporary power equipment and materials to maintain plant operations throughout construction.	$173,600	$217,780
	8	Removal & Off-site Disposal of Existing Equipment & Materials	$5,000	$1
	9	Allowance for conducting an arc flash hazard study, field Inspection, testing and written reports (must use $25,000)	$25,000	$25,000
	10	Allowance for Unexpected Items (must use $125,000)	$125,000	$125,000
Total Bid			$545,600	$1,254,984
BID DOCUMENTS	1	Initialed Bidder's Checklist	Yes	Not Reviewed
	2	Responsible Contractor Certification Form and related documents such as Apprenticeship program and OSHA 10-hr. and 30-hr. training records	Yes	
	3	Bid Form - signed, sealed.	Yes	
	4	Bid Guarantee (10% Bid Bond, signed and emboss sealed by Contractor	Yes	
	5	Experience, Equipment and Financial Statement for Prospective Bidders	Yes	
	6	Information to be Furnished by the Bidder (IFB). No subcontractors.	Yes	
	7	Non-Collusion Affidavit	Yes	
	8	Certified copy of "Power of Attorney" for Attorney-In-Fact who signed the Bid Bond signed by an officer of the Surety, dated (date must be even with the Bid Bond) and embossed with Surety's Seal.	Yes	
	9	Financial Statement of the Surety Company.	Yes	
	10	Certificate/Statement from the Surety Company certifying that the Surety would provide the required Bonds if Bidder is awarded the Contract. (Surety Company's Form)	Yes	
	11	Pennsylvania State Labor and Workforce Safety Certification-Worker Protection and Investment Certification Form (BOP-2201)	Yes	
	12	Public Works Employment Verification Form (PWEV)	Yes	
	13	Prime Contractor Disadvantage Business Enterprise (DBE) Compliant Statement (Found in Section SC – Supplementary Conditions)	Yes	

CERTIFIED AS A TRUE AND COMPLETE TABULATION OF BIDs RECEIVED ON November 21, 2025

Charlie Liu *November 25, 2025*

CHARLIE LIU, P.E., BCM Engineers/Atlas Technical Consultants **DATE**

APPENDIX B

(TO BE SUBMITTED WITH BID)

CONTRACTOR RESPONSIBILITY CERTIFICATION

GOOSE CREEK WASTEWATER TREATMENT PLANT SUBSTATION REHABILITATION – SECOND PHASE

I, Brendan Stanton as the President/Secretary of Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] submit this Contractor Responsibility Certification as part of the bid documents for the above-mentioned project and hereby certify under penalty of perjury that Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] meets the requirements of the RCO Ordinance, codified in Chapter 4 of the Borough Code. I certify specifically as follows:

(1) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] and its employees have all licenses, registrations, certificates or other credentials required by federal and state law and the laws of the Borough with respect to the contract for the above-mentioned project that it seeks to self-perform.

(2) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] meets the bonding requirements for the contract required by law or contract specifications, as well as applicable insurance requirements for the contract, including general liability, workers compensation and unemployment insurance.

(3) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] has not been debarred or suspended by any federal, state or local government agency or authority in the past three years.

(4) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] has not defaulted on any project in the past three years.

(5) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] has not had any type of business, contracting or trade license, registration or certification revoked or suspended in the past three years.

(6) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] and its principals/owners have not been convicted of any crime relating to its contracting business in the past ten years.

(7) Within the past three years, Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] has not been found in violation of any law applicable to its contracting business, including, but not limited, to licensing laws, tax laws, wage and hour laws, prevailing wage laws, environmental laws or others, where the result of such violation was the payment of a fine, back pay damages or any other type of penalty in the amount of $5,000 or more.

(8) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] shall employ a sufficient number of craft labor personnel required to successfully perform any project work it self-performs or shall use qualified subcontractors to meet this requirement and shall assign workers to perform only work in their respective craft or trade for which they have sufficient skills and training, or shall use qualified subcontractors to meet this requirement.

(9) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] will pay all craft employees on the project, at a minimum, the applicable wage and fringe benefit rates, as established for the classification in which the worker is employed, in accordance with the Pennsylvania Prevailing Wage Act, 43 P.S. §§ 165-1 - 165-17 or the Federal Davis Bacon Act, 40 U.S.C. § 276a *et. seq.*, as applicable.

(10) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] will ensure that all craft labor it employs on the project will have completed, prior to working on the project the OSHA 10-hour training course for safety established by the U.S. Department of Labor. If the firm is a prime contractor, it shall also ensure that at least one person on the project has completed the OSHA 30-hour construction training course established by the U.S. Department of Labor.

(11) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] participates in an apprenticeship program for each separate trade or classification it which it employs craft employees and shall continue to participate in such program or programs for the duration of the project.

a. For purposes of this section an apprenticeship program must be currently registered with and approved by the US Department of Labor or a state apprenticeship agency and has graduated apprentices to journey-person status for at least three (3) of the past five (5) years, or every year since the firm's establishment.

b. If a firm is identified as the lowest responsible bidder or otherwise selected as the prospective awardee or as a subcontractor of an awardee, it shall provide appropriate documentation as determined by the Borough, to verify it meets the requirements of this section for each trade classification of craft workers it will employ on the project. This verification shall be provided prior to performance of work by the firm.

(12) The construction manager, general contractor or other lead or prime contractor responsible for the project shall ensure that at least 70 percent of the craft labor workers employed on the project shall be comprised of either journey-person workers who have successfully completed an Apprenticeship Program as defined in Section 3(c)11 of the RCO Ordinance or apprentices registered in such programs. The apprenticeship participation as specified by this section must be in the same trade or craft for which the workers are employed on the project.

(13) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] shall assign craft labor personnel who only work in the craft or trade in which they are employed.

(14) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] has all other technical qualifications and resources, including equipment, personnel and financial resources, to successfully

perform the referenced contract and shall maintain such capabilities throughout the duration of the project, or will obtain same through the use of qualified, responsible subcontractors or vendors.

(15) Brendan Stanton, Inc dba BSI Electrical Contractors [Name of Company submitting bid] shall notify the Borough within seven days of any material changes in its operation that relate to any matter attested to in this certification.

The Certification is made subject to the Penalties of 18 Pa C.S.A. Section 4904, relating to unsworn falsification to authorities.

By: Brendan Stanton
(Name)
Brendan Stanton
President/Secretary
(Title)
November 21, 2025
(Date)

Witness: Kalvin Meehan
(Name)
November 21, 2025
(Date)

Sworn to and subscribed before me this 21st day of November, 2025

Melissa Reynolds
NOTARY PUBLIC

My Commission Expires: 7/23/2026

APPENDIX C

BSI
Electrical
Electronic
Contractors

November 28, 2025

BCM/Atlas
Attn: Charlie Liu
920 Germantown Pike
Plymouth Meeting, PA 19462

RE: Goose Creek WWTP Substation Upgrade – Phase II
Request for RCO Support Documents

Dear Charlie –

Please find the attached items that have been requested to support the Borough of West Chester's Responsible Contractors Ordinance.

Please note that all employees names and information are personal and are to be kept confidential and for use only by the Borough of West Chester.

1. BSI Employees that may work on the project:

Stephen Becker	Electrician
Andrew Coyne	Electrician
Nick Bevilacqua	Electrician
Christoper Kerns	Electrician
Brian O'Donnell	Electrician
Frank Metzger	Electrician
John Paul Jones	Electrician
Christopher McCaughey	Electrician
Dave Melcher	Electrician
Tyler Sobel	Electrical Apprentice
Jake Kulick	Electrical Apprentice
Matt Brandenberger	Electrical Apprentice
Joshua Yarnall	Electrician
Roberto Stanton	Electrician
Kevin Stanton	Electrician
Marty Stanton	Electrician

2. Brendan Stanton, Inc has a registered apprenticeship program with the Commonwealth of PA, Program # PA006810015. We have been registered with the Commonwealth since November 1981, attached are a copy of our registration certificates.

BRENDAN STANTON, INC
416 Stump Road • Montgomeryville, Pa 18936
Phone: (215) 699-7700 • Fax: (215) 699-7785

APPENDIX C

3. Licenses:
   Brendan Stanton, Inc is licensed in the Commonwealth of Pennsylvania – License # PA011014, we also hold a Small Business License # 179109-2025-08-SB with the PA Department of General Services.

4. OSHA 10 cards – please find the attached OSHA 10 cards for our employees

5. OSHA 30 – please find the attached OSHA 30 for employees

If you require any additional information, please reach out to me at your earliest convenience and I will get the additional information requested toy ou right away.

Sincerely,

Brendan Stanton

Brendan Stanton
BAS/mr

APPENDIX D

Commonwealth of Pennsylvania

Department of Labor and Industry

Certificate of Registration

APPRENTICESHIP STANDARDS

This certifies that the organization below named has registered an apprentice training program under standards approved by the

Pennsylvania Apprenticeship and Training Council
and the
Federal Committee on Apprenticeship

in the following trade(s):

Name	BRENDAN STANTON, INC.	ELECTRICIAN
City	ELKINS PARK	
State	PENNSYLVANIA	
Date	DECEMBER 8, 1981	
	Revised: DECEMBER 11, 1990	

Raymond A Vaughan

Secretary, Pennsylvania Apprenticeship and Training Council
Department of Labor and Industry

APPENDIX D

Commonwealth of Pennsylvania

Department of Labor and Industry

Certificate of Registration

APPRENTICESHIP STANDARDS

This certifies that the organization below named has registered an apprentice training program under standards approved by the

Pennsylvania Apprenticeship and Training Council
and the
Federal Committee on Apprenticeship

in the following trade(s):

Name	BRENDAN STANTON, INC.	ELECTRICIAN
City	ELKINS PARK	
State	PENNSYLVANIA	
Date	DECEMBER 8, 1981	
	Revised: August 30, 1988	

Raymond A Vaughan

Secretary, Pennsylvania Apprenticeship and Training Council
Department of Labor and Industry

APPENDIX D

Brendan Stanton, Inc - PA006810015

Current Status

Status Registered
Program Last Updated Apr 25, 2022
Last Updated By gmeringer@pa.gov
Agency SAA
Assigned ATR cpineiroco@pa.gov

Significant Dates

Registration Date
Nov 30, 1981

Sponsor Information

Program Number
PA006810015

Sponsor Name
Brendan Stanton, Inc
Enter the full legal name of the apprenticeship sponsor.

Doing Business As (DBA)
(Optional) Enter the name the sponsor is known by, if different.

EIN
23-2199150

Sponsor Type

Location

Sponsor Address
416 STUMP ROAD
MONTGOMERYVILLE, PA 18936

County
Montgomery County

Sponsor Address Different from Headquarters?
○ Yes ○ No
Indicate if the sponsor's address differs from their US headquarters.

State Routing

Use a different state for Program and Apprentice numbers?
○ Yes ◉ No
Choose Yes if the program should use a state other than the sponsor's address state.

Multi-State Routing

Does the Sponsor share apprentices with another Registered Apprenticeship Program in another U.S. state and/or territory?
○ Yes ◉ No

APPENDIX D

Other Relevant Information

Is the sponsor willing to be placed on the statewide Eligible Training Provider (ETP) List?

○ Yes ○ No

UPDATE SPONSOR INFORMATION

Parent Organization / National Affiliation

Parent Organization

None

UPDATE ORGANIZATION INFORMATION

Program Information

Program/Employer Type

◉ Single Employer ○ Multi-Employer

Program Standards Type

○ National Program Standards ◉ Local Apprenticeship Standards

Are the local apprenticeship standards based on National Guidelines for Apprenticeship Standards?

○ Yes ○ No

Does this program have a Collective Bargaining Agreement?

○ Yes ◉ No

Size of Workforce

46

Enter the total number of employees in the workforce.

NAICS

238210 Electrical Contractors and Other Wiring Installation Contractors

Does this program have an inmate program?

○ Yes ◉ No

Indicate whether the apprenticeship program includes an inmate program.

Does this program require specialized documentation to verify credit for previous experience?

○ Yes ○ No

Indicate whether the program requires documentation to verify credit for previous experience.

Minimum Qualifications

Minimum Age

Enter an age of at least 16 years

An apprentice must be at least 16 years of age, except where a higher age is required by law.

Driver's License (optional)

☐ A valid driver's license is required

Educational Requirements (optional)

For Example, "GED", or "High School Diploma"

0/2000

Physical Requirements (optional)

For Example, "Physical Agility Test", or "Screen for Illegal Drugs"

0/2000

Aptitude Tests (optional)

For Example, "Logical Reasoning", or "Numerical Reasoning"

0/2000

APPENDIX D

Enter the name of the aptitude test(s) being administered.

Other Qualifications (optional)

0/2000

List all other requirements.

Selection Procedures

Selection Procedures Established Date

Enter the date the selection procedures were established

UPDATE PROGRAM INFORMATION

APPENDIX E

Commonwealth of Pennsylvania

Office of Attorney General

THIS IS TO CERTIFY THAT

BRENDAN STANTON, INC.
416 STUMP ROAD
MONTGOMERYVILLE PA 18936

HAS REGISTERED IN PENNSYLVANIA AS A HOME IMPROVEMENT CONTRACTOR

7/11/2027
VALID UNTIL

PA011014
REGISTRATION NUMBER

Brendan Stanton
SIGNATURE OF REGISTRATION CERTIFICATE HOLDER

DAVID W. SUNDAY, JR., ATTORNEY GENERAL

NOTICE OF SMALL BUSINESS SELF-CERTIFICATION

pennsylvania
DEPARTMENT OF GENERAL SERVICES

The Department is pleased to announce that

BRENDAN STANTON INC

has successfully completed the Pennsylvania Department of General Services' process for self-certification as a Small, Micro, or MidSize Business under the Commonwealth's Small Business Contracting Program, with the following designation:

BUSINESS TYPE(s):

Construction Contractor

CERTIFICATION NUMBER: **179109-2025-08-SB**

CERTIFCATION TYPE: **SMALL BUSINESS**

ISSUE DATE: **08/12/2025** EXPIRATION DATE: **08/12/2027**

RECERTIFIED DATE:

Dr. Erica Patterson, Deputy Secretary
Bureau of Diversity, Inclusion & Small Business Opportunities

The United States Department of Labor

Office of Apprenticeship

Certificate of Completion of Apprenticeship

This is to certify that

NOAH GROCHOWASKI

has completed an apprenticeship for the occupation

ELECTRICIAN (Alternate Title: Interior Electrician)

under the sponsorship of

Brendan Stanton, Inc

in accordance with the basic standards of apprenticeship established by the Secretary of Labor

Date Completed : **February 03, 2021**

Digital ID : 2013398

Administrator, Office of Apprenticeship

APPENDIX F

Commonwealth of Pennsylvania

DEPARTMENT OF LABOR & INDUSTRY

Pennsylvania Apprenticeship and Training Council
Certificate of Completion of Apprenticeship

This Certifies That

Craig Harpel

Has satisfactorily fulfilled the terms of the Apprenticeship Agreement in accordance with the standards of the Pennsylvania Apprenticeship and Training Council, the Federal Committee on Apprenticeship, and ***Brendan Stanton, Inc*** *and is, therefore, recognized as a journeyperson* ***Electrician (0159)*** *by the Council.*

Given this ***26th*** *day of* ***October*** *,* ***2023***

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF LABOR & INDUSTRY

Chairman

Secretary

Secretary of Labor & Industry

APPENDIX F

Commonwealth of Pennsylvania

DEPARTMENT OF LABOR & INDUSTRY

Pennsylvania Apprenticeship and Training Council

Certificate of Completion of Apprenticeship

This Certifies That

Michael Klenk

Has satisfactorily fulfilled the terms of the Apprenticeship Agreement in accordance with the standards of the Pennsylvania Apprenticeship and Training Council, the Federal Committee on Apprenticeship, and ***Brendan Stanton, Inc*** *and is, therefore, recognized as a journeyperson* ***Electrician (0159)*** *by the Council.*

Given this ***20th*** *day of* ***May***, ***2024***

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF LABOR & INDUSTRY

Chairman

Director, Pennsylvania Apprenticeship and Training Office

Secretary of Labor & Industry

Commonwealth of Pennsylvania

DEPARTMENT OF LABOR & INDUSTRY

Pennsylvania Apprenticeship and Training Council
Certificate of Completion of Apprenticeship

This Certifies That

Kevin Stanton

Has satisfactorily fulfilled the terms of the Apprenticeship Agreement in accordance with the standards of the Pennsylvania Apprenticeship and Training Council, the Federal Committee on Apprenticeship, and ***Brendan Stanton, Inc*** *and is, therefore, recognized as a journeyperson* ***Electrician (0159)*** *by the Council.*

Given this ***30th*** *day of* ***July***, ***2024***

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF LABOR & INDUSTRY

Chairman

Director, Pennsylvania Apprenticeship and Training Office

Secretary of Labor & Industry

OSHA OUTREACH TRAINING

Completion Certificate

BRENDAN STANTON

has successfully completed the following course:

OSHA 30-Hr Outreach Training for the Construction Industry

4/12/2020

David Couch
OSHA Authorized Trainer
Construction #: 20-0106090 General #: 20-0079009

As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their completion card within 90 days of the end of the class.

UNIVERSITY OF SOUTH FLORIDA

OSHA Outreach Training
Completion Certificate

DAVID W MELCHER

has successfully completed the following course:

OSHA 30-Hr Outreach Training for the Construction Industry

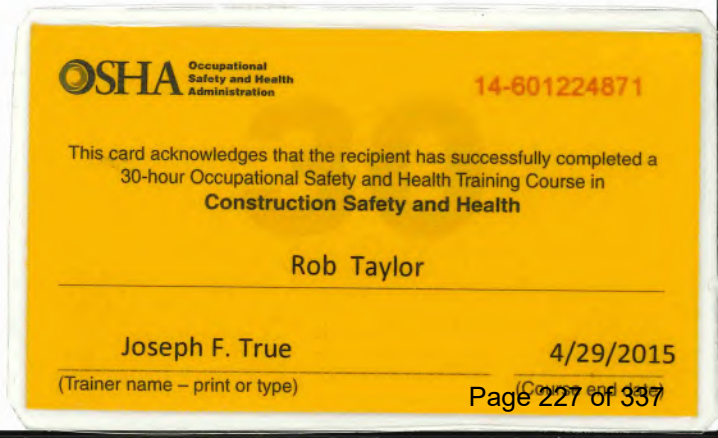
4/12/2020

David Couch
OSHA Authorized Trainer
Construction #: 20-0106090 General #: 20-0079009

As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their completion card within 90 days of the end of the class.

UNIVERSITY OF SOUTH FLORIDA

APPENDIX G


OSHA Occupational Safety and Health Administration

14-601224871

This card acknowledges that the recipient has successfully completed a 30-hour Occupational Safety and Health Training Course in

Construction Safety and Health

Rob Taylor

Joseph F. True

(Trainer name – print or type)

4/29/2015

(Course end date)

APPENDIX G

frank metzger
416 Stump Rd
Montgc

Certificate
and Card

OSHA
Occupational Safety
and Health Administration

36-602047899

This card acknowledges that the recipient has successfully completed:

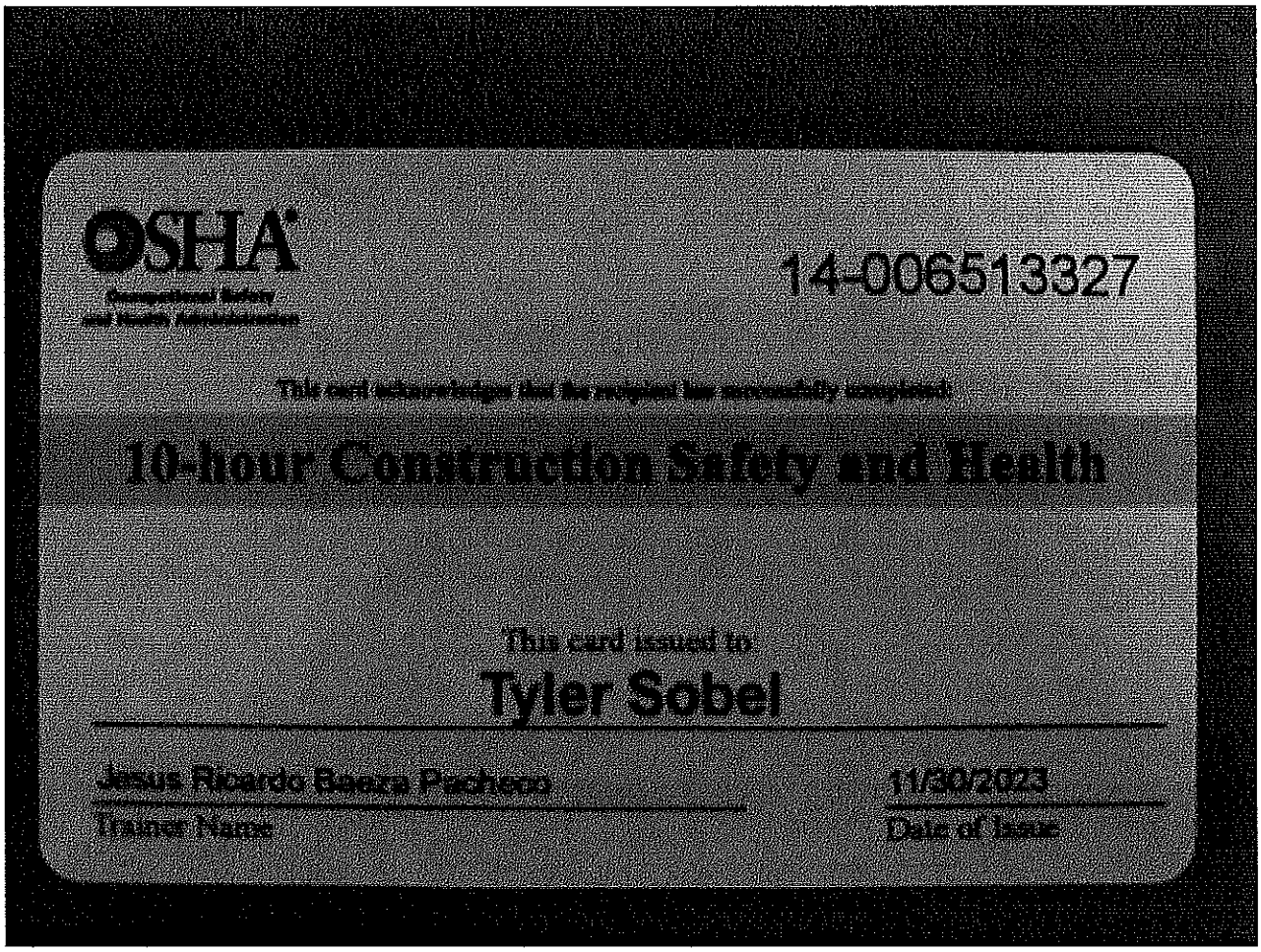
30-hour Construction Safety and Health

This card issued to:

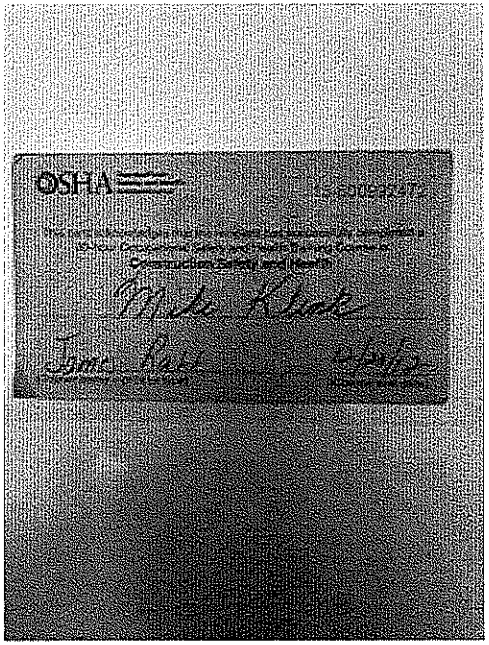
Frank Metzger

David E Couch Jr	4/15/2020
Trainer Name	Date Issued

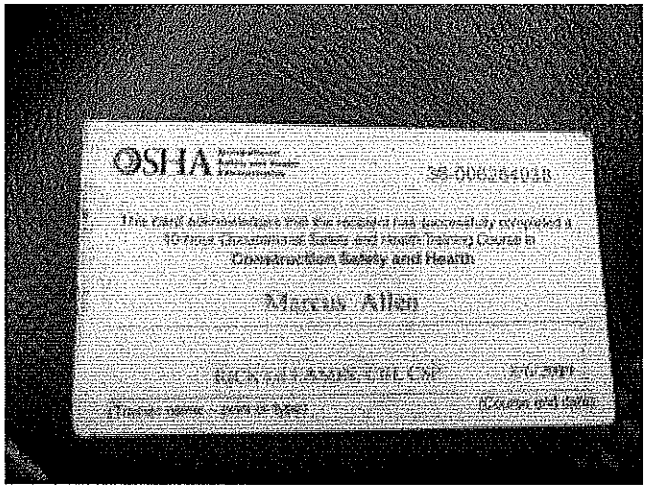
APPENDIX H


OSHA
Occupational Safety and Health Administration
14-006513327
This card acknowledges that the recipient has successfully completed
10-hour Construction Safety and Health
This card issued to
Tyler Sobel
Jesus Ricardo Baeza Pacheco
Trainer Name
11/30/2023
Date of Issue

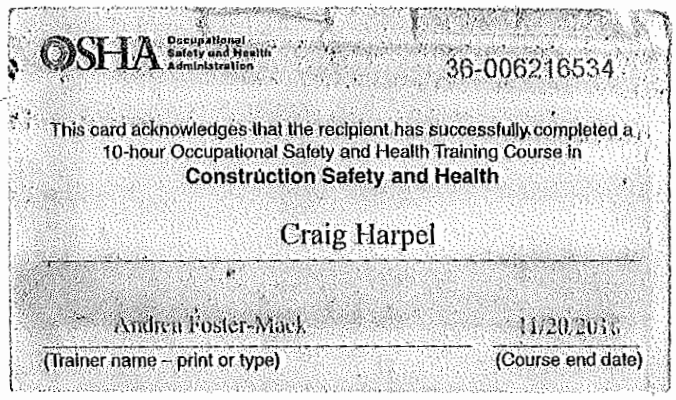
APPENDIX H



APPENDIX H



APPENDIX H



OSHA Occupational Safety and Health Administration

36-006216534

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in

Construction Safety and Health

Craig Harpel

Andrea Foster-Mack — (Trainer name – print or type)

11/20/2016 — (Course end date)

OSHA Occupational Safety and Health Administration

14-004349995

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Matt Bruton

David Crawford (Trainer name – print or type)

3/28/2014 (Course end date)

OSHA Occupational Safety and Health Administration

14-004349993

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Brian O Donnell

David Crawford (Trainer name – print or type)

3/28/2014 (Course end date)

OSHA Occupational Safety and Health Administration

14-004349997

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Martin Stanton

David Crawford (Trainer name – print or type)

3/28/2014 (Course end date)

OSHA Occupational Safety and Health Administration

14-004349994

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Nick Griffiths

David Crawford (Trainer name – print or type)

3/28/2014 (Course end date)

OSHA Occupational Safety and Health Administration

14-004349996

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Roberto Stanton

David Crawford (Trainer name – print or type)

3/28/2014 (Course end date)

OSHA Occupational Safety and Health Administration

14-004349998

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Jakub Price

David Crawford (Trainer name – print or type)

3/28/2014 (Course end date)

OSHA Occupational Safety and Health Administration

14-002718465

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

BENJAMIN HARRISON

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718453

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

CHRISTOPHER MCCAUGHEY

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718477

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

JOSHUA YARNALL

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718462

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

ROBERT CZERPAK

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718472

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Leonard Vorters (ERIC)

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718415

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

STEPHEN BECKER

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718456

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

kenneth klein

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718451

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

JAMES KASHNER, Jr.

VINCENT CONSOLE — 3-14-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718455

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

SHAWN MILLER

VINCENT CONSOLE (Trainer name – print or type)

3-14-11 (Course end date)

OSHA Occupational Safety and Health Administration

14-002718459

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

FRANK METZGER

VINCENT CONSOLE (Trainer name – print or type)

3-14-11 (Course end date)

OSHA Occupational Safety and Health Administration

14-002718469

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

JAMES HADIK

VINCENT CONSOLE (Trainer name – print or type)

3-14-11 (Course end date)

OSHA Occupational Safety and Health Administration

14-002718457

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

STEPHAN LONG

VINCENT CONSOLE (Trainer name – print or type)

3-14-11 (Course end date)

OSHA Occupational Safety and Health Administration

14-002718471

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

ROBERT TAYLOR

VINCENT CONSOLE (Trainer name – print or type)

3-14-11 (Course end date)

OSHA Occupational Safety and Health Administration

14-002718476

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

JASON TAYLOR

VINCENT CONSOLE (Trainer name – print or type)

3-14-11 (Course end date)

OSHA Occupational Safety and Health Administration

14-002718433

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

PATRICK J. MOORE

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718427

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

ANDREW R. COYNE

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718437

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

DAVID MELCHER

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718446

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

MATTHEW VIERECK

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718436

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

PATRICK MAY

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718440

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

JEFF TRANAUSKAS

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718430

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

CHRISTOPHER KERNS

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718439

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in **Construction Safety and Health**

PAUL SPECTOR

VINCENT CONSOLE — (Trainer name – print or type)

3.7.11 — (Course end date)

OSHA Occupational Safety and Health Administration

14-002718421

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

NICHOLAS S. BEVILAQUA

VINCENT CONSOLE — 3-7-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718425

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

John Paul Jones III

VINCENT CONSOLE — 3-7-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718424

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

ERIC FLUHRER

VINCENT CONSOLE — 3-7-11
(Trainer name – print or type) (Course end date)

OSHA Occupational Safety and Health Administration

14-002718423

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

DANIEL A. DeFUSCO

VINCENT CONSOLE — 3-7-11
(Trainer name – print or type) (Course end date)

APPENDIX H

OSHA Occupational Safety and Health Administration

14-004349998

This card acknowledges that the recipient has successfully completed a 10-hour Occupational Safety and Health Training Course in
Construction Safety and Health

Michael McCaughey

David Crawford — (Trainer name – print or type)

3/28/2014 — (Course end date)

APPENDIX H

CERTIFICATE OF COMPLETION

This certifies that

Sean Dougherty

has successfully completed the course

OSHA 10 Hour Outreach Training Program - Construction

CEUs 1.0 | **Credit Hours** 10.00 | **Completion Date** 08/21/2025

ACCREDITED IACET PROVIDER

Jason Cole, Trainer C 26-0113289 and G 26-0084457

"As an OSHA Outreach Training Program trainer, I affirm that I have conducted this OSHA Outreach Training Program training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their course completion card within 90 calendar days of the end of the class."

"As an IACET Accredited Provider, 360training.com, Inc. offers IACET CEUs for its learning events that comply with the ANSI/IACET Continuing Education and Training Standard."

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | 360training.com

APPENDIX H

CERTIFICATE OF COMPLETION

This certifies that

Jacob Kulick

has successfully completed the course

OSHA 10 Hour Outreach Training Program - Construction

CEUs	Credit Hours	Completion Date
1.0	10.00	08/28/2025

ACCREDITED IACET PROVIDER

Jason Cole, Trainer C 26-0113289 and G 26-0084457

"As an OSHA Outreach Training Program trainer, I affirm that I have conducted this OSHA Outreach Training Program training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their course completion card within 90 calendar days of the end of the class."

"As an IACET Accredited Provider, 360training.com, Inc. offers IACET CEUs for its learning events that comply with the ANSI/IACET Continuing Education and Training Standard."

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | 360training.com

APPENDIX H

CERTIFICATE OF COMPLETION

This certifies that

James Perce

has successfully completed the course

OSHA 10 Hour Outreach Training Program - Construction

CEUs 1.0 | **Credit Hours** 10.00 | **Completion Date** 08/28/2025

ACCREDITED IACET PROVIDER

Jason Cole, Trainer C 26-0113289 and G 26-0084457

"As an OSHA Outreach Training Program trainer, I affirm that I have conducted this OSHA Outreach Training Program training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their course completion card within 90 calendar days of the end of the class."

"As an IACET Accredited Provider, 360training.com, Inc. offers IACET CEUs for its learning events that comply with the ANSI/IACET Continuing Education and Training Standard."

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | 360training.com

920 Germantown Pike, Suite 200
Plymouth Meeting, PA 19462
Phone: 610/313-3100

EXPERIENCE, EQUIPMENT AND FINANCIAL STATEMENT FOR PROSPECTIVE BIDDERS

NOTICE

This Form must be completed, with all blanks fully filled in utilizing current data, and submitted herewith with the Bid Submittal. All answers must be printed in ink or typewritten.

Project for which bidder is qualifying: Borough of West Chester - Goose Creek WWTP - Substation Upgrades - Phase II

Date this Form submitted: November 21, 2025 Date of receipt of bids: November 21, 2025

Submittd by: Brendan Stanton, Inc dba BSI Electrical Contractors

~~Individual~~ ~~Co-partnership~~ Corporation ~~Designate proper description~~

Principal office address: 416 Stump Road, Montgomeryville, PA 18936

Telephone: 215-699-7700

If a corporation, answer this:

Capital paid in cash, $ 8,500.00
When incorporated: Organized 1977, ~~Incorporated 2/1/1982~~
In what State: Pennsyvlania
President's name: Brendan Stanton
Vice-President's name: N/A
Secretary's name: Brendan Stanton
Treasurer's name: N/A

If a partnership, answer this:

Date of organization:
State whether partnership is general or limited
Name, address and percentage ownership of partners:

EXPERIENCE AND EQUIPMENT

1. How many years has your organization been in business as a general contractor under your present business name?
48 years

2. How many years experience in this type of construction work has your organization had?
(a) As a general contractor 48 years (b) As a sub-contractor 48 years

3. What are the largest projects your organization has completed?

	Contract Amount	Class of Work	When Completed	For Whom
1.				
2.	PLEASE SEE ATTACHED			
3.				
4.				
5.				

Name and address of Reference for items listed above:

1.
2.
3.
4.
5.

Any other reference

4. Have you ever been declared in default or failed to complete any work awarded to you? NO
If so, where and why?

5. Have you or has any officer or partner of your organization ever been an officer or partner of some other contracting organization? YES
If so, state name of individual, position, and the name of the other organization
Brendan Stanton, Owner of Marino Industrial Systems & Services, Inc - Common Ownership

6. If any part of the work is sublet, will you require a bond from sub-contractor? NO

7. Give list of uncompleted contracts at present held by you.

Contract	Amount
PLEASE SEE ATTACHED	

8. What equipment do you own that is available for the proposed work?
PLEASE SEE ATTACHED

9. State approximately the largest amount of work you have done in any one year $20 million

Remarks:

10. Have you ever been cited by a Regulatory Agency for your failure to comply with any of its requirements? If so, where and why? NO

FINANCIAL STATEMENT AS OF (DATE): PLEASE SEE ATTACHED

Financial statement may be submitted as of the most recent regular statement rendered within 3 months of date of this questionnaire.

ASSETS

		Dollars	Cents
1.	Cash		
	Name banks		
2.	Notes receivable (a) Due within 90 days		
	(b) Due after 90 days		
	(c) Past due		
3.	Accounts receivable from completed contracts, exclusive of claims not approved for payment		
4.	Sums earned and not paid, on uncompleted contracts as shown by Engineer's or Architect's estimate		
	(a) Amount receivable after deducting retainage		
	(b) Retainage to date, due upon completion of contracts		
5.	Accounts receivable from sources other than construction contracts		
6.	Deposits for bids or other guarantees:		
	(a) Recoverable within 90 days		
	(b) Recoverable after 90 days		
7.	Real Estate owned and registered in the name of bidder - assessed value: Description and Location of Property		
8.	Plant and equipment - actual value		
9.	Other assets		
	TOTAL ASSETS		

LIABILITIES

1.	Notes payable: (a) Within 90 days		
	(b) After 90 days		
2.	Accounts payable		
3.	Real estate encumbrances		
4.	Other liabilities		
5.	Reserves		
6.	Capital stock paid up		
7.	Surplus (net worth)		
	TOTAL LIABILITIES		

Audit Report

The apparent low bidders on all prime [contracts] are directed to submit [to the Contract Administration] within (30) days after bids are received their most recent audited financial statements and the Auditor's Report.

CONTINGENT LIABILITIES	Dollars	Cents
Liability on notes, accounts, or guarantees of others, and any judgments of record:		

CONTINGENT ASSETS		
Bank credits, etc.		

The undersigned guarantees the truth and accuracy of all statements and of all answers to interrogatories made and hereby authorizes any depository, vendor or other agency herein named to supply the holder with any information necessary to verify this statement.

NOTE: A partnership must give firm name and signatures of all partners. A corporation must give full corporate name, signature of official (either president, vice-president, secretary or treasurer) and affix corporate seal.

AFFIDAVIT for INDIVIDUAL

STATE OF _____ SS:

COUNTY OF _____

_____being duly sworn, deposes and says that the foregoing financial statement, taken from his books, is a true and accurate statement of his financial condition as of the date thereof and that the answers to the foregoing interrogatories are true.

Sworn and subscribed to before me this

_____day of _____ 20_____

_____ (Applicant must also sign here)

Notary Public

My commission expires _____

AFFIDAVIT of PARTNERSHIP

STATE OF _____ SS:

COUNTY OF _____

_____being duly sworn, deposes and says that he is a member of the firm of _____; that he is familiar with the books of the said firm showing its financial condition; that the foregoing statement is taken from the books of the said firm, and is a true and accurate statement of the financial condition of the said firm as of the date thereof; and that the answers to the foregoing interrogatories are true.

Sworn and subscribed to before me this

_____day of _____ 20_____

_____ (Member of firm must also sign here)

Notary Public

My commission expires _____

AFFIDAVIT for CORPORATION

STATE OF Pennsylvania SS:

COUNTY OF Montogmery

Brendan Stanton being duly sworn, deposes and says that he is President/Secretary of the Brendan Stanton, Inc dba BSI Electrical Contractors; the corporation described in and which executed the foregoing statement; that he is familiar with the books of the said corporation showing its financial condition; that the foregoing financial statement is taken from the books of the said corporation, and is a true and accurate statement of the financial condition of the said corporation as of the date thereof; and that the answers to the foregoing interrogatories are true.

Sworn and subscribed to before me this

day of November 20 25

Notary Public

Brendan Stanton

(Officer must also sign here)

My commission expires _____

BSI
Electrical
Electronic
Contractors

STATEMENT OF BIDDER'S QUALIFICATIONS
11/21/2025

TO: Borough of West Chester

Project: Goose Creek WWTP – Substation Upgrades Phase II

3. Largest Projects Completed:

City of Reading		**$13,092,280.00**
Fritz Island WWTP		**472,717.00**
Owner:	City of Reading	**$13,564,997.00**
	815 Washington Street	
	Reading, PA 19601	
Type:	Electrical Construction	
Engineer:	Hazen and Sawyer Architects	
	498 Seventh Avenue, 11th Floor	
	New York, NY 10018	
Contact:	Ed Daher, P.E., CCM (212) 539-7000	
Completion:	December 2021	

SCI Phoenix – Graterford Prison		**$8,773,000.00**
Buildings K, L & M - Support Building & Industries East and West		**1,060,290.80**
Owner:	Graterford Prison	**$9,833,290.80**
	Piggery Road	
	Skippack, PA	
GC:	Walsh/Heery Joint Venture	
	Piggery Road	
	Skippack, PA	
	Danny Taylor (484) 973-6443	
Completion:	December 2017	

SCI Phoenix – Graterford Prison		**$6,564,000.00**
Cell Blocks A, B, L & M - Activities East and West, Guard Towers and Sallyport, Headworks		**480,788.00**
Owner:	Graterford Prison	**$7,044,788.00**
	Piggery Road	
	Skippack, PA	
GC:	Walsh/Heery Joint Venture	
	Piggery Road	
	Skippack, PA	
	Danny Taylor (484) 973-6443	
Completion:	December 2017	

PENNDOT		**$5,434,900.00**
District 6-0 - RTMC		**572,546.00**
Owner:	Department of General Services	**$6,007,446.00**
	9999 Hamilton Blvd	
	Breinigsville, PA 18031	
Type:	Electrical Construction	
CM:	Heim Construction	
Contact:	Michael Wright	
Completion:	September 2023	

Council Rock School District		**$5,571,000.00**
New Newtown Middle School		**0.00**
Owner:	Council Rock School District	**$5,571,000.00**
	30 N. Chancellor Street	
	Newtown, PA 18940	
Type:	Electrical Construction	
Engineer:	D'Huy Engineering, Inc.	
	One East Broad Street, Suite 310	
	Bethlehem, PA 18018	
Contact:	Tyler Brong (610) 865.3000	
Completion:	August 2018	

Council Rock School District		**$5,499,800.00**
Additions & Renovations to Holland Middle School		**0.00**
Owner:	Council Rock School District	**$5,499,800.00**
	30 N. Chancellor Street	
	Newtown, PA 18940	
Type:	Electrical Construction	
Engineer:	D'Huy Engineering, Inc.	
	One East Broad Street, Suite 310	
	Bethlehem, PA 18018	
Contact:	Tyler Brong (610) 865-3000	
Completion:	August 2018	

Lincoln University		**$4,748,500.00**
Electrical Upgrades and Modifications		**395,867.30**
Owner:	Lincoln University	**$5,144,367.30**
	1570 Old Baltimore Pike	
	Lincoln University, PA	
	Alan Cobb (484) 365-7119	
Type:	Electrical Construction	
Professional:	Simone Collins, Inc.	
	119 East Lafayette Street	
	Norristown, PA 19401	
Contact:	Peter Simone (610) 889-0348	
Completion:	January 2014	

Upper Moreland High School **$5,063,598.00**
Additions and Renovations
Owner: Upper Moreland School District
3990 Orangemans Road
Hatboro, PA 19040
Type: Electrical Construction
Engineer: Agoos/Lovera Architects
Contact: Lori Lesnak (215) 735-0100
Completion: 04/2011 – 100% Own Forces

7. Projects Now in Progress:

Amity Township **$4,987,000.00**
Wastewater Treatment Plant Expansion Project **130,681.00**
$5,117,681.00
Owner: Amity Township
2004 Weavertown Road
Douglasville, PA
Type: Electrical Construction
Engineer: Entech Engineer
201 Penn Street
Reading, PA 19603
Contact: Curtis Tran (610) 373-6667
Completion: March 2026

Bangor Wastewater Treatment Plant **$1,061,000.00**
EQ Tank and Control System Upgrade **0.00**
$1,061,000.00
Owner: Bangor Borough Sewer Authority
900 Lower South Main St
Bangor, PA 18013
Type: Electrical Construction
Engineer: T&M Associates
74 W Broad Street
Bethlehem, PA
Contact: Mike Gable (610) 234.4237
Completion: December 2025

Colonial School District **$4,667,300.00**
Colonial Elementary School Renovations **0.00**
$4,667,300.00
Owner: Colonial School District
20 Welden Drive
Doylestown, PA
Type: Electrical Construction
Engineer: Godshall Kane O'Rourke Architects, LLC
300 Brookside Avenue – Ambler Yards
Building 18, Suite 150, Ambler, PA 19002
Contact: Joe Messmer (215) 646-2003
Completion: October 2025

Central Bucks School District **$1,393,000.00**

Central Bucks High School East Additions & Renovations **0.00**

Owner: Central Buck School District **$1,393,000.00**
230 Flourtown Road
Plymouth Meeting, PA
Type: Electrical Construction
Engineer: KCBA Architects
8 E Broad Street
Hatfield, PA
Completion: August 2026

Cheltenham School District **$1,420,900.00**

Cheltenham High School Stadium Improvements **(2,280.00)**

Owner: Cheltenham School District **$1,418,620.00**
200 Ashbourne Road
Elkins Park, PA
Type: Electrical Construction
Engineer: SitelogIQ
333 Allegheny Avenue
Oakmont, PA
Completion: February 2026

Easton Area Joint Sewer Authority **$650,000.00**

MCC #1 **0.00**

Owner: Easton Area Joint Sewer Authority **$650,000.00**
50A South Delaware Drive
Easton, PA 18042
Type: Electrical Construction
Engineer: Atlas Technical Consultants
920 Germantown Pike, Suite 200
Plymouth Meeting, PA 19462
Contact: Michael Filmyer, PE (610) 313-3100
Completion: April 2026

Eureka Wastewater Treatment Plant **$482,900.00**

Influent Tank Aeration System **0.00**

Owner: Montgomery Township Municipal Sewer Authority **$482,900.00**
1001 Stump Road
Montgomeryville, PA 18936
Type: Electrical Construction
Engineer: CSK Engineers
4259 W Swamp Road, Suite 410
Doylestown, PA 18902
Contact: JJ Kelso (215) 340-0600
Completion: December 2025

Easton Area Joint Sewer Authority		**$291,000.00**
Digester Gas System		**(60,000.00)**
Owner:	Easton Area Joint Sewer Authority	**$231,000.00**
	50A South Delaware Drive	
	Easton, PA 18042	
Type:	Electrical Construction	
Engineer:	Arro Engineering	
	649 N Lewis Road	
	Limerick, PA 19468	
Contact:	William Bohner, PE (610) 495-0303	
Completion:	February 2026	

Hatfield Township		**$495,000.00**
Switchgear Replacement		**0.00**
Owner:	Hatfield Township	**$259,845.00**
	3200 Advance Lane	
	Hatfield, PA 18915	
	Peter Dorney	
Type:	Electrical Construction	
Completion:	May 2026	

Hatboro-Horsham School District		**$12,536,530.00**
New Keith Valley Middle School		**218,143.00**
Owner:	Hatboro-Horsham School District	**$12,754,673.00**
	229 Meetinghouse Road	
	Horsham, PA 19044	
Type:	Electrical Construction	
Engineer:	D'Huy Engineering, Inc.	
	One East Broad Street, Suite 310	
	Bethlehem, PA 18018	
Contact:	Jamie Lynch (610) 865-3000	
Completion:	November 2026	

Morrisville Municipal Authority		**$298,965.00**
KTC River Pump Station		**0.00**
Owner:	Morrisville Municipal Authority	**$298,965.00**
	35 Union St,	
	Morrisville, PA 19067	
Type:	Electrical Construction	
Engineer:	Pennoni	
	1900 Market Street	
	Philadelphia, PA 19103	
Contact:	Robert Campbell	
Completion:	August 2026	

Morrisville Municipal Authority **$294,000.00**
Influent Pump Station **0.00**
Owner: Morrisville Municipal Authority **$294,000.00**
35 Union St,
Morrisville, PA 19067
Type: Electrical Construction
Engineer: Pennoni
1900 Market Street
Philadelphia, PA 19103
Contact: Robert Campbell
Completion: May 2026

Montgomery County Community College **$259,845.00**
Transformer Replacement **0.00**
Owner: Montgomery County Community College
340 DeKalb Pike **$259,845.00**
Blue Bell, PA 19422
Vicki Giammarco
Type: Electrical Construction
Completion: November 2026

Northwestern Chester County Municipal Authority **$2,074,600.00**
Wastewater Treatment Plant Nitrification Upgrade **(12,985.00)**
Owner: Northwestern Chester County **$2,061,615.00**
Municipal Authority
187 Dampman Rd,
Honey Brook, PA 19344
Type: Electrical Construction
Engineer: Herbert, Rowland & Grubic, Inc (HRG)
501 Allendale Road
King of Prussia, PA 19476
Contact: Alexander Barr (484) 460-7050
Completion: November 2025

Oaks Wastewater Treatment Plant **$3,244,900.00**
Generator Installation **(23,660.00)**
$3,221,240.00
Owner: Lower Perkiomen Valley Regional Sewer Authority
River Road
Bridgeport, PA 19405
Type: Electrical Construction
Engineer: Instrumentation, Control & Energy Engineering, LLC
3326 Skippack Pike
Lansdale, PA 19446
Contact: Joe Guagno (610) 584-6714
Completion: November 2025

Pen Argyl Borough		**$98,136.00**
Influent & Effluent Pump Control Panel Replacement		**0.00**
Owner:	Pen Argyl Borough	**$98,136.00**
	11 North Robinson Avenue	
	Pen Argyl, PA 18074	
Type:	Electrical Construction	
Engineer:	Instrumentation, Control & Energy Engineering, LLC	
	3326 Skippack Pike	
	Lansdale, PA 19446	
Contact:	Joe Guagno (610) 584-6714	
Completion:	February 2026	

Radnor Township School District		**$59,475.00**
Ithan Elementary School – HVAC		**0.00**
Owner:	Radnor Township High School	**$59,475.00**
	135 South Wayne Avenue	
	Wayne, PA 19087	
Type:	Electrical Construction	
Engineer:	SiteLogiq	
	3300 North 3rd Street	
	Harrisburg, PA 17110	
Completion:	January 2026	

City of Reading		**$1,801,000.00**
19th Ward Pump Station		**0.00**
Owner:	City of Reading	**$1,801,000.00**
	815 Washington Street	
	Reading, PA 19601	
Type:	Electrical Construction	
Engineer:	Entech Engineer	
	201 Penn Street	
	Reading, PA 19603	
Completion:	November 2026	

City of Reading		**$2,749,000.00**
6th & Canal Pumping Station		**299,772.00**
Owner:	City of Reading	**$3,042,772.00**
	815 Washington Street	
	Reading, PA 19601	
Type:	Electrical Construction	
Engineer:	RK&K	
	3501 Concord Road	
	York, PA 17402	
Completion:	December 2025	

Upper Dublin Township Sewer (BCWSA)		**$1,256,300.00**
Upper Dublin Diversion Pump Station		**0.00**
Owner:	BCWSA	**$1,256,300.00**
	1275 Almshouse Road	
	Warrington, PA 18976	
Type:	Electrical Construction	
Engineer:	Gilmore & Associates	
	65 E Butler Pike	
	New Britain, PA	
Contact:	John Solecki (215) 345-4500	
Completion:	June 2026	

Upper Merion Township		**$84,100.00**
Balligomingo PS/Trout Run Main PS		
Pump and Equipment Replacement		**0.00**
Owner:	Upper Merion Township	**$84,100.00**
	175 West Valley Forge Road	
	King of Prussia, PA 19460	
Type:	Electrical Construction	
Engineer:	Arro Engineering	
	649 N Lewis Road	
	Limerick, PA 19468	
Contact:	William Bohner, PE (610) 495-0303	
Completion:	July 2026	

Upper Merion Township		**$273,500.00**
Headworks Modifications – Trout Run & Matsunk Water		
Pollution Control Center		**0.00**
Owner:	Upper Merion Township	**$273,500.00**
	175 West Valley Forge Road	
	King of Prussia, PA 19460	
Type:	Electrical Construction	
Engineer:	Arro Engineering	
	649 N Lewis Road	
	Limerick, PA 19468	
Contact:	William Bohner, PE (610) 495-0303	
Completion:	May 2026	

Wernersville State Hospital		**$9,344,000.00**
Electrical Upgrades		**1,253,756.00**
Owner:	Department of General Services	**$10,597,756.00**
	9999 Hamilton Blvd	
	Breinigsville, PA 18031	
Type:	Electrical Construction	
Engineer:	Arris Engineering	
	667 South River Street	
	Plains, PA 18705	
Contact:	Rich Szatowski (570) 825-7760	
Completion:	October 2026	

Southwest Delaware County Municipal Authority		**$382,000.00**
Woodbrook Pump Station Electrical Upgrades		**15,182.00**
Owner:	SWDCMA	**$397,182.00**
	1 Gamble Ln,	
	Aston Township, PA 19014	
Type:	Electrical Construction	
Engineer:	Stantec Consulting	
	1060 Andrew Drive	
	West Chester, PA 19380	
Contact:	Geoffrey Kolva (610) 840-2520	
Completion:	December 2025	

Wyomissing Valley Municipal Authority		**$185,500.00**
Sewage Treatment Plant Activated Sludge		
Aeration System Improvements		**0.00**
Owner:	Wyomissing Valley Municipal Authority	**$185,500.00**
	701 Old Wyomissing Road	
	Reading, PA 19611	
Type:	Electrical Construction	
Engineer:	Arro Engineering	
	649 N Lewis Road	
	Limerick, PA 19468	
Completion:	April 2026	

West Chester University		**$82,500.00**
Transformer Replacement		**0.00**
Owner:	West Chester University	**$82,500.00**
	201 Carter Drive	
	West Chester, PA	
Type:	Electrical Construction	
Contact:	Nicole Ward (610) 436-3599	
Completion:	May 2026	

Bid For: Goose Creek WWTP – Substation Upgrades Phase II

Attachment to Contractor's Qualification
11/21/2025
Page 10

Wissahickon High School		**$266,645.00**
High School Stadium Bleacher Replacement		**0.00**
Owner:	Wissahickon School District 601 Knight Road Ambler, PA 19002	**$266,645.00**
Type:	Electrical Construction	
GC:	Grace Industries, Inc 7171 Airport Road Bath, PA 18014	
Completion:	April 2026	

BSI
Electrical
Electronic
Contractors

APPENDIX J

Road Equipment

1 Western Start Tractor w/ Landoll Trailer
1 International w/ 23-ton Terex Crane
1 International w/ 60' Bucket
2 Ford 650 w/ 45 Bucket
1 Ford Super Duty Dump Truck
1 Peterbilt Dump Truck
1 International Dump Truck
1 Marmon Roll off
1 Freightliner Roll off
1 Freight liner Derrick Digger w/ Pole Carrier
1 12' Isuzu Box Truck w/ lift gate
1 Ford Stake Body
1 Grove ATS 40 Ton Crane
1 Ford Fuel Tanker
Misc. Work Vans & Pick-up Trucks

Off-Road/Excavation Equipment

1 CAT 312 Excavator
1 CAT 420 D Backhoe
1 Ford 2110 Backhoe
1 JD 240 Skid Steer
1 CAT DC 3 Bulldozer
2 CAT 420E Backhoe
2 Ditch witch trencher
1 Bulldog trench roller
1 Ditch witch soft dig
1 I/R Excavator
2 All terrain fork truck
5 Rough Terrain Fork Lifts - 6000lbs to 10000lbs
1 Fork Lift - 18000lbs
1 All terrain 14-ton grove crane
1 Vibratory Plate Tamper
1 Daewoo Rubber Tire Excavator
1 Daewoo Rubber Tire Loader
1 Bomag Roller
1 Sullivan Tow Behind Compressor
1 Corecut Concrete Saw
2 I/R Airsource Compressors
1 Bomag Trench Roller
1 Bobcat Skid Steer
1 CAT Skid Steer
Breaker and Compactor Attachments for Backhoes and Excavators

Construction Equipment

Air Compressors
Office trailers
Storage Trailers
Scissor Lifts - 15' thru 33'
Aerial Lifts 33' thru 68'
Condux cable glider
Dranetz power analyzer
MSE Comstar radio detection kit
Foot compactor/tamper
Portable 2-way radios
Floor mounted drill press
Power tray pulling sheaves kit
High potential test equipment
2-8KW Portable Generators
Crimpers & Cutters
Greenlee rigid pipe benders
Greenlee wire pullers
Bench threading machines
Wire labeling machines
Underground utilities detector
280 CFM air compressor & hammer
Nail guns & compressors
Portable gas welders
Portable rebar cutter
Floor mounted band saw
Core drilling machines
Scaffolding

Generators, Transformers & Light Towers

1 Elliot Magnetek 125QD Gen Set
1 CAT XQ225 Gen Set
1 Onan 50KW Generator
1 Central Detroit Diesel 1000KW Gen Set
1 Cat XQ-1750 Generator
1 I/R G115 Generator
1 I/R G11ME Generator
1 I/R G575 Generator
1 Loadtec 1205KW Loadbank
1 CAT XQ-400 Generator
1 Terex 120KVA / 95KW Generator
1 Terex 70KVA / 55KW Generator
2 Magnum MLG 25 KVA Generator
1 Amida Site Lights Tow Behind Light Tower
1 Wacker LT4 Tow Behind Light Tower
2 I/R Light Source Light Tower
1 Alstom 200KVA Pad Mount Transformer
1 500 KVA Pad Mount Transformer

All Equipment is Owned and Operated
by BSI - Electrical Contractors

Brendan Stanton

Brendan Stanton - President/Secretary

Dated: November 21, 2025

CONTRACTOR RESPONSIBILITY DETERMINATION

The following Contractor Responsibility Determination is issued pursuant to and in accordance with Ordinance No. 04-2022 known as the Responsible Contractor Ordinance, codified in Chapter 4 of the Code of the Borough of West Chester (the "RCO").

Project Number: GCWWTP 2025–1
Project Name: SUBSTATION REHABILITATION – PHASE II PROJECT
Contractor: Brendan Stanton, Inc. dba BSI Electrical Contractors

1. Project: The Borough of West Chester (the "Borough") proposes to complete a project identified as the Goose Creek WWTP Substation Rehabilitation Phase II Project based on bid documents and specifications dated October 24th, 2025 (the "Project").

2. Conditional Award of Bid. The Borough opened and reviewed the bids received and conditionally awarded the bid to the lowest responsible bidder, Brendan Stanton, Inc. ("Contractor") at a public meeting on December 17th 2025.

3. Notice of Intent to Award Contract. The Borough issued a notice of intent to award contract to the Contractor on December 17th 2025, subject to compliance with subcontractor certifications and issuance of this Contractor Responsibility Determination.

4. Contractor Responsibility Certification. The Contractor completed and submitted to the Borough the contractor responsibility certification included in the bid packet.

5. Subcontractor Lists and Subcontractor Responsibility Certification. No subcontractors were proposed.

6. Independent Review. BCM Engineers/Atlas Technical Consultants has conducted an independent review of the Contractor to determine whether (i) the Contractor is a qualified, responsible firm in accordance with the requirements of the RCO and other applicable laws and regulations, (ii) the contractor responsibility certification and subcontractor responsibility certifications and applicable supporting documentation comply with the requirements of the RCO; and (iii) the Contractor has the technical qualifications and performance capabilities necessary to successfully perform the contract and that the Contractor has a sufficient record of law compliance and business integrity to justify the award of a public contract.

7. Determination. Based on the Independent Review, the Borough has determined that the Contractor is a responsible contractor that meets the qualifications of the RCO.

_____ _____

Date Sean Metrick, Manager

THIRD EXTENSION AGREEMENT OF SEWER CAPACITY AGREEMENT

THIS THIRD EXTENSION AGREEMENT OF SEWER CAPACITY AGREEMENT (the "Second Extension Agreement"), is made this _____ day of _____, 202__, by and among the BOROUGH OF WEST CHESTER, 401 East Gay Street, West Chester, Pennsylvania 19380 (the "Borough"), the TOWNSHIP OF EAST BRADFORD, 676 Copeland School Road, West Chester, Pennsylvania 19380 (the "Township"), and AQUA PENNSYLVANIA WASTEWATER, INC., 762 W. Lancaster Avenue, Bryn Mawr, Pennsylvania 19010 (“Aqua” or “Aqua Wastewater”). The Borough, Township and Aqua Wastewater are hereinafter collectively referred to as the “Parties”).

WITNESSETH

WHEREAS, the Borough and the Township are parties to a Sewer Capacity Agreement dated November 14, 2017, as amended by First Amendment to Sewer Capacity Agreement dated November 21, 2018, whereby the Borough provides sanitary sewage treatment capacity to properties located in the Township (collectively, the “Original Sewer Capacity Agreement”); and

WHEREAS, the Township sold certain sewer collection assets and facilities to Aqua Wastewater pursuant to an Assets Purchase Agreement dated December 20, 2017, as amended by First Amendment to Assets Purchase Agreement dated April 18, 2018, and by Second Amendment to Assets Purchase Agreement dated December 12, 2018 (collectively, the “APA”); and

WHEREAS, pursuant to the APA, the Township and Aqua Wastewater entered into an Assignment and Assumption of Sewer Capacity Agreement dated December 12, 2018 (the “Assignment Agreement”) whereby the Township assigned certain of its rights, obligations, title, and interest in the Original Sewer Capacity Agreement, and the Township retained certain rights and obligations in the Original Sewer Capacity Agreement (the Original Sewer Capacity Agreement, as assigned by the Assignment Agreement, collectively, the “Sewer Capacity Agreement”); and

WHEREAS, although the term of the Sewer Capacity Agreement expired on November 14, 2022, the Parties, including Aqua Wastewater as the assignee of the obligations of the Township, have continued to comply with all the terms of the Sewer Capacity Agreement; and

WHEREAS, the Parties are in the process of negotiating a new agreement that will supersede and replace all prior agreements between the parties relating to the provision of sewer collection and treatment services by the Borough for the benefit of the Township and Aqua; and

WHEREAS, the Parties entered into an Extension Agreement of Sewer Capacity Agreement dated May 15, 2024 (the "First Extension Agreement") which extended the term of the Sewer Capacity Agreement until December 31, 2024; and

WHEREAS, the Parties entered into a Second Extension Agreement of Sewer Capacity Agreement dated December 18, 2024 (the "Second Extension Agreement") which extended the term of the Sewer Capacity Agreement until December 31, 2025; and

WHEREAS, part of the reason for the First Extension Agreement and Second Extension Agreement was to enable the Borough to install flow meters and obtain flow data of the volume of Sanitary Sewage being conveyed from the Township to the Borough's Sewage Collection System; and

WHEREAS, the Borough has been unable to install the flow meters yet and will do so as soon as practical; and

WHEREAS, the Parties wish to ratify and affirm the terms of the Sewer Capacity Agreement, and extend the term thereof until December 31, 2027.

NOW THEREFORE, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, each binding itself, its successors and assigns, and each representing that it has proper legal authority to enter into this Second Extension Agreement, agree as follows:

1. Recitals; Definitions. The recitals set forth above are incorporated into, and made a substantive part of, this Third Extension Agreement. Any term capitalized, but not defined herein, shall have the meaning set forth in the Sewer Capacity Agreement.

2. Extension of Term. The Parties hereby agree to extend the term of the Sewer Capacity Agreement until December 31, 2027 (the "Third Extension Period").

3. Rates During Third Extension Period. During the calendar year 2026, the following rates shall apply to the provision of sewer capacity by the Borough to Aqua:

    a. Single family detached dwelling units - $74.41/month.

    b. All other residential unit types - $53.92/month.

    c. Nonresidential uses and users per month – $34.84 per gallon for the first 2,000 gallons used plus $9.25 per thousand gallons or any part thereof over 2,000 gallons used.

    If the Borough increases the sewer rates effective in 2027, it shall send written notice to the Township who shall pay such increased fees.

4. Tapping Fee during Extension Period. During the Third Extension Period, the Tapping Fee shall be $5,115.83 per Equivalent Dwelling Unit ("EDU") with an EDU measured at 239 gallons per day.

5. Monthly Billing. During the Third Extension Period, Section 8.02 of the Sewer Capacity Agreement, which provides for quarterly billing of the fixed rates for residential uses, is amended to provide for monthly billing by the Borough to Aqua (with a copy to Township) of the fixed rates for residential uses.

6. Ratification and Continued Compliance. Except as expressly amended by the First Extension Agreement, the Second Extension Agreement, and this Third Extension Agreement, the Parties hereby ratify and affirm all of the terms of the Sewer Capacity Agreement, and shall comply with all the terms of the Sewer Capacity Agreement, as amended by the First Extension Agreement, the Second Extension Agreement and this Third Extension Agreement, during the Third Extension Period.

7. Entire Agreement. This Third Extension Agreement constitutes the entire agreement between the Parties concerning the subject matter hereof, and there are no other representations or agreements, verbal or written, other than those contained herein. This Third Extension Agreement may be modified, amended or supplemented by the written agreement of all of the Parties hereto.

8. Severability. Should one or more of the provisions of this Third Extension Agreement for any reason be held illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect any other provision of this Third Extension Agreement, and the remainder of this Third Extension Agreement shall, in such circumstances, be construed and enforced as if such illegal, invalid or unenforceable provision had not been contained herein.

9. Counterparts. This Third Extension Agreement may be executed in any number of counterparts, all of which, taken together, shall constitute one and the same Third Extension Agreement. The Parties may deliver their signatures to this Third Extension Agreement by email, or using electronic technology such as Docusign, and each such signature shall have the same force and effect as an original ink signature.

10. Notice. Whenever a notice is required to be given during the Third Extension Period, it shall be given in writing, and the following addresses shall be used unless a Party specifies a different address by notice given in accordance with the terms of the Sewer Capacity Agreement:

Borough:
Borough of West Chester
401 East Gay Street
West Chester, Pennsylvania 19380

Attention: Manager

Township:
East Bradford Township
676 Copeland School Road
West Chester, Pennsylvania 19380
Attention: Manager

Aqua:
Aqua Pennsylvania Wastewater, Inc.
762 W. Lancaster Avenue
Bryn Mawr, Pennsylvania 19010
Attention: Manager

IN WITNESS WHEREOF, the Parties hereto, intending to be legally bound, have caused this Third Extension Agreement to be executed and their respective corporate seals affixed the day and year first above written.

BOROUGH OF WEST CHESTER

ATTEST: **BY ITS COUNCIL**

_____ _____
Sean Metrick, Manager/Secretary Patrick McCoy, President

TOWNSHIP OF EAST BRADFORD

ATTEST: **BY ITS BOARD OF SUPERVISORS**

_____ _____
Mandie Cantlin, Manager/Secretary Bruce W. Laverty, Chair

AQUA PENNSYLVANIA WASTEWATER, INC.

ATTEST:

_____ _____
Marc A. Lucca, President

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Barbara Lionti

FROM: Sean Metrick

SUB: **PURCHASE ORDER REQUEST**

DATE: 11/24/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Organizational Research and Development

Contact Phil Bieg

Address

Phone (484) 723-3566

Email organizationalrnd@gmail.com

Fax

Justification

Training for leaders on conflict resolution, leadership, and positive workplace culture.

TOTAL AMOUNT TO BE PAID:	$ 15,000.00

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

_____ _____

Authorized Department Manager Date

Sean Metrick Digitally signed by Sean Metrick Date: 2025.11.24 15:55:02 -05'00' Sean

_____ 11/24/2025

Sean Metrick, Borough Manager Date

Account # 01-45836-90 Training

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 _____

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: 12/4/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Bergey's Truck Centers

Contact Francis Vattima

Address
1144 West Baltimore Pike
Kennett Square, PA 19348

Phone (215) 799-4420

Email

Fax

Justification

Diagnostic inspection and repairs to 44-50 2010 Mack 600 Trash truck. New air compressor and front springs. Exclusive heavy truck repair vendor.

TOTAL AMOUNT TO BE PAID:	$ 12,105.27

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

_____ _____

Authorized Department Manager Date

_____ Sean _____

Sean Metrick, Borough Manager Date

Account # 01-43720/80 _____

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 _____

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: 12/2/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Butts Ticket Systems

Contact MitchButts

Address 151 Hood Road
Cochranville, Pa 19330

Phone (610) 869-7450

Email

Fax

Justification

Spare parts for kiosks

TOTAL AMOUNT TO BE PAID:	$ 11,947.36

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

QUOTATION NUMBER

PAYMENT TERMS

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Sayre R Reiner Digitally signed by Sayre R Reiner Date: 2025.12.02 11:03:19 -05'00' _____ 12/2/2025 _____

Authorized Department Manager Date

_____ _____

Sean Metrick, Borough Manager Date

Account # 09-44525 _____

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

December 1st, 2025

Hello Ramsey,

Below is your quotation on the products we discussed. Quoted prices do not include shipping costs.

PRODUCT	QTY	Unit Price	PRICE
Parkeon Strada 12v26AH upper battery	**3**	**$262**	**$786.00**
Parkeon Strada 12v50AH lower battery	**3**	**$355**	**$1,065.00**
Cale CWT 12v55AH battery	**5**	**$245**	**$1,225.00**
Cale CWT M1000 card readers	**5**	**$1,359.75**	**$6,798.75**
Cale CWT 4G modem	**3**	**$605.37**	**$1,816.11**
Freight			**$256.50**
Total			**$11,947.36**

If you have any questions, please feel free to reach me in the office or on my cell, 484-832-6342. You can also email me at Mitch@buttsticket.com. Thank you for this opportunity to quote you on your parking equipment needs. I look forward to working with you.

Best Regards,

Mitchell Butts
President
Butts Ticket Systems
Cell: 484-832-6342
Office: 610-869-7450
Email: Mitch@buttsticket.com

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: 11/28/2025

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: 2025.11.26 07:48:33 -05'00'

Authorized Department Manager

11/28/2025
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 ☐	Notes
Budget Available	Yes ☐	No ☐	
Support Complete	Yes ☐	No ☐	
Exempt Support	Yes ☐	No ☐	

Processing Initials _____

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick

FROM: Sean Mitchell

SUB: **PURCHASE ORDER REQUEST**

DATE: 12/4/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor USALCO

Contact Tom Dobson

Address 2601 Cannery Ave.
Baltimore, MD 21226

Phone (410) 354-0100

Email tdobson@usalco.com

Fax (410) 918-2240

Justification

Goose Creek purchase of Aluminum Chloride Hydroxide Sulfate(DelPac 1525) for phosphorous removal. This PO is for two (2) loads delivered, one in late December and one in January. Used 33,000# at $0.3100 for total price per load.

TOTAL AMOUNT TO BE PAID:	$ 20,460.00

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

PURCHASE ORDER # _____ PAGE 2

SHIP TO:

Goose Creek WWTP
351 Snyder Ave.
West Chester, PA 19382

BILL TO:

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

SHIP METHOD & PRICING

Prepaid

QUOTATION NUMBER

Q-24847-1

PAYMENT TERMS

Net 30

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Sean Mitchell Digitally signed by Sean Mitchell Date: 2025.12.04 15:18:32 -05'00' _____ 12/4/2025 _____

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 ☐

Notes

Processing Initials _____

Quotation

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

Quote #: Q-24847-1
Date: 12/3/2025 5:16 PM
Effective Date: 12/3/2025

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	3250LTT	DELPAC 1525 - BULK TRUCKS	TT	Prepaid	7-10 Bus Days	$0.3100	$0.0000	32,730.00	LB
Ship To Address: Goose Creek WWTP (blk ddp); 351 Snyder Avenue; West Chester, PA 19382									

***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

THANK YOU FOR YOUR BUSINESS!

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: 11/10/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Signal Service

Contact Bill Dunn

Address
1020 Andrew Drive
West Chester, PA 19380

Phone (610) 429-8073

Email

Fax

Justification

Traffic Signal box struck and pole damaged. Accident will be submitted to insurance company for restitution.

TOTAL AMOUNT TO BE PAID:	$ 55,403.38

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: 2025.11.12 12:47:05 -05'00' _____ 11/12/2025

Authorized Department Manager Date

_____ Sean _____

Sean Metrick, Borough Manager Date

Account # 01-43720/80

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

FINANCE DEPARTMENT ONLY

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

Processing Initials _____

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Will Williams, Sustainability Director

SUB: **PURCHASE ORDER REQUEST**

DATE: 11/17/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Horgan Tree Experts

Contact Travic Shaw

Address 741 Contention Lane
Berwyn, PA 19312

Phone (610) 644-1663

Email horgantree@gmail.com

Fax

Justification

Outstanding tree pruning, trimming, removal, and stump grinding in 4Q 2025, by request of the Tree Commission. Unit-based bid approved by BC in Nov 2024.

TOTAL AMOUNT TO BE PAID:	$ 24,500.00

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

QUOTATION NUMBER

PAYMENT TERMS

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Will Williams Digitally signed by Will Williams Date: 2025.11.17 15:01:01 -05'00'

Authorized Department Manager — Date: 11/17/2025

Sean Metrick, Borough Manager — Date

Account # 1-45540/1

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

FINANCE DEPARTMENT ONLY

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

Processing Initials _____

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Mark Scanlon, Fire Chief

SUB: **PURCHASE ORDER REQUEST**

DATE: 11/14/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Fire Line Equipment

Contact Troy Weaver

Address 307 Twin Springs Court
New Holland, PA 17557

Phone (717) 354-8103

Email tweaver@firelineequipment.com

Fax

Justification

Pre-Inspection invoice for Ladder 53 repairs from accident. Insurance company issued the borough original check for this invoice on 05/17/2024 for amount of $70,638.17 and a second check on 12/16/2024 for the amount of $7,560.00. Insurance Claim # 4A24044DZCO-001

TOTAL AMOUNT TO BE PAID:	$ 75,638.17

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

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

Net30

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Mark Scanlon Digitally signed by Mark Scanlon Date: 2025.11.14 00:17:58 -05'00' 11/14/2025

Authorized Department Manager Date

Sean Metrick, Borough Manager Date

Account # 05-43720/05

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

FINANCE DEPARTMENT ONLY

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

Processing Initials _____

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: 11/13/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor GL Sayre Inc.

Contact Brandon Demutis

Address
120 Industrial Way
Conshohocken, PA 19428

Phone (610) 277-2000

Email

Fax

Justification

Remove and replace cylinder head, install new grid heater and valve covers on Peterbilt truck 44-21.

TOTAL AMOUNT TO BE PAID:	$ 11,551.46

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: 2025.11.13 10:41:45 -05'00' _____ 11/13/2025

Authorized Department Manager _____ Date

_____ Sean _____

Sean Metrick, Borough Manager _____ Date

Account # 01-43720/80

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 _____

Finance Department Use Only
Purchase Order Number

BOROUGH OF WEST CHESTER

PURCHASE ORDER REQUEST

TO: Sean Metrick, Borough Manager

FROM: Mark Scanlon, Fire Chief

SUB: **PURCHASE ORDER REQUEST**

DATE: 11/9/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Fire Line Equipment

Contact Troy Weaver

Address 307 Twin Springs Court
New Holland, PA 17557

Phone (717) 354-8103

Email twaever@firelineequipment.com

Fax

Justification

Outstanding invoices for Ladder 53 repairs not covered by insurance. Includes Truck inspection and items that required repairs to pass inspection; Two (2) tires and a wheel for rear of vehicle; Cost to complete an upgraded front bumper. Three Invoices included in this Purchase Order.

TOTAL AMOUNT TO BE PAID:	$ 15,399.78

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

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

69610;69611;69612

PAYMENT TERMS

Net30

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Mark Scanlon Digitally signed by Mark Scanlon Date: 2025.11.09 19:37:14 -05'00'

Authorized Department Manager

11/9/2025

Date

Sean Metrick, Borough Manager

Date

Account # 05-43720

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

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: 11/18/2025

IT IS REQUESTED THAT A PURCHASE ORDER BE ISSUED TO:

Vendor Belfor Property Restoration

Contact Lee Smithson

Address 410 Clover Mill Road
Exton, PA 19341

Phone (610) 594-5566

Email lee.smithson@us.belfor.com

Fax (610) 594-2116

Justification

Repairs to 1st floor of 401 E. Gay Street (Police Department) after flooding

TOTAL AMOUNT TO BE PAID:	$ 89,930.63

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

2227848

PAYMENT TERMS

TAX STATUS

TAX EXEMPT – REFER TO ATTACHED TAX EXPEMPT FORM

Joshua B. Lee Digitally signed by Joshua B. Lee Date: 2025.11.18 15:58:53 -05'00' _____ 11/18/2025 _____

Authorized Department Manager Date

_____ Sean _____

Sean Metrick, Borough Manager Date

Account # 01-48610-40 _____

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 _____

Fee Schedule: Adopted December 17 2025

BUILDING PERMITS

New Construction, Alterations, Additions,	
Demolition, Signs & HVAC	
One & Two Family Dwellings	
First $1,000	$80.00
Each Additional $1,000	$15
Multi-Family & Non-Residential	
First $1,000	$154.50
Each aAdditional $1,000	$15
All projects over $20M in value ICC Model Fee	
Schedule with 4 year averaging for multiplier	

ELECTRICAL PERMITS

First $1000	$80.00
Each additional $1,000	$10
Annual Maintenance Permit	$504

PLUMBING PERMITS

fees include one rough & one final inspection	
One & Two Family Dwellings (base fee)	$80.00
Each fixture	$25
Multi-Family & Non-Residental (base fee)	$154.50
Each fixture	$25

REINSPECTIONS

Additional Inspections for all permits	$150

ZONING LETTER $150

Fire Safety Inspection Fee

(Annual Commercial Fire Inspections)

Building Area and Inspections	
1 to 999 square feet	$70.00
1,000 to 3,500 square feet	$95.00
3,501 to 5,000 square feet	$120.00
5,001 to 10,000 square feet	$165.00
10,001 to 50,000 square feet	$225.00
50,001 square feet and up	$310.10
Re-inspection fee for corrections	$30.00

PLAN REVIEW FEES

One & Two Family Dwellings, 1st review	$100
Multi-Family & Non-residential, 1st review	$150
Each Additional Review	$100
Zoning Review (Site plans, fences, sheds, patios, etc.)	$50

RENTAL PERMITS (annual)

Residential Unit/per unit (from $44.00)	$66.00
~~**Rooming Unit/per unit**~~	~~$42.00~~
Rental License Transfer Fee	$5.00
Short Term Rental - per unit	**$66.00**

ZONING HEARING BOARD

Variance, Special Exception	
Single Family Dwelling, Commercial Signs	$500
Public & Institutional	$800
Multi-family Dwelling, Commercial & Industrial	$1,200
Each continuance by applicant	$200

ZONING MATTERS BEFORE BOROUGH COUNCIL

Validity variance and curative amendment	$2,000
Zoning Change	$500
Conditional Use:	
Single Family Residential	$500
Public & Institutional	$800
Multi-Family dwelling, Commercial & Industrial	$1,200
Each Continuance:	$200

BUILDING, HOUSING & FIRE PREVENTION CODE BOARD OF APPEALS $500

SUB-DIVISION & LAND DEVELOPMENT REVIEWS

(plus fee schedule of Borough Engineer as approved by Borough Council)	$400

LIQUOR LICENSE TRANSFER $1,000

SPECIAL PERMITS

Family Day Care Home	$40
Outdoor Café' (annual fee)	$200

Failure to appear / no show	$50.00
Administrative Fee	$25.00

PUBLIC WORKS

20-Gallon Recycling containers	$15
Borough disposal bags	$3
Refrigerator disposal	$35
Air conditioner disposal	$25
Dumpster Permit	$45/week
Dumpster Permit at metered parking Monday-Friday	$21.00/day
Dumpster Permit at metered parking Saturday	$10.50/day
Electronics Recycling: t.v.'s, computers monitors, printers, & computer peripherals	$5
Fine for working without a permit or expired permit	Double Permit Fee *(minimum $50.00)*
Bulk Trash Items	$35
Mattresses & items exceeding 75 lbs. and exceeding 2'x3'x5' in size	
Tire Disposal Recycling Fee 17"	$10
Tire Disposal Recycling Fee over 17"	$25

Traffic Control Devices

Orange Traffic Cones -	Deposit Fee $10	$4 each/per day
Barricades -	Deposit Fee $50	$15 each/per day
Temporary Signage-	Deposit Fee $50	$10 each/per day
Sign Board -	Deposit Fee $300	$150/each/day

Set Up/Breakdown Fees (Minimum 3/hours/employee)

Public Works Employee	**$70/hour**
~~Standard Hourly Rate - Per Hour/Per employee~~	~~$50~~
~~Overtime Hourly Rate - Per Hour/Per employee~~	~~$75~~

SIDEWALK REPAIRS

Sidewalk permits and inspections	$30

CURB CUT $35

Curb repairs, or curb cuts made strictly for the installation of a wheelchair ramp are exempt from the curb cut fee

BOROUGH TOWING CHARGES

Registration Fee for Hens	$35

STREET OPENING

Per Opening (Rounded Up) *(minimum fee of $500.00)*	$10/per sq ft
Capital Utility Project - **Prior approval required** *(minimum fee of $1,750.00)*	$4.00/lineal ft of standard trench width (2.5')

STREET OPENING RESTORATION COMPLETED BY THE BOROUGH

up to five square yards -	$350
$70 for each additional sq. yd.	

Permit issuance & general inspection fees are not payable by the Commonwealth of PA,, the Federal Government or Public Utilities for the replacement or renewal of their facilities prior to a resurfacing project after notice from the Borough, the installation of street light poles or facilities moved at the request of the Borough

POLICE

Alarm Registration	$30
Alarm Registration Renewal	$10
Accident Report	$15
Police Service @ approved Special Event	**$154/hr**
~~**Police Services, other**~~	~~**$180/hr**~~

VENDING LICENSE - yearly $100

PARK RENTALS - DAILY

Park rental WEEKDAY resident/non-resident	$25
Park rental WEEKEND resident fee	$75
Park rental WEEKEND non-resdident fee	$125

SPECIAL EVENT APPLICATION FEES (SEA)

Run, race, and/or event (non-refundable)	$250
Block party (non-refundable)	$50

PARKING LOTS

Towing Fee	$65
Storage per day	$35

METERS

All on-street & surface lot single/multi-space meters	$1.50/hr
On-street patio, linear footage cost	$160.00/linear ft

POSTING RESERVATIONS

Meter daily rate	$21.00
Funeral meter daily rate:	$10.50
Posting Fee (per block only)	$100.00
Resident Temporary "No Parking" Sign Fee	$1/sign

RESIDENTIAL ANNUAL PARKING PERMITS

Lot #3	$900
Lot N (Greenfield)	$200
Business Permit	$125
Guest Pass - 2 per house/apt	$6.00/each
Replacement fee for guest pass	$6.00
Resident	$14
Tenant	$14
Student Rental	$14
Property Management	$14

STREAM PROTECTION PROGRAM

Rate (Tiers 1-5 banded ranges; Tier 6 actual coverage)	$6.70/1000 s.f.
Appeal Applications	$0
Credit Applications	$0
Certifications	$50

WASTE WATER

Sewer Certifications	$50

RIGHT TO KNOW REQUESTS

Chestnut Street Garage - Monthly Day Rate	$95
Chestnut Street Garage - Monthly Night/Weekend Rate	$60
Chestnut Street Garage - Monthly 24/7 Rate	$125
Bicentennial Garage - Monthly Day Rate	$95
Bicentennial Garage - Monthly Night/Weekend Rate	$60
Bicentennial Garage - Monthly 24/7 Rate	$125
Lot #3 - Annual Fee	$900
Lot #5 - Leased monthly	$95/space
Lot #6 - Leased annually to County	$95/space
Lot #6 - Residential permit annually	$14
Lot #6 - Adjacent - Business Permit	$75/space
Lot #7 - Leased per month	Garage Market Rate
Lot # 10 - Leased monthly	Garage Market Rate
Greenfield - Annual fee	$200

GARAGE RATES-Bicentennial & Chestnut

1/2 hour	$0.75
1 hour	$1.50
1 1/2 hours	$2.25
2 hours	$3.00
2 1/2 hours	$3.75
3 hours	$4.50
3 1/2 hours	$5.25
4 hours	$6.00
5 hours	$7.50
6 hours	$8.50
7 hours to 24 hours	$9.00

The Borough reserves the right to charge a different fee for the use of the garages for special events, such as: The Chester County Restaurant Festival, the Chili Cook Off, the Halloween Parade, and the Christmas Parade.

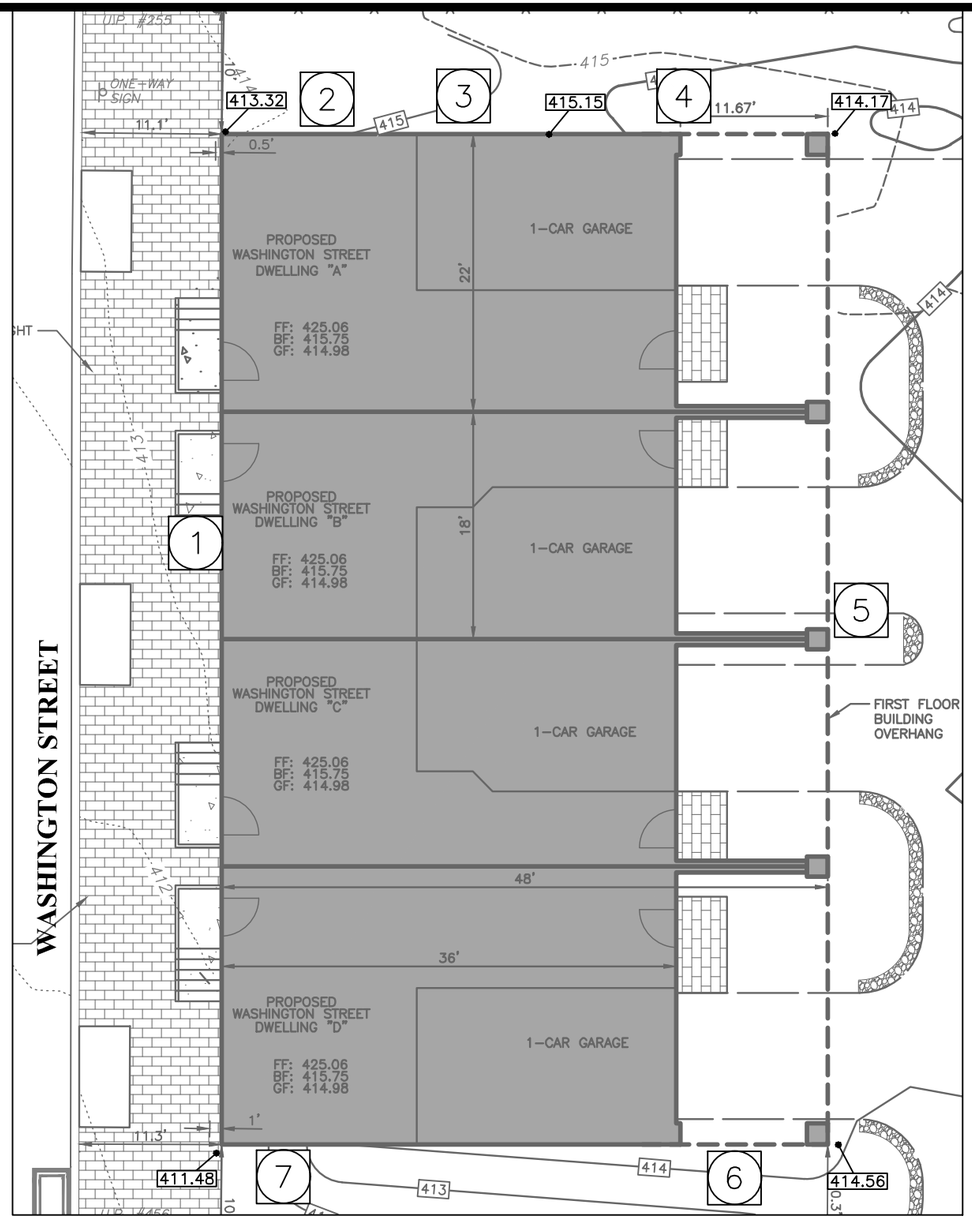
PROPERTY TAX

Tax Certifications	$50

Copies: $0.25/page Color Copies: $0.50/page Certification of a Record: $5 per record, not per page. Please note that certification fees do not include notarization fees.	
Specialized Documents: *examples include blue prints, color copies, non-standard sized documents.*	Actual Cost + $
Postage Fees	Actual Cost
Reimbursement for thumb-drive	Actual Cost

MISCELLANEOUS

Credit Card Processing Fee	3% of cost of transaction
Public EV Charging	$1 /hr
Borough Parking Garage Use for social gatherings application fee	$50.00
Bike Locker Rental Deposit Fee	$100 annual
Returned Check/Payment	$35.00



WASHINGTON STREET PLAN VIEW
(NOT TO SCALE)



WASHINGTON STREET ARCHITECTURAL CROSS SECTION
(NOT TO SCALE)

Wall #	Length	Grade 1	Grade 2	Weighted
1	80	411.48	413.32	32,992.0
2	10	413.32	415.00	4,141.6
3	19	415.00	415.15	7,886.4
4	19	415.15	414.17	7,878.5
5	80	414.17	414.56	33,149.2
6	38	414.56	414.00	15,742.6
7	10	414.00	411.48	4,127.4
TOTAL:	256.0		TOTAL:	105,917.8
			AVERAGE GRADE LEVEL:	413.7

PROPOSED BUILDING HEIGHT = 34.5-FEET

TOTAL PILOT ROOF AREA (139 S.F. x 4 UNITS): 556 S.F.
TOTAL ROOF AREA: 3,840 S.F.
556 S.F. / 3,840 S.F. = 14.5% OF TOTAL BUILDING AREA

Drawn by: SJZ

Checked by: SJZ

UPI: 1-8-147, 147.1, 148

No.	Date:	Description:
1	6/2/2025	REVISED WALL 2/3 CORNER ELEVATION.
2	9/29/2025	REVISED ARCHITECTURAL PLAN
3	11/20/2025	REVISED ARCHITECTURAL PLAN

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

WASHINGTON STREET BUILDING HEIGHT CALC.

AXLE SQUARE LLC

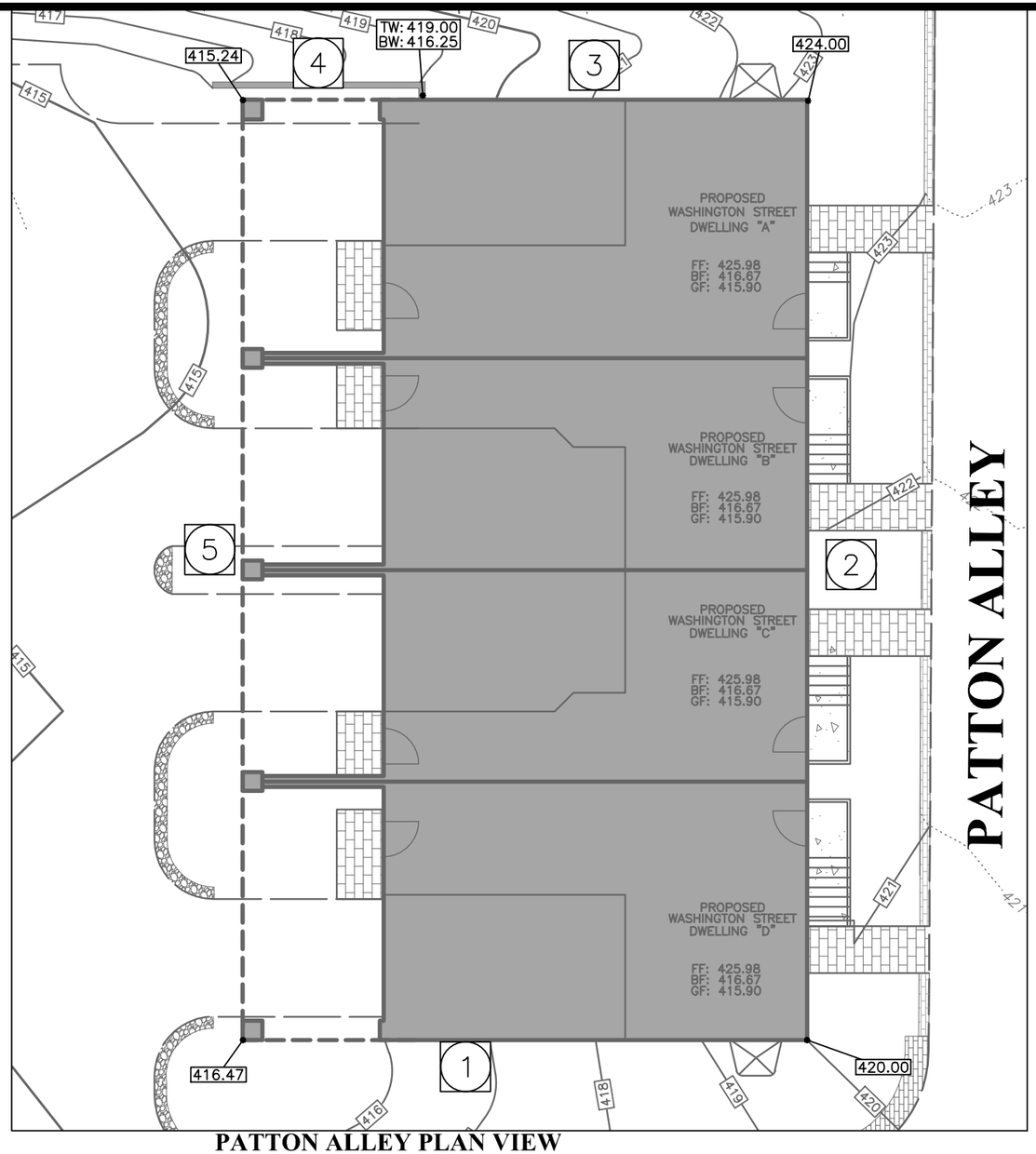
Date: 9/29/2025

Scale: NTS

Project No. 12308

SHEET 1 OF 2

N:\12300\12308\dwg\12308-BLDG Height.dwg



PATTON ALLEY PLAN VIEW
(NOT TO SCALE)



PATTON ALLEY
ARCHITECTURAL CROSS SECTION
(NOT TO SCALE)

Wall #	Length	Grade 1	Grade 2	Weighted
1	48	415.62	420.00	20,054.9
2	80	420.00	424.00	33,760.0
3	33	424.00	419.00	13,909.5
4	15	416.25	415.24	6,236.2
5	80	415.24	415.62	33,234.4
TOTAL:	256.0		TOTAL:	107,195.0
			AVERAGE GRADE LEVEL:	418.7

PROPOSED BUILDING HEIGHT = 30.4-FEET

TOTAL PILOT ROOF AREA (139 S.F. x 4 UNITS): 556 S.F.
TOTAL ROOF AREA: 3,840 S.F.
556 S.F. / 3,840 S.F. = 14.5% OF TOTAL BUILDING AREA

Drawn by: SJZ

Checked by: SJZ

UPI: 1-8-147, 147.1, 148

No.	Date:	Description:
1	9/29/2025	REVISED ARCHITECTURAL PLAN
2	11/20/2025	REVISED ARCHITECTURAL PLAN

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

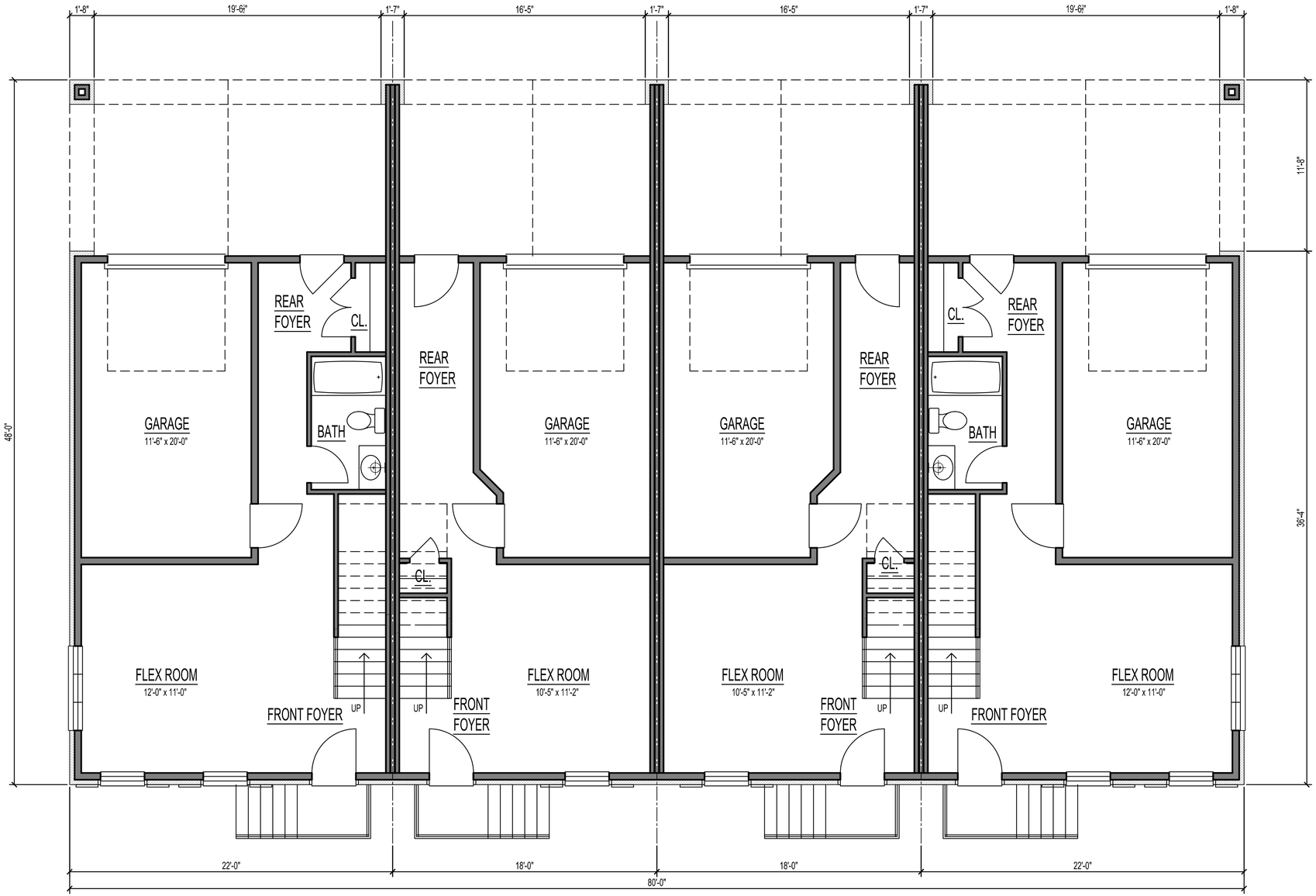
PATTON ALLEY
BUILDING HEIGHT CALC.

AXLE SQUARE LLC

Date: 9/29/2025
Scale: NTS
Project No. 12308

SHEET 2 OF 2

N:\12300\12308\dwg\12308-BLDG Height.dwg



GROUND FLOOR PLAN - WASHINGTON STREET

18' WIDE INTERIOR UNIT PLAN	
GROUND FLOOR	403
FIRST FLOOR	753
SECOND FLOOR	852
TOTAL LIVING SPACE:	2,008
GARAGE:	239
ROOF DECK:	396
PILOT HOUSE:	130

22' WIDE EXTERIOR UNIT PLAN	
GROUND FLOOR	525
FIRST FLOOR	904
SECOND FLOOR	1,026
TOTAL LIVING SPACE:	2,455
GARAGE:	247
ROOF DECK:	482
PILOT HOUSE:	130

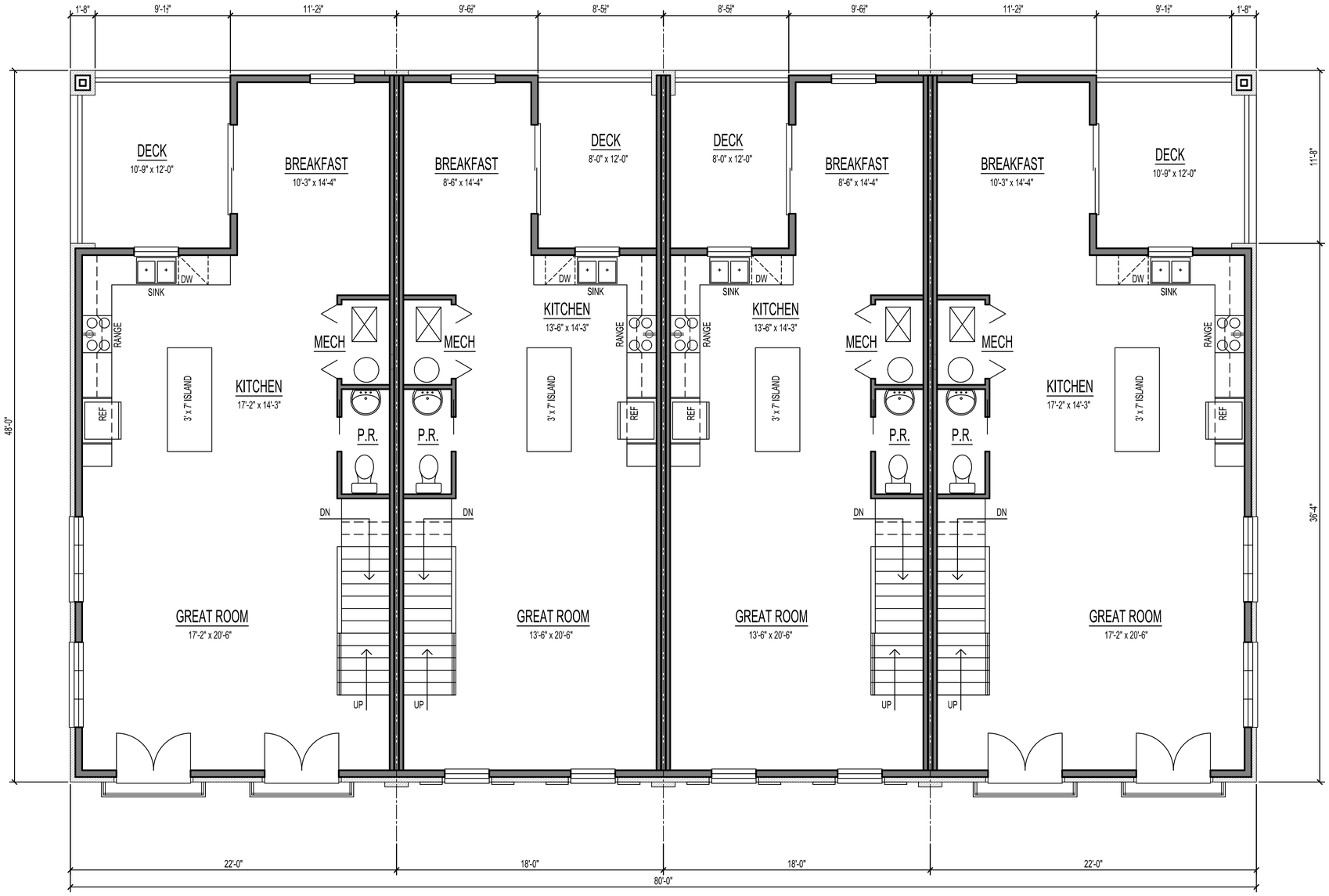
WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-1



FIRST FLOOR PLAN - WASHINGTON STREET

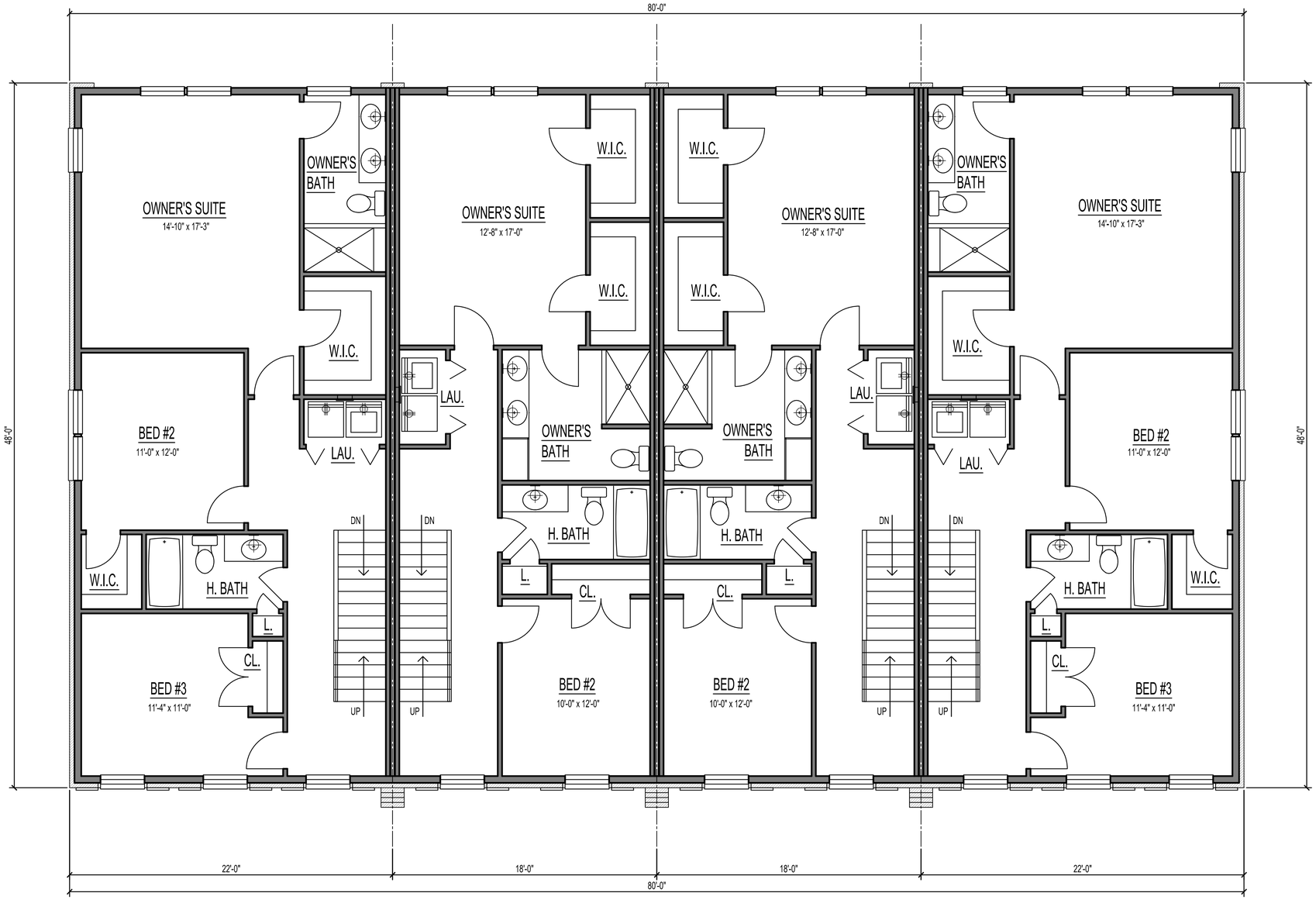
WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-1.1



SECOND FLOOR PLAN - WASHINGTON STREET

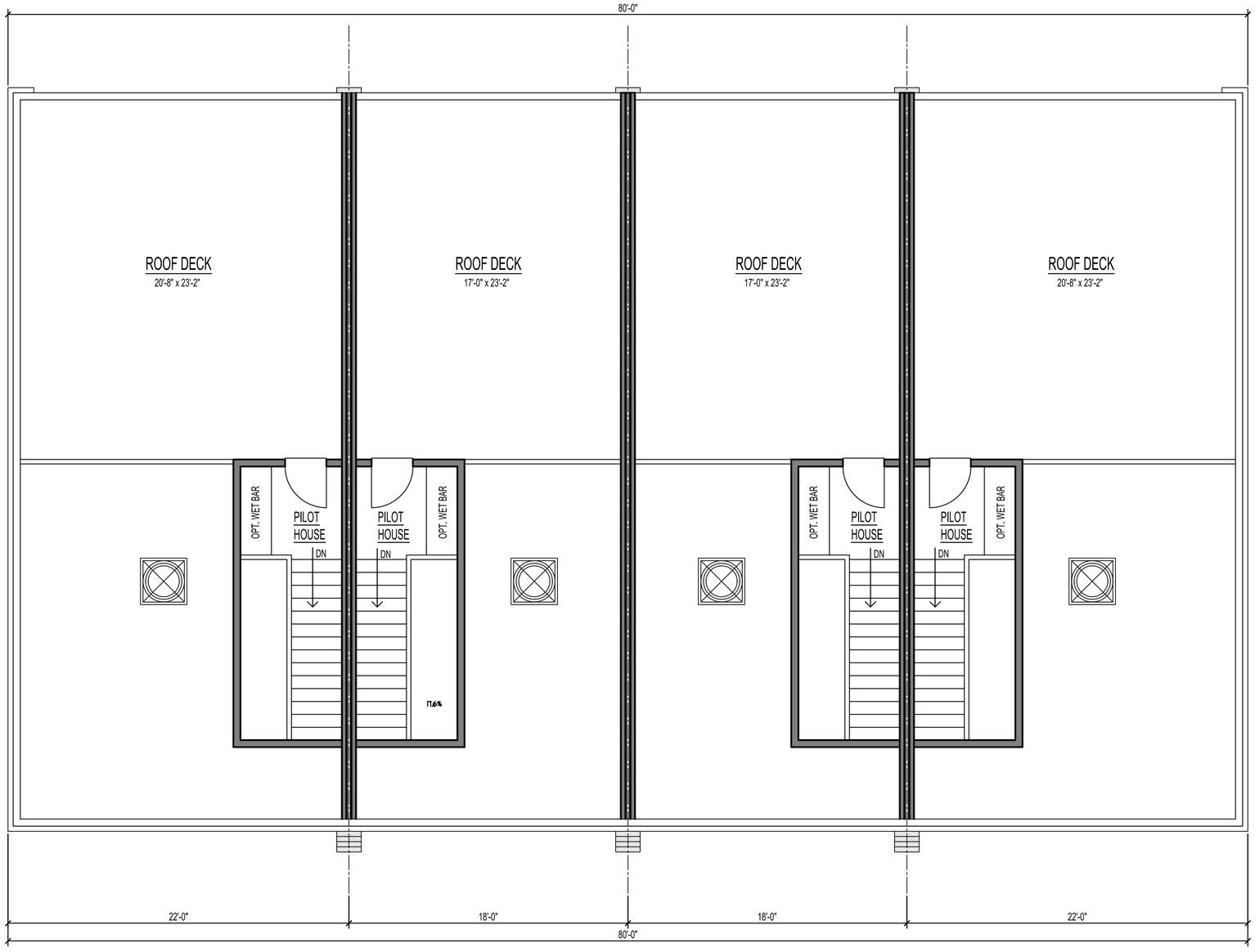
WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, designs, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-1.2



ROOF DECK PLAN - WASHINGTON STREET

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-1.3



FRONT ELEVATION - WASHINGTON STREET

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-1.4



REAR ELEVATION - WASHINGTON STREET

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-1.5



LEFT SIDE ELEVATION - WASHINGTON STREET



RIGHT SIDE ELEVATION - WASHINGTON STREET

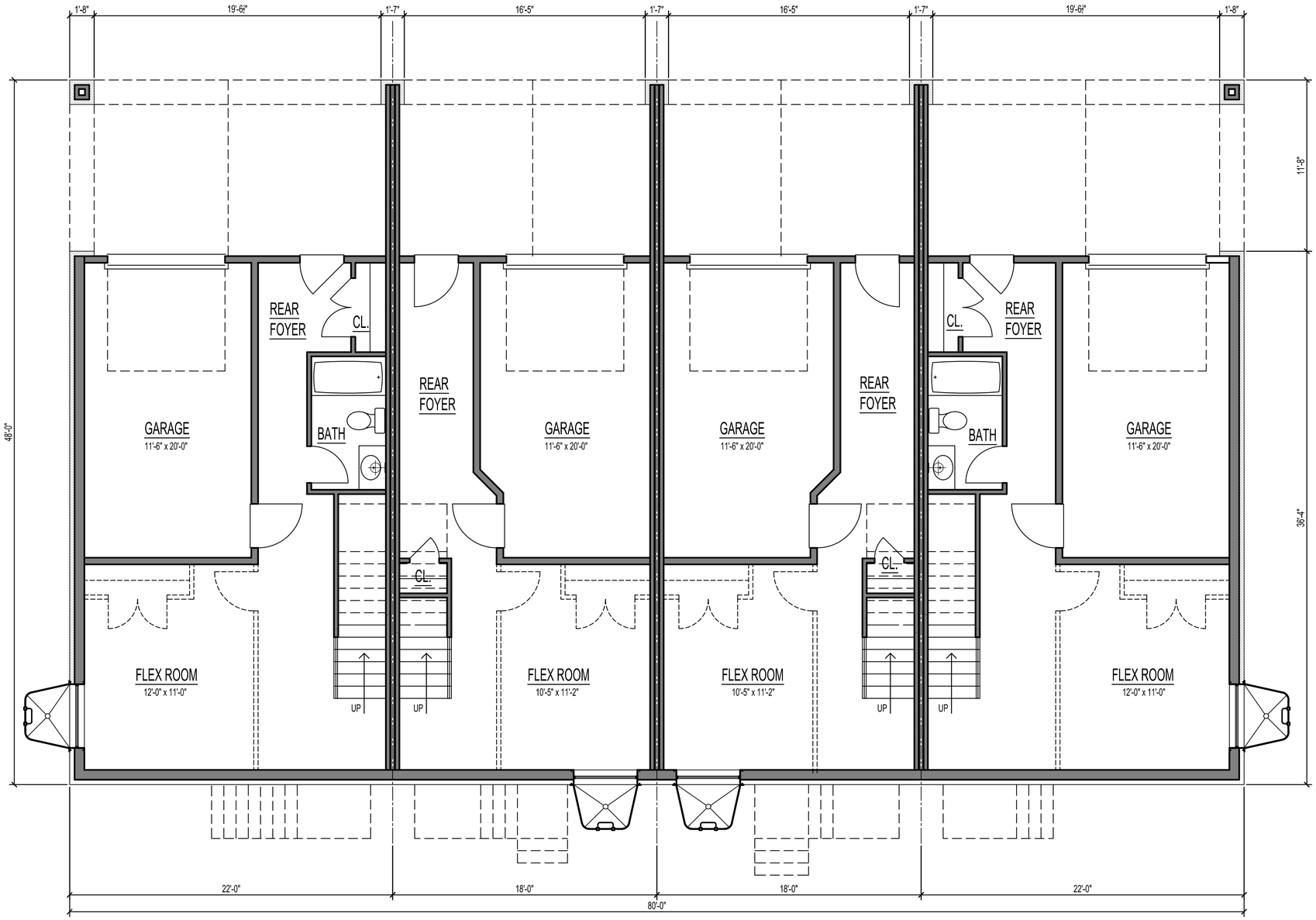
WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-1.6



GROUND FLOOR PLAN - PATTON ALLEY

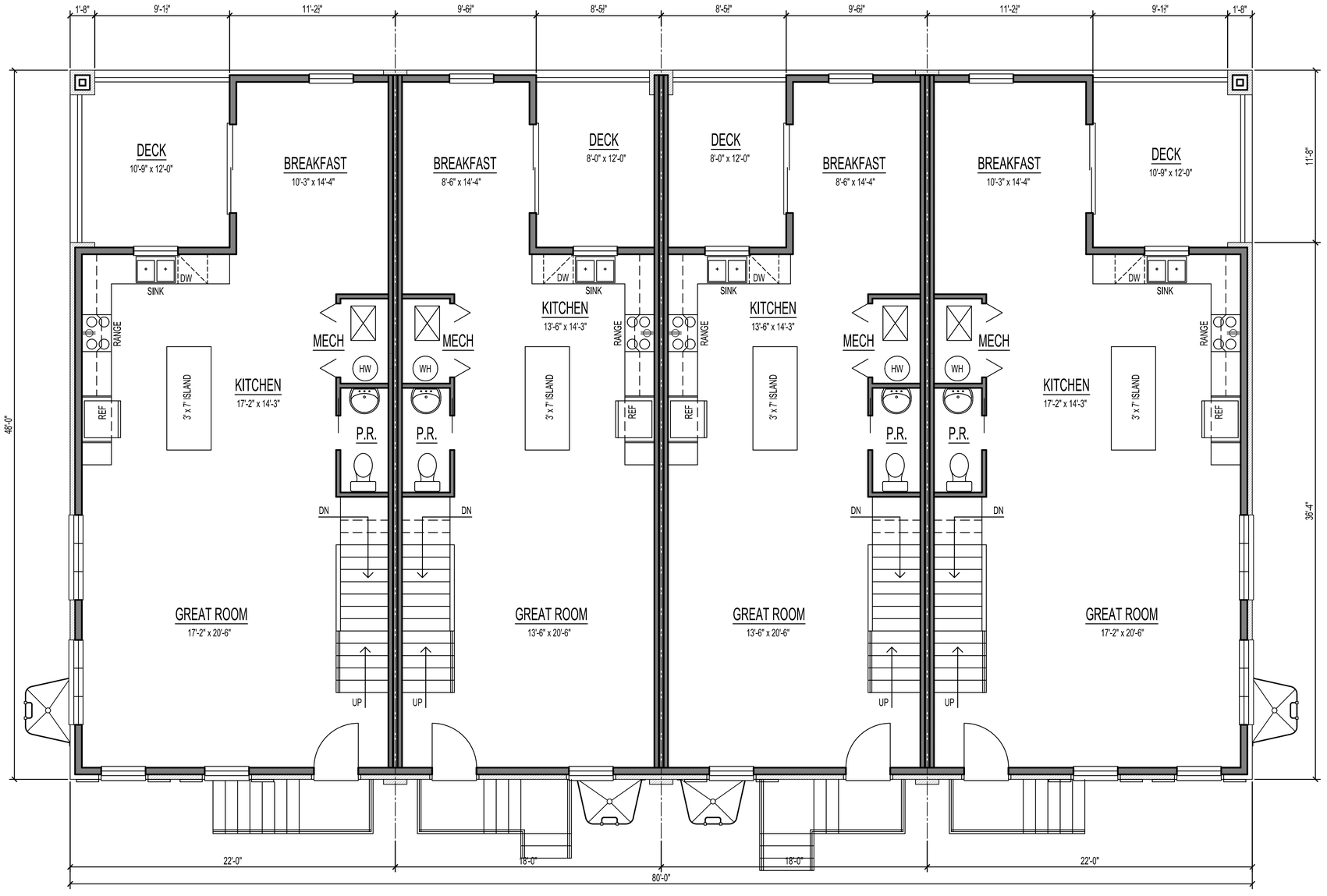
WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-2



FIRST FLOOR PLAN - PATTON ALLEY

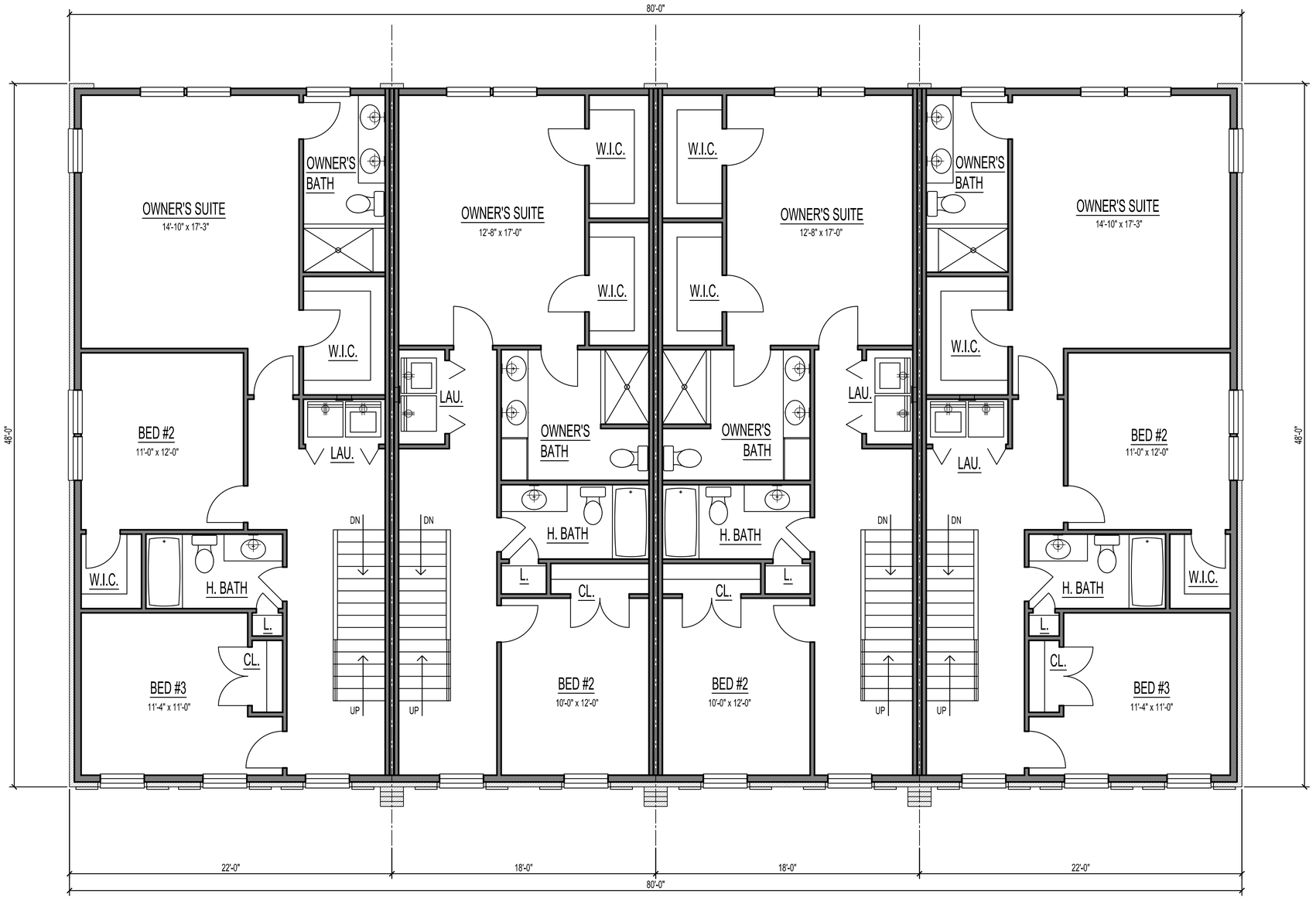
WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-2.1



SECOND FLOOR PLAN - PATTON ALLEY

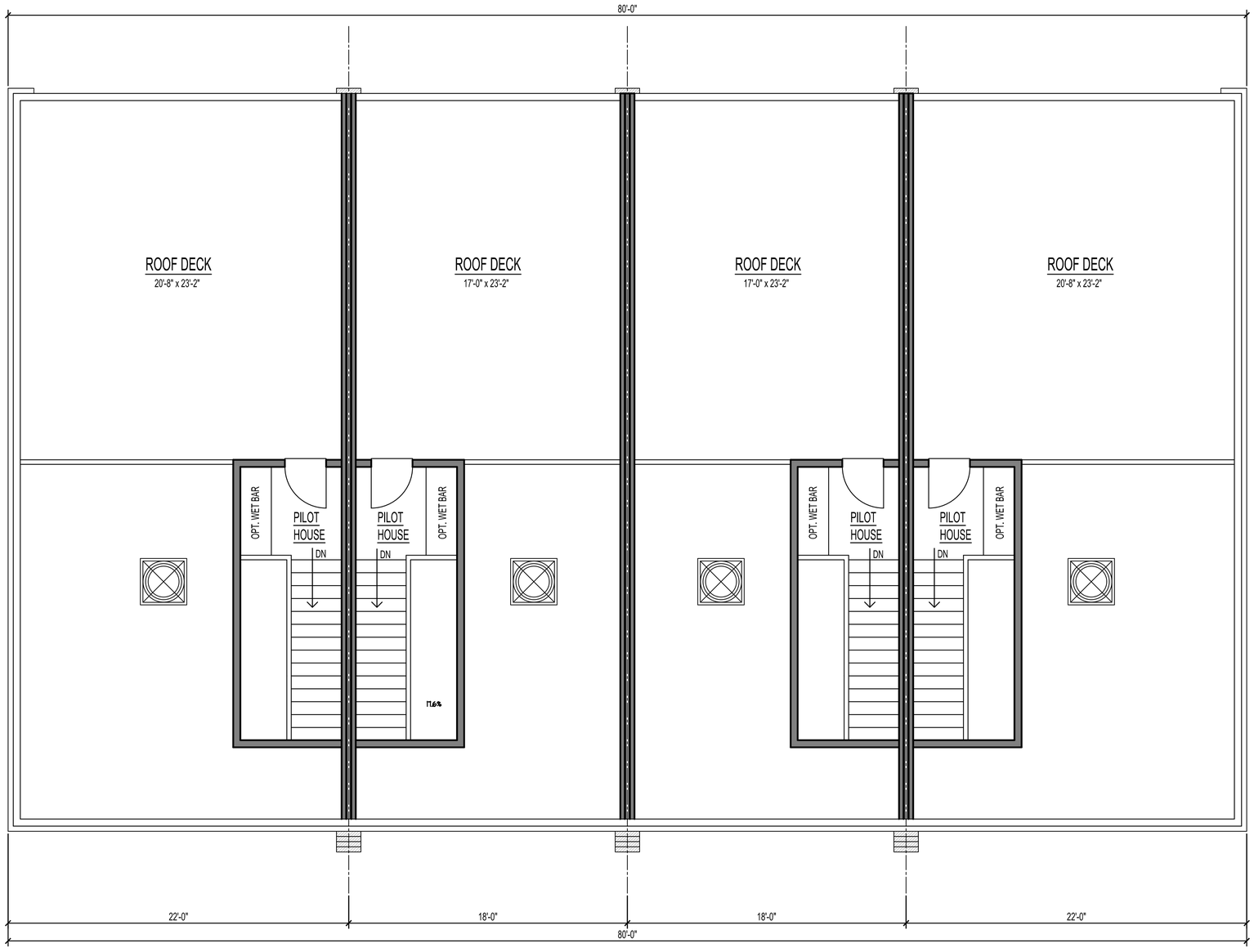
WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture+
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-2.2



ROOF DECK PLAN - PATTON ALLEY

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-2.3



FRONT ELEVATION - PATTON ALLEY

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture +
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-2.4



REAR ELEVATION - PATTON ALLEY

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-2.5



LEFT SIDE ELEVATION - PATTON ALLEY



RIGHT SIDE ELEVATION - PATTON ALLEY

WEST CHESTER TOWNHOMES
MAZ CONSTRUCTION
WEST CHESTER, PENNSYLVANIA

marshall sabatini architecture
948 matsonford road
conshohocken, pa 19428
610.525.2993 t
610.525.2889 f
www.marshallsabatini.com

date: 11/4/25
drawn by: js

copyright © 2024
marshall sabatini all rights reserved. all ideas, design, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of marshall sabatini and the same may not be duplicated, used or disclosed to any person firm or corporation for any purpose whatsoever without the written consent of the architect.

ds-2.6

BOROUGH OF WEST CHESTER
PLANNING COMMISSION

November 26, 2025

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

RE: 210-214 W. Washington Street, Exterior Building Elevations

Members of Council,

The Planning Commission reviewed, discussed, and voted on the exterior building elevations at its voting session on November 25, 2025. Unfortunately, the applicant did not provide a schedule of proposed exterior materials or colors, nor were they present during the review. Rendered color elevations and a corresponding material legend would have been very helpful, and we encourage the applicant to provide these items to Borough Council to ensure a clearer understanding of the proposed building exteriors. Overall, the Commission felt that the design is generally consistent with the Borough of West Chester's historic architectural character and scale; however, our review required several assumptions regarding the proposed materials.

J. Cherry moved to recommend approval of the elevations provided based on the assumptions listed below.
A. Burke seconded the motion.

- ***Condition #1 from the PC's recommendation for approval to BC in May 2025 has been addressed.***
- ***Front facades are all brick.***
- ***Side and rear facades are a mix of the same brick and cement board. (not vinyl or aluminum siding).***
- ***Cornice (not shown as brick) shall be azek, (or similar) or wood (not stone).***
- ***Shutters fit the size of the window (i.e., 50% of the opening).***
- ***Front railings are not PVC or composite.***
- ***Front stoops are brick and treads are brick or stone.***

There were no comments from citizens.
The motion passed with a vote of 5-0.
The vote was as follows:
Q. Birl-Yes, A. Burke-Yes, J. Cherry-Yes, M. Clapp-Yes, T. Dougherty-Yes, S. Mitten-Absent,

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
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 # 1035 DATE RECEIVED 11/20/2025

Property (real estate) Location _____

Zoning District: _____ Tax Parcel: _____

I / We _(name)_____ of _(address)_____ request the scheduling of a hearing on it/my/our APPEAL (Application) to the West Chester Borough Zoning Hearing Board on the following grounds: (choose one or more):

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

_____

_____

_____

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

_____

_____

_____

_____

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

_____

_____

_____

( ) Other_____

Application Received By: W. Mecke

Date: 11/20/2025

NOTICE

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

Borough of West Chester
401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380
Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009
www.west-chester.com

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

_____
_____
_____
_____
_____

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

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

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

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

_____
_____
_____
_____
_____

( ) See Attached Narrative

D) Has any previous application or appeal been filed in connection with this Property?
( ) Yes ( ) No

(E) PLOT PLAN REQUIREMENTS (Supporting Documents)

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

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

Borough of West Chester
401 East Gay Street ▪ West Chester, Pennsylvania ▪ 19380
Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009
www.west-chester.com

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.

A M Klingenberg
Name of Applicant(s)

Arnold + Michele Klingenberg
Name of Applicant(s)

Signature

11-20-25
Date

516 N Church St, West Chester PA 19380
Address of Applicant

Attorney (If Represented)

[redacted]
Phone Number

Address

[redacted]
Email Address (if any)

Phone or Email

****

Borough Use Only

Zoning Hearing Board Fee: $500.00 Check No.: 086418 Date Received: 11/20/2025

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:_____

HAZLEY BUILDERS - ARCHITECTS
1101 Telegraph Road, West Chester, PA 19380
P: 610-696-6264 **F:** 610-696-5667 E: info@hazleybuilders.com
www.hazleybuilders.com PA #002136

November 19, 2025

Mr. Aaron Flook
Building & Housing Director
Borough of West Chester
401 E. Gay Street
West Chester, PA 19380

Dear Mr. Flook,

This letter accompanies the zoning hearing board application for 516 N. Church St and serves as the narrative describing the requested relief. The applicants, Arnold and Michele Klingenberg, are seeking a variance from the 20% maximum building coverage requirement of Section 112-306.B of the Borough Zoning Ordinance in order to construct a detached garage/accessory dwelling unit (ADU) at the rear of their property.

Project Description

The homeowners propose a detached garage/ADU that will be architecturally consistent with the historic character of their existing home and the surrounding NC-1 neighborhood. The rear alley (Scott Alley) contains approximately six detached accessory structures of varying ages and styles — from contemporary garages to late-19th-century carriage houses. The proposed building would reinforce that established development pattern and maintain the visual character of the block.

Ordinance Context and Hardship

The NC-1 District applies a sliding-scale coverage system based on lot size. As written:
- Lots 12,000–20,000 sq ft → 20% maximum building coverage
- Lots <12,000 sq ft → 30% maximum building coverage

The subject parcel is 12,250 sq ft, only 250 sq ft above the threshold that triggers the more restrictive 20% limit. This creates a unique circumstance:
- At 20%, the allowable building coverage is 2,450 sq ft.
- A nearly identical lot measuring 11,950 sq ft would fall into the next bracket and receive 30% coverage, or 3,585 sq ft — more than 1,000 sq ft additional allowable coverage.

This results in a disproportional restriction for a lot that differs by only a few hundred square feet and causes a practical hardship: the inability to construct a detached garage/ADU consistent with typical accessory structures on surrounding lots within the same block.

HAZLEY BUILDERS - ARCHITECTS
1101 Telegraph Road, West Chester, PA 19380
P: 610-696-6264 **F:** 610-696-5667 E: info@hazleybuilders.com
www.hazleybuilders.com PA #002136

Mitigation & Compliance with Other Standards

The applicants propose meaningful reductions to impervious surfaces in order to fully comply with the 35% maximum impervious coverage requirement for lots between 12,000 and 20,000 sq ft.

To offset the footprint of the new garage/ADU, the project will remove the following existing surfaces and structures:

- Driveway
- Walkway
- Hot tub
- Existing shed

These removals ensure that impervious coverage remains within the permitted limit, even with the addition of the new accessory structure.

Conclusion

For the reasons stated above — including the unique lot size condition created by the sliding-scale coverage system, the established pattern of detached structures along Scott Alley, and the applicants' proactive steps to remain compliant with impervious coverage standards — we respectfully request approval of the variance for increased building coverage.

Please let me know if you need any more information.

Regards,

Brian Thomas, AIA
Hazley Builders
Homeowner Representative

HAZLEY BUILDERS - ARCHITECTS
1101 Telegraph Road, West Chester, PA 19380
P: 610-696-6264 **F:** 610-696-5667 E: info@hazleybuilders.com
www.hazleybuilders.com PA #002136

November 19, 2025

Mr. Aaron Flook
Building & Housing Director
Borough of West Chester
401 E. Gay Street
West Chester, PA 19380

Dear Mr. Flook,

This letter accompanies the zoning hearing board application for 516 N. Church St and serves as the narrative describing the requested relief. The applicants, Arnold and Michele Klingenberg, are seeking a variance from the 20% maximum building coverage requirement of Section 112-306.B of the Borough Zoning Ordinance in order to construct a detached garage/accessory dwelling unit (ADU) at the rear of their property.

Project Description

The homeowners propose a detached garage/ADU that will be architecturally consistent with the historic character of their existing home and the surrounding NC-1 neighborhood. The rear alley (Scott Alley) contains approximately six detached accessory structures of varying ages and styles — from contemporary garages to late-19th-century carriage houses. The proposed building would reinforce that established development pattern and maintain the visual character of the block.

Ordinance Context and Hardship

The NC-1 District applies a sliding-scale coverage system based on lot size. As written:
- Lots 12,000–20,000 sq ft → 20% maximum building coverage
- Lots <12,000 sq ft → 30% maximum building coverage

The subject parcel is 12,250 sq ft, only 250 sq ft above the threshold that triggers the more restrictive 20% limit. This creates a unique circumstance:
- At 20%, the allowable building coverage is 2,450 sq ft.
- A nearly identical lot measuring 11,950 sq ft would fall into the next bracket and receive 30% coverage, or 3,585 sq ft — more than 1,000 sq ft additional allowable coverage.

This results in a disproportional restriction for a lot that differs by only a few hundred square feet and causes a practical hardship: the inability to construct a detached garage/ADU consistent with typical accessory structures on surrounding lots within the same block.

HAZLEY BUILDERS - ARCHITECTS
1101 Telegraph Road, West Chester, PA 19380
P: 610-696-6264 **F:** 610-696-5667 E: info@hazleybuilders.com
www.hazleybuilders.com PA #002136

Mitigation & Compliance with Other Standards

The applicants propose meaningful reductions to impervious surfaces in order to fully comply with the 35% maximum impervious coverage requirement for lots between 12,000 and 20,000 sq ft.

To offset the footprint of the new garage/ADU, the project will remove the following existing surfaces and structures:

- Driveway
- Walkway
- Hot tub
- Existing shed

These removals ensure that impervious coverage remains within the permitted limit, even with the addition of the new accessory structure.

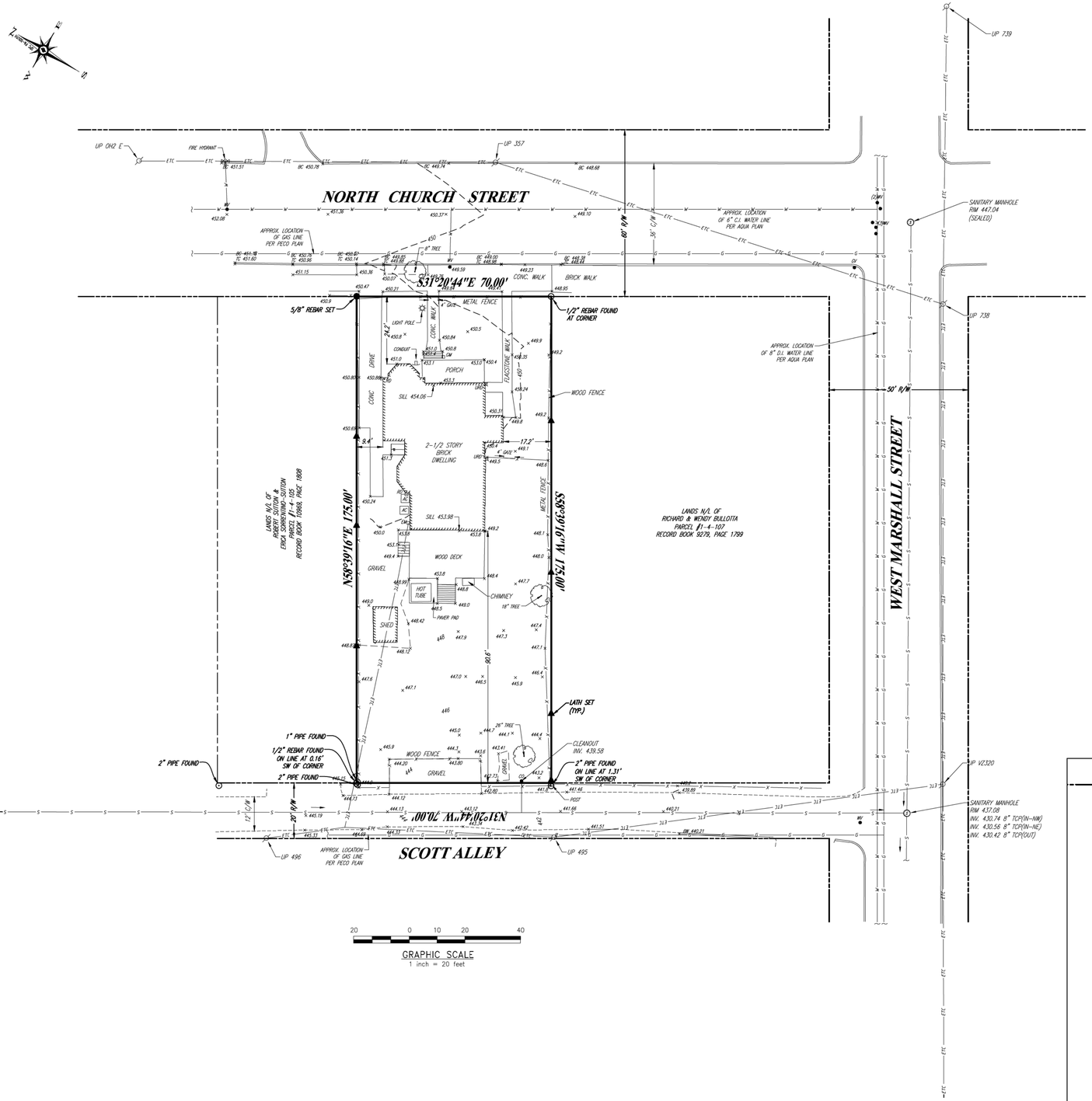
Conclusion

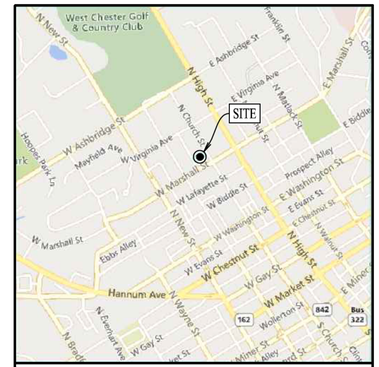
For the reasons stated above — including the unique lot size condition created by the sliding-scale coverage system, the established pattern of detached structures along Scott Alley, and the applicants' proactive steps to remain compliant with impervious coverage standards — we respectfully request approval of the variance for increased building coverage.

Please let me know if you need any more information.

Regards,

Brian Thomas, AIA
Hazley Builders
Homeowner Representative





LOCATION MAP
SCALE: 1"= 1000'

KEY TO ABBREVIATIONS

AGG = AGGREGATE
BC = BOTTOM OF CURB
BW = BOTTOM OF WALL
CO = CLEAN OUT
C/W = CARTWAY
D = DEED DESCRIBED
DEP = DEPRESSED CURB
DYL = DOUBLE YELLOW LINE
EL = ELEVATION
ELBX = ELECTRIC BOX
EM = ELECTRIC METER
EOP = EDGE OF PAVING
FF = FIRST FLOOR ELEVATION
GM = GAS METER
GUY = GUY WIRE
GV = GAS VALVE
HCP = HANDICAP PARKING SIGN/SPOT
INV = INVERT ELEVATION
LA = LANDSCAPED AREA
OH = OVERHEAD WIRES
RD = ROOF DRAIN
R/W = RIGHT-OF-WAY
S = SURVEY
SWL = SINGLE WHITE LINE
SYL = SINGLE YELLOW LINE
TC = TOP OF CURB
TG = TOP OF GRATE
TBR = TO BE REMOVED
TEBX = TELEPHONE/COMM. BOX
TW = TOP OF WALL
UG = UNDERGROUND UTILITY
UP = UTILITY POLE
URD = UNDERGROUND ROOF DRAIN
WL = WETLAND
WM = WATER METER
WV = WATER VALVE

LEGEND

PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
FLOOD PLAIN LINE
EDGE OF PAVING
EDGE OF GRAVEL
CENTERLINE
BUILDING LINE
MUNICIPAL BOUNDARY LINE
SOILS LINE
ABCd SOIL TYPE DESIGNATION
EASEMENT LINE
WATER/STREAM/POND
STORM PIPE
SANITARY SEWER
SANITARY LATERAL
BUILDING SETBACK LINE
GAS LINE
OVERHEAD WIRES
OVERHEAD ELECTRIC,TELECOMMUNICATION, CABLE LINES
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD TELECOMMUNICATION LINE
UNDERGROUND TELECOMMUNICATION LINE
WATER SERVICE LINE
FENCE LINE
GUARD RAIL
CONCRETE CURB LINE
LEGAL RIGHT-OF-WAY
TREE LINE
BRUSH LINE
WETLANDS
GUY WIRE
UTILITY POLE
AC AIR CONDITIONING UNIT
WELL
STREET SIGN
GAS MANHOLE
SANITARY MANHOLE
STORM MANHOLE
ELECTRIC MANHOLE
COMMUNICATIONS MANHOLE
WATER MANHOLE
GENERAL UTILITY MANHOLE
STORM INLET TYPE "C"
STORM INLET TYPE "M"
STORM INLET TYPE "S"
CITY STORM INLET
LIGHT POST
FIRE HYDRANT
SANITARY CLEAN OUT
WATER VALVE
GAS VALVE
WETLAND FLAG
ROOF DRAIN
MONUMENT FOUND
MONUMENT SET
PIPE/REBAR FOUND
5/8" REBAR SET
STAKE FOUND
STAKE SET
SITE BENCHMARK
DECIDUOUS TREE
CONIFER TREE
ABCDEFG SLANTED TEXT=EXISTING INFORMATION
ABCDEFG UPRIGHT TEXT=PROPOSED INFORMATION
12 TITLE REPORT NOTE

PA ONE CALL

ACT 287 SERIAL NUMBER: 20252661337
HOWELL SURVEYING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL SURVEYING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

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

COMPANY: COMCAST
ADDRESS: 1004 CORNERSTONE BLVD
DOWNINGTOWN, PA. 19335
CONTACT: JOHN CEDRICK SALVATIERRA
EMAIL: JOHNCEDRICK_SALVATIERRA@COMCAST.COM
PHONE: 267-271-9781

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

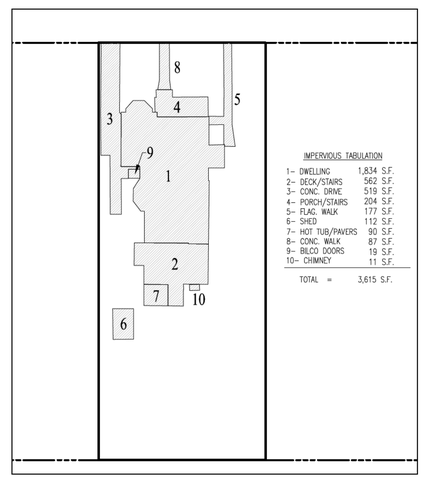
COMPANY: WEST CHESTER BOROUGH
ADDRESS: 401 E GAY ST
WEST CHESTER, PA. 19380
CONTACT: DON EDWARDS
EMAIL: dedwards@west-chester.com
PHONE: 610-696-5282

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

GENERAL NOTES

1. RECORD OWNER/SITE ADDRESS:
   MICHELE H. KLINGENBERG
   516 N. CHURCH STREET
   WEST CHESTER, PA 19380
2. TAX PARCEL #: 1-4-106
3. SOURCE OF TITLE: RECORD BOOK 11404, PAGE 2314
4. LOT AREA: 12,250 S.F.
5. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 10/13/2025.
6. 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 = FRONT DOOR SILL ELEVATION OF DWELLING, ELEVATION= 454.06', CONTOUR INTERVAL: 2 FEET.
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. 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.



IMPERVIOUS TABULATION

1- DWELLING	1,834	S.F.
2- DECK/STAIRS	562	S.F.
3- CONC. DRIVE	519	S.F.
4- PORCH/STAIRS	204	S.F.
5- FLAG. WALK	177	S.F.
6- SHED	112	S.F.
7- HOT TUB/PAVERS	90	S.F.
8- CONC. WALK	87	S.F.
9- BILCO DOORS	19	S.F.
10- CHIMNEY	11	S.F.
TOTAL =	3,615	S.F.

IMPERVIOUS COVERAGE
1 inch = 30 feet

UPI#: 1-4-109.1

HOWELL SURVEYING
Local Knowhow. Engineered.
1250 Wrights Lane, West Chester, PA 19380
(610) 918-9004 | Fax: (610) 918-9005

BEING KNOWN AS PARCEL #1-4-109.1 AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA IN RECORD BOOK 11404, PAGE 2314

DOES NOT APPEAR IN THIS BLOCK

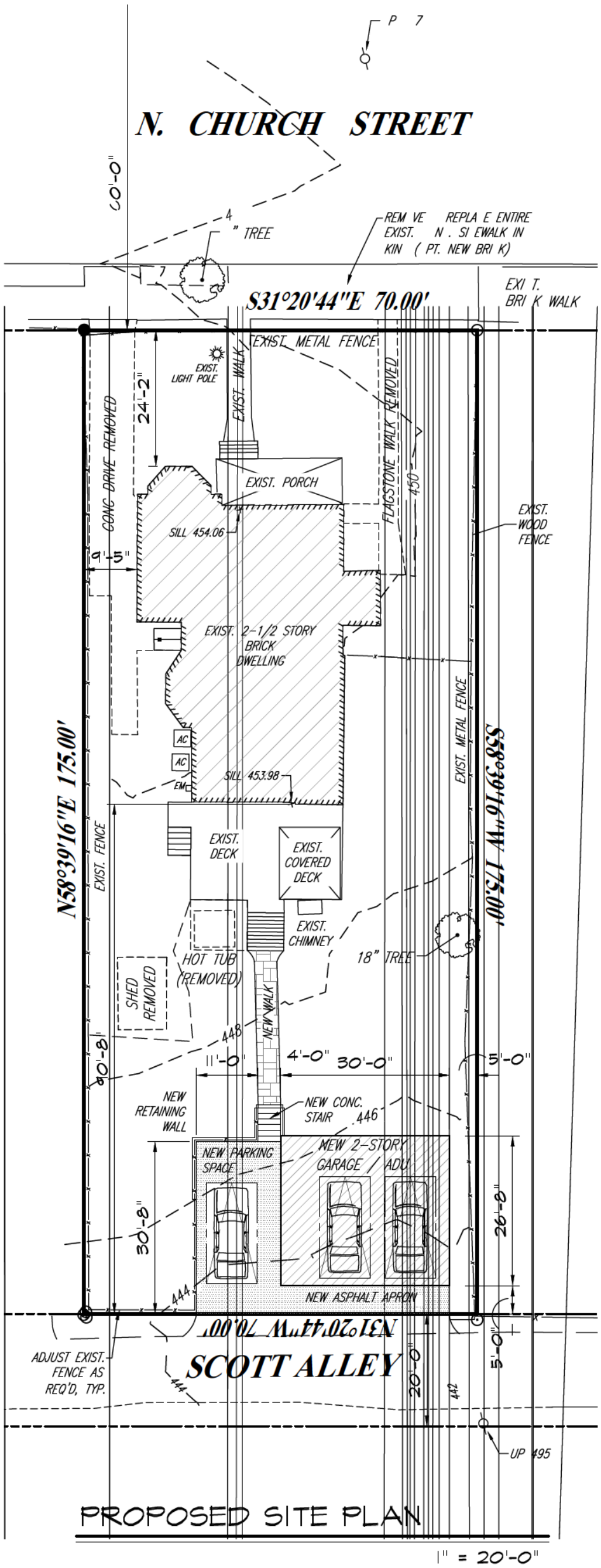
REV.	DATE	DESCRIPTION
8	-----	-----
7	-----	-----
6	-----	-----
5	-----	-----
4	-----	-----
3	-----	-----
2	-----	-----
1	-----	-----

PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY

CLIENT: HAZLEY BUILDERS
PROJECT: 516 N. CHURCH STREET
LOCATION: WEST CHESTER BOROUGH CHESTER COUNTY, PA

DATE: 10/13/2025
SCALE: 1"=20'
DRAWN BY: KPM
CHECKED BY: PSN
PROJECT NO.: 17053
CAD FILE: 17053 10-13-2025
DRAWING NO.: S1
SHEET 1 OF 1

11X17



PROPOSED SITE PLAN

1" = 20'-0"

GENERAL NOTE:

1. OWNER FOR RECORD:
   KLINGENBERG, MICHELE H
   1 N HIGH ST
   BOYERTOWN, PA 19512

2. THIS IS NOT A SURVEY. PROPERTY LINE AND TOPOGRAPHIC FEATURES ARE BASED ON "PLAN FOR BOUNDARY AND TOPOGRAPHIC SURVEY" BY HILLWELL SURVEYING DATED 10/13/25

ZONING:

NC-1 – NEIGHBORHOOD CONSERVATION DISTRICT

	REQUIRED	EXISTING
MINIMUM LOT AREA	MEDIAN OF BLOCK	12,250 S.F.
MINIMUM LOT WIDTH	60 FT	70 FT
MINIMUM FRONT YARD	MATCH EXIST. ADJ.	±24.17'
MINIMUM REAR YARD	35 FT	±90.6'
MINIMUM SIDE YARD	15 FT	±9.41'**
ACCESSORY STRUCTURES REAR & SIDE YARDS	5 FT	±6.0'
MAXIMUM IMPERVIOUS COVERAGE	35%	±29.51%
MAXIMUM BUILDING COVERAGE	20%	±18.5%
MAXIMUM BUILDING HEIGHT	35 FT	>35 FT

** = EXISTING NON-CONFORMITY

IMPERVIOUS AREA CALCULATIONS:

EXISTING IMPERVIOUS AREA

EXISTING HOUSE*	=	±1,834 SF
EXISTING PORCH*	=	±183 SF
EXISTING PORCH STAIRS	=	±21 SF
EXISTING DECK / STAIRS	=	±423 SF
EXISTING COVERED DECK*	=	±139 SF
EXISTING CONCRETE DRIVE (TO BE REMOVED)	=	±519 SF
EXISTING FLAGSTONE WALK (TO BE REMOVED)	=	±177 SF
EXISTING SHED* (TO BE REMOVED)	=	±112 SF
EXISTING HOT TUB / PAVERS (TO BE REMOVED)	=	±90 SF
EXISTING FRONT WALK	=	±87 SF
EXISTING BILCO DOORS	=	±19 SF
EXISTING CHIMNEY	=	±11 SF
TOTAL EXISTING IMPERVIOUS AREA	=	±3,615 SF
TOTAL EXISTING IMPERVIOUS COVERAGE	=	±29.51%
TOTAL EXISTING BUILDING AREA	=	±2,268 SF
TOTAL EXISTING BUILDING COVERAGE	=	±18.5%

* = BUILDING COVERAGE

PROPOSED IMPERVIOUS AREA

EXISTING HOUSE*	=	±1,834 SF
EXISTING PORCH*	=	±183 SF
EXISTING PORCH STAIRS	=	±21 SF
EXISTING DECK / STAIRS	=	±423 SF
EXISTING COVERED DECK*	=	±139 SF
PROPOSED GARAGE*	=	800 SF
PROPOSED PARKING AREA	=	610 SF
PROPOSED RETAINING WALL / STAIR	=	45 SF
PROPOSED REAR WALKWAY	=	114 SF
EXISTING FRONT WALK	=	±87 SF
EXISTING BILCO DOORS	=	±19 SF
EXISTING CHIMNEY	=	±11 SF
TOTAL PROPOSED IMPERVIOUS AREA	=	±4,286 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE	=	34.98%
TOTAL PROPOSED BUILDING AREA	=	±2,956 SF
TOTAL PROPOSED BUILDING COVERAGE	=	±24.13%

* = BUILDING COVERAGE

±688 SF INCREASE IN BUILDING COVERAGE
±671 SF INCREASE IN IMPERVIOUS COVERAGE

HAZLEY
BUILDERS | ARCHITECTS
1101 Telegraph Road
West Chester, PA 19380
P: 610.696.6264
www.hazleybuilders.com
PA002136

PROJECT NO.	ISSUE DATE
0142	11/17/25

NEW DETACHED GARAGE FOR THE:

KLINGENBERG RESIDENCE

516 NORTH CHURCH STREET
WEST CHESTER BOROUGH, PENNSYLVANIA

Current processing time is 1 day (In review 1 day)

Project Name: The Biscuit Lady

Add Note

Project Description: Approval for signage and door color change

Permit Number:	COA-25-0023	**Applicant:**	Torrence, Tara
Initial Application Number:	REFERENCE-25-1072	**Primary Contact:**	Torrence, Tara
Permit Type:	CERTIFICATE OF APPROPRIATENESS- SIGNS	**Primary Contractor:**	
Status:*	UNDER REVIEW	**Last Activity:**	10/23/2025 13:48
Process State:	Technically Complete	**Last Inspection Date:**	
Parent Permit:		**Initiated:**	10/23/2025
Assigned To:	User WENDY MECKE	**Submitted:***	10/23/2025 — Application is 1 day old
Fast Track:	☐	**Completed:**	10/23/2025 — 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:	04/21/2026 Exp Override: ☐

Site Address

Site Address: 39 W GAY ST — Verify Address and Coordinates

Site City: WEST CHESTER — **Latitude:**

State: PA **Site Zip:** 19380 — **Longitude:**

Inspection Area:

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

Replace Photo

Contractor: No **Active:** ☑

First Name: Tara **Middle Name:** **Last Name:** Torrence

Display Name:* Torrence, Tara

Primary Phone: [redacted] **Primary Email:** biscuitlady01@gmail.com

Portal Access Code:* 93XGF-4MFZH

Mailing Address

[redacted]

Edit Address

Physical Address

Edit Address | Copy Mailing Address

APPLICATION DATE: 10/23/2024

APPLICATION NUMBER: 2025-25

Permit #: COA-25-0023	**Status:**	UNDER REVIEW	**Contact:**	Torrence, Tara	**Site Address:** 39 W GAY ST WEST CHESTER, PA 19380
Type: CERTIFICATE OF APPROPRIATENESS- SIGNS	**Project Name:** The Biscuit Lady		**Contractor:**		

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Sign
LOCATION OF PROJECT:*	39 West Gay St
NAME OF BUSINESS:*	The Biscuit Lady
ARE YOU REPLACING AN EXSISTING SIGN:*	No
HOW MANY SIGNS DO YOU WISH TO INSTALL:*	2
HOW MANY FACADES WILL SIGN DISPLAY ON:*	Front
HANGING SIGN:	Yes
BUILDING MOUNTED:	No
OTHER:	No
IF OTHER PLEASE SPECIFY:	
GIVE A THOROUGH DESCRIPTION OF SIGN:	circular branded sign
IS THERE NEW ILLUMINATION:	No
FIXTURE TEXT:	smooth
SIGN DIMENSION HEIGHT:	
SIGN DIMENSION WIDTH:	
SIGN DIMENSION DEPTH:	

Application Numbers: 2025-35

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 39 W. Gay Street

1) ***Date of HARB Review:*** *November 20, 2025*

2) ***Applicant's Proposal:*** *Sign / Door Change*

3) **Findings:**

The applicant, Tara Torrence, was present and described the proposed 3-part project as follows:

- *Projecting Blade Sign - Provide a projecting, 36-inch diameter, blade sign, mounted to the face of the building adjacent to the building's front door. The message on the sign is "***The Biscuit Lady – Biscuits and Jam by 'T' – Made with Love.***" Red and black text on a white background.*
- *Window Decals – Provide Decals on the interior face of the transom window above the entrance door and plate glass storefront window. The busy message includes the text on the sign as well as the building address on the transom.*
- *Door Changes – Proposal to paint the existing double wood entrance door red.*

The HARB reviewed the application as follows:

- *Projecting Blade Sign - The new projecting sign design was deemed appropriate. The bright white background color was recommended to be off white.*
- *The size of the sign was discussed. The HARB felt the 36-inch diameter sign would be too large for the space and should be no larger than 30-inches. The applicant agreed that a smaller sign would be more appropriate.*
- *The mounting of the sign was discussed. The photos submitted and found on-line during the meeting did not clearly illustrate the existing wall condition at eh proposed mounting point. The HARB and applicant agreed the sign should be mounted at the top of the existing narrow raised wood panel adjacent to the door. Sign mounting must be carefully done in a clean, workman like manner.*
- *Window Decals - The HARB stated since the decals are on the interior of the glass door and window, they are not subject to HARB review/approval.*
- *Door Changes – The HARB stated paint colors are not typically subject to review/approval. The HARB members did express the opinion that the red door color is appropriate.*

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2025-35 as submitted, with the following clarifications:

1. *The projecting blade sign design is approved as presented, with the background color to be revised to an off white.*
2. *Sign diameter shall be no more than 30-inches in diameter.*
3. *The sign bracket shall be mounted at the top center of the existing narrow raised wood panel on the right side of the front door.*
4. *The window decals on the inside face of the glass and the door color change do not require HARB approval.*

Application Numbers: 2025-35

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 39 W. Gay Street

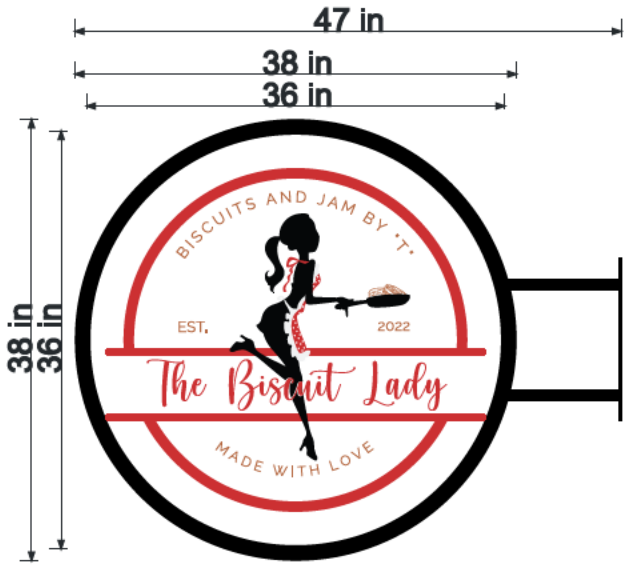
5) Borough Council's Action and Date

- ❑ 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:







Constructed out of 1" square steel tubing, this unique bracket is powder coated and finished in black in order to counter rust, giving your sign the ever-popular aesthetic of modern-minimalist design, without sacrificing strength or durability.

Cerchio Fixed Mount Sign Bracket and Sign Digitally Printed and Laminated Graphics

$700

Mounted to Exterior Wall

$550

Bracket is 3-4 Weeks Ship time

**pricing above does not include permitting or tax*

Customer	Tara Torrence
Company:	The Buscuit Lady
Address:	115 Plymouth Rd, Unit 1
City: / State/ZIP:	Plymouth Meeting / PA / 19462
Phone:	
Email:	biscuitlady01@gmail.com

TREASURE SIGN

Date: 10/21/2025	Designer: Dan Clark
Sign Dimensions: see above	Estimate: $see above

COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.

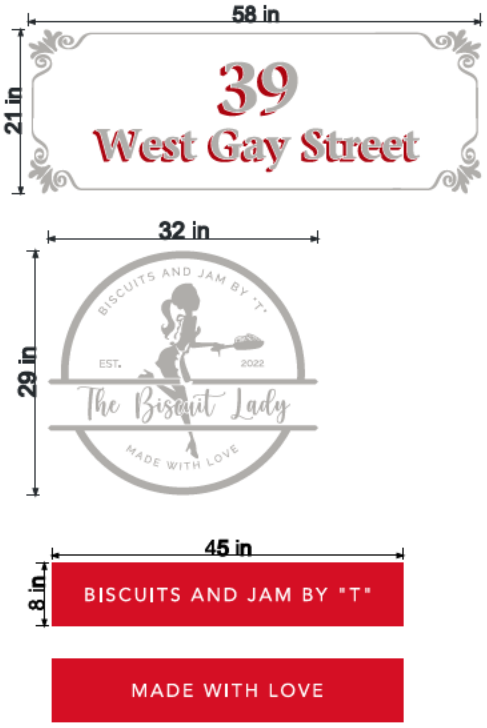
Any violations of this will result in a $2,000 fine as justified under code.

EXISTING CONDITIONS









White HP750 and Cardinal Red HP750 Vinyl Graphics
$300

Existing Window Graphics Removed
Residue Cleaned
New Graphics Installed on Glass
$250

*pricing above does not include permitting or tax

Customer: Tara Torrence	
Company: The Buscuit Lady	
Address: 115 Plymouth Rd, Unit 1	
City: Plymouth Meeting	State/ZIP: PA 19462
Phone:	
Email: biscuitlady01@gmail.com	

TREASURE SIGN

Date: 10/21/2025	Designer: Dan Clark
Sign Dimensions: see above	Estimate: $see above

COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.
Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.
All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.
Any violations of this will result in a $2,000 fine as justified under code.

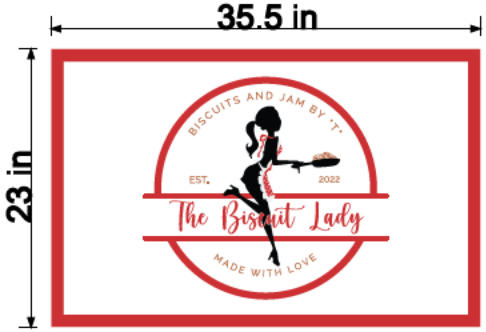
OPTION A



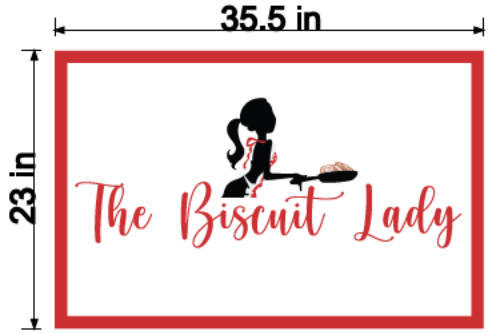
OPTION B



OPTION A



OPTION B



23" x 35.5"
3mm White ACM Panel
Red and Black Vinyl Graphics
$100
Installed over Window
$50

Customer	Tara Torrence
Company:	The Buscuit Lady
Address:	115 Plymouth Rd, Unit 1
City: / State/ZIP:	Plymouth Meeting / PA / 19462
Phone:	
Email:	biscuitlady01@gmail.com

TREASURE SIGN

Date: 10/21/2025	Designer: Dan Clark
Sign Dimensions: see above	Estimate: $see above

COSTARS Vendor #546385

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. Prices are in effect for 30 days.

Please note that VISA, MasterCard, & Discover credit card payments will be subject to a 4% processing fee and American Express will be subject to a 7% processing fee.

All designs, concepts and content such as text & artwork including but not limited to the structure, selection, coordination, expression, and arrangement is owned by Treasure Sign and no part of the contents may be copied, reproduced, transmitted or distributed in any way nor may they be presented to other parties to be considered for reproduction without Treasure Sign's prior written consent.

Any violations of this will result in a $2,000 fine as justified under code.

DATE APPLICATION RECEIVED: 10/29/2025

APPLICATION NUMBER: 2025-36

PROPERTY ADDRESS: 27/29 S. Darlington St

APPLICANT'S EMAIL: [redacted]

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

1) This application is for (check all appropriate boxes):
   - ☐ Section #1 – Sign
   - ☐ Section #2 – Canopy or Awning
   - ☑ Section #3 – Repair, replacement or alteration from original
   - ☐ *(please supply photos or elevations of original)*
   - ☐ *Section #4 – Addition*
   - ☐ *(supply architectural elevations and site drawings, as well as photos of the existing structure)*
   - ☐ *Section #5 – New Construction*
   - ☐ *(supply architectural elevations and site drawings, as well as photos of buildings next to and around the site)*
   - ☐ *Section #6 - Demolition*

2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
   - ☐ Color or B/W Sketches
   - ☐ Old or Historic Photographs
   - ☐ Plot or Site Plans
   - ☐ Architectural Elevations
   - ☑ Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

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

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

Applicant's name (print): Marc J. Lieberman, Esq

Applicant's Signature: Date: 10/29/25

Owner's Name (print): L + K Real Estate LLC

Owner's Signature: Date: 10/29/25

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

DATE APPLICATION RECEIVED: 10/29/2025

APPLICATION NUMBER: 2025-36

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

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

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

Name of business: L+K Real Estate LLC

Applicant's name: Marc J. Lieberman

Applicant's addres [redacted]

Applicant's phone number: [redacted]

Owner's name: L+K Real Estate

Owner's address: 27 S. Darlington St

Owner's telephone number: [redacted]

1) Which element do you wish to change: ___Doors ✓Windows ___Roofing ___Gutters ___Walls ___Steps ___Sidewalk ___Fence ___Trim ___Railing ___Porch or Balcony ___ Other (specify)_____

2) On how many facades?_____ ____Front 2 Side ____Back

3) What was the old is the material? wood

4) What is the proposed new material? wood face or wood

5) How will it be installed?_____

6) Are you using any historical materials? NO

7) Is so, what and how?_____

8) What were the old dimensions? Height: 18" x Width: 34" Depth:_____

9) What are the new dimensions? Height: 18" x Width: 34" Depth:_____

10) What were the old colors? White + Green

11) What are the new colors? Green

12) Why do you wish to make these changes? windows are rotten + Broken

Application Numbers: 2025-25

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 27-29 S. Darlington Street

1) ***Date of HARB Review:*** *November 20, 2025*

2) ***Applicant's Proposal:*** *Windows Repair and Roof Replacement*

3) **Findings:**

The applicant, Mark Lieberman, was present and described the project's scope as follows:

- *Window Replacement – Three small existing basement windows will be replaced with new non-clad painted wood windows. Windows will be "Ultimate" model by Marvin. The existing 3-lite design will be replicated with the SDL (simulated divided lite) muntin system. The new windows will have integral Marvin perimeter frames. The existing deteriorated wall framing and sills at the windows will be repaired/replaced as required to install the new windows.*
- *Roof Replacement – The building is a twin. The upper main roof at the south twin was previously replaced. The current proposal is to replace the remaining roofs on the building. Work includes the north twin's upper main roof, the entire sloped front porch roof, and the low slope roof at the entire rear addition. The new sloped roofs will be DaVinci synthetic slate, color to be Ash Grey. The low slope roof membrane roof will be replaced in-kind. The existing front porch pole gutter will remain and be repaired as needed. New gutters and downspouts will match existing front pole gutter's dark color.*
- *Concrete Sidewalk Replacement – The existing concrete sidewalk in front of the property along Darlington Street will be removed and replaced in-kind with a new concrete sidewalk. This will tie into the existing neighboring concrete sidewalks.*

The HARB reviewed the application in detail. The HARB endorsed the project as appropriate. Their review comments are reflected in the final motion.

4) ***Recommendations from HARB:***

The Board recommends Approval of a Certificate of Appropriateness for Application 2025-36 as submitted, with the following clarifications:

1. *The new wood basement windows will match the existing three-lite configuration of the existing windows, using SDL window muntins. New wood sills and trim shall be installed to match the existing adjacent window materials.*
2. *The roof repairs shall be implemented as presented utilizing the DaVinci synthetic slate system, the slate color shall be Ash Grey.*
3. *Flashings throughout, both new and repaired, shall match the dark color of the front pole gutter – and shall not be white*
4. *The in-kind concrete sidewalk repairs shall be implemented as presented.*

Application Numbers: 2025-36

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 27-29 S. Darlington 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: _____ , 2024

Borough Manager's Signature:




verizon



DATE APPLICATION RECEIVED: 10/29/2025

APPLICATION NUMBER: 2025-36

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

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

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

Name of business: L+K Real Estate LLC

Applicant's name: Marc J. Lieberman

Applicant's addres [redacted]

Applicant's phone number: [redacted]

Owner's name: L+K Real Estate

Owner's address: 27. S. Darlington st

Owner's telephone number: [redacted]

1) Which element do you wish to change: ___Doors ___Windows ___Roofing ___Gutters ___Walls ___Steps ___Sidewalk ___Fence ___Trim ___Railing ___Porch or Balcony ___ Other (specify)_____

2) On how many facades?_____ 1 Front _____Side _____Back

3) What was the old is the material? Concrete

4) What is the proposed new material? Concrete

5) How will it be installed? Poured

6) Are you using any historical materials? NO

7) Is so, what and how?_____

8) What were the old dimensions? Height: _____x Width: 6'8" Depth: 39'8"

9) What are the new dimensions? Height: _____x Width: 6'8" Depth: 39'8"

10) What were the old colors? Concrete

11) What are the new colors? Concrete

12) Why do you wish to make these changes? Old material is Deteriorating



DATE APPLICATION RECEIVED: 10/29/2025

APPLICATION NUMBER: 2025-36

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

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

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

Name of business: L+K Real Estate LLC

Applicant's name: Marc J. Liebermann

Applicant's address: [redacted]

Applicant's phone number: [redacted]

Owner's name: L+K Real Estate

Owner's address: 27 S. Darlington St

Owner's telephone number: [redacted]

1) Which element do you wish to change: ___Doors ___Windows ✓Roofing ___Gutters ___Walls ___Steps ___Sidewalk ___Fence ___Trim ___Railing ___Porch or Balcony ✓ Other (specify) North or 27 side + Both sides of porch

2) On how many facades? ___ ✓Front ___Side ✓Back

3) What was the old is the material? Asphault

4) What is the proposed new material? Rubber or Plastic Slate

5) How will it be installed? Nails

6) Are you using any historical materials? NO

7) Is so, what and how? ___

8) What were the old dimensions? Height: ___ x Width: ___ Depth: ___

9) What are the new dimensions? Height: ___ x Width: ___ Depth: ___

10) What were the old colors? Green Gray

11) What are the new colors? Ash Gray

12) Why do you wish to make these changes? Old roof deteriorating



Strikingly textured tiles that bring the feel of a classic roof to your home.

Inspire Slate by DaVinci delivers the best of time-honored design in a range of colors that complement any home.

And when you choose a Cool Roof Color, you can reduce energy consumption by as much as 15 percent.



BRING YOUR ROOF TO LIFE, WITH A PERFECT COLOR THAT'S MADE TO LAST A LIFETIME.



PB PREMIUM BLEND

CR COOL ROOF COLOR