

ZONING DATA

O/L- OFFICE/LIMITED INDUSTRIAL
CLASS TWO
DIMENSIONAL STANDARDS

REQUIRED	PROPOSED
MIN. LOT AREA	3 AC.
MIN. LOT WIDTH	300 FT.
MAX. IMPERVIOUS COV. NET LOT AREA	556 FT. (at bldg setback)
MAX. BLDG. COV. % OF NET BUILDING ACREAGE	70%
MAX. FLOOR AREA RATIO	35%
BLDG. SETBACKS	40%
FROM ULTIMATE RIGHT OF WAY	50 FT.
FROM ANY OTHER LOT LINE	30 FT.
FROM A LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT	100 FT.
PARKING SERVICE AREA	30 FT.
FROM ULTIMATE RIGHT OF WAY	12 FT.
FROM A LOT BOUNDARY ABUTTING A NON-RESIDENTIAL DISTRICT	12 FT. (UNLESS SHARED)
PARKING SERVICE AREA	50 FT.
FROM A BUILDING (EXCEPT LOADING DOCKS)	10 FT.
MAXIMUM BUILDING HEIGHT (FEET)	35 FT.
MAXIMUM NUMBER OF STOREYS	<35 FT.
ULTIMATE RIGHT-OF-WAY BUFFER STRIP	3 FT
SETBACK FOR DISPLAY MERCHANDISE:	15 FEET

PROPOSED USE: AUTOMOTIVE SALES & SERVICE WHICH IS A PERMITTED BY CONDITIONAL USE APPROVAL.

PARKING TABULATION

(WAREHOUSE/STORAGE)	REQUIRED SPACES	PROVIDED
1 SP/500 S.F. GROSS FLOOR AREA (24,787 SF)	50	50
1 SP/500 S.F. OUTDOOR SALES AREA (45,900 SF)	10	10
3 SP/SERVICE BAY (18)	54	54
TOTAL	114	114
TOTAL INVENTORY PARKING PROVIDED	231	
TOTAL	345 SPACES	
CUSTOMER PARKING SPACES = 9.5'x18'		
INVENTORY SPACES = 9'x18'		

CONDITIONS OF CONDITIONAL USE HEARING GRANTED ON MAY 3, 2005

1. PRIOR TO THE SUBMISSION OF ANY APPLICATION FOR DEVELOPMENT OF THE LOTS IN QUESTIONS, INCLUDING THE TWO LOTS IN THE EXISTING AUTO PARK, APPLICANT SHALL OBTAIN SUBDIVISION APPROVAL OF THOSE LOTS NOW WITHIN THE LINFIELD CORPORATE CENTER, SUCH APPROVAL SHALL INCLUDE THE FOLLOWING:

- THE SUBDIVISION OF THOSE LOTS LOCATED IN THE LINFIELD CORPORATE CENTER SHALL BE REMOVED FROM THE RESTRICTIONS APPEARING OF RECORD ON ALL LOTS WITHIN THE CENTER.
- THE INCLUSION OF THOSE LOTS WITHIN THE RESTRICTIONS OF THE AUTO PARK.
- A RECONFIGURATION OF THE BOUNDARIES OF BOTH THE CORPORATE CENTER AND THE AUTO PARK.
- THE SUBDIVISION SHALL BE SUBMITTED FOR DEVELOPMENT OF THE RECONFIGURED LOTS OF THE APPLICANT SHALL INCLUDE THE EXTENSION OF AUTO PARK BOULEVARD TO AN INTERSECTION WITH KEYSTONE DRIVE.
- DEVELOPMENT WITHIN THE PLAN OF SUBDIVISION TO BE SUBMITTED FOR ALL LOTS SHALL INCLUDE THE COMPLETION OF AUTO PARK BOULEVARD AS ABOVE WITH THE CONSTRUCTION OF KEYSTONE DRIVE FROM EXISTING TERMINUS TO ITS NEW INTERSECTION WITH AUTO PARK BOULEVARD.
- APPLICANT SHALL USE HIS BEST EFFORTS TO HAVE ENTERPRISE DRIVE CONNECTED TO LIMERICK CENTER ROAD AS SOON AS PRACTICABLE. THIS ISSUE MUST BE ADDRESSED IN THE SUBDIVISION APPROVAL.
- THE APPLICANT SHALL PREPARE AND SUBMIT A LAND DEVELOPMENT PLAN FOR EACH LOT IN ACCORDANCE WITH THE PROVISIONS OF THE LIMERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- THE DEVELOPMENT OF EACH LOT SHALL BE IN STRICT CONFORMANCE WITH ALL DIVISIONS OF THE SECTION 184-157D, CLASS TWO, OF THE LIMERICK TOWNSHIP ZONING CODE.
- AT THE TIME OF THE FILING OF THE LAND DEVELOPMENT PLAN, APPLICANT SHALL SUBMIT A TRAFFIC IMPACT ANALYSIS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 184-158 OF THE LIMERICK TOWNSHIP ZONING CODE.
- IN ALL OTHER RESPECTS, THE USE AND DEVELOPMENT OF THIS PROPERTY SHALL BE IN STRICT CONFORMANCE WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE BOARD AT THE TIME OF THE HEARING.

C. THE DAYS AND HOURS OF OPERATION SHALL BE MONDAY THROUGH FRIDAY, FROM 9:00 A.M. TO 9:00 P.M. (M-F SALES ONLY), AND SATURDAY, FOR SERVICE DROP OFF, WITH NO HOURS ON SUNDAY. ALL EXTERIOR LIGHTING SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING FOR SECURITY PURPOSES WITHIN ONE (1) HOUR AFTER THE CLOSES OF BUSINESS.

D. PROVISIONS SHALL BE ESTABLISHED FOR DESIGN STANDARDS FOR STORM WATER MANAGEMENT, BUILDINGS, ACCESSORY STRUCTURES, LANDSCAPING, DRIVEWAY ACCESS AND TRAFFIC CONTROL, INTERIOR ORGANIZATION, PRE-CONSTRUCTION, CONSTRUCTION OUTSIDE STORAGE AND PRODUCTION, OFF STREET PARKING, AND DISPLAY, OFF STREET LOADING, TRAILER PARKING, AND OTHER REQUIREMENTS.

NO BUILDINGS, STRUCTURES OR ANY KIND, SIGNS, PARKING OR LOADING AREAS OR IMPROVEMENTS OF ANY KIND WHATSOEVER SHALL BE ERECTED WITHIN THE REQUIRED MINIMUM SET BACK AREAS MENTIONED BE ABOUE UNLESS SPECIFICALLY APPROVED BY THE TOWNSHIP IN THE PROVISION OF THESE COVENANTS. ALL PLANS MUST BE IN COMPLIANCE WITH APPLICABLE TOWNSHIP ORDINANCES.

DESIGN STANDARDS

CONSTRUCTION OR ALTERATION OF ANY BUILDING (WHICH TERM SHALL BE DEEMED TO INCLUDE AUXILIARY BUILDINGS) ON THE PROPERTY SHALL BE IN ACCORDANCE WITH THE ZONING AND BUILDING STANDARDS SET FORTH IN THESE PROTECTIVE COVENANTS.

STORM WATER MANAGEMENT

EDWARD B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITIES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE UTILITIES, 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

AT & T
COLUMBIA GAS TRANSMISSION CORP, OXFORD
LIMERICK TOWNSHIP MUNICIPAL AUTHORITY
SUNOCO PIPELINE LP
PECO ENERGY
VERIZON WIRELESS, INC.
WESTERN COMMUNICATIONS, INC.
MCI WORLDCOM
PENNSYLVANIA AMERICAN WATER COMPANY
COMCAST CABLE COMMUNICATIONS INC.
MOBIL PIPELINE COMPANY
UGI UTILITIES, INC.

MCPC No _____
PROCESSED and REVIEWED. Report prepared by
MONTGOMERY COUNTY PLANNING COMMISSION
in accordance with the Municipalities Planning
Code.
Certified this date _____
For the Director
Montgomery County Planning Commission
SERIAL # 20173200643



PARCEL 37-00-01114-27-1

NET BUILDABLE ACREAGE DETERMINATION

GROSS TRACT AREA	= 4.731 ACRES
EXISTING ROAD RIGHTS-OF-WAY	= 0 ACRES
EXISTING ROAD	= 0 ACRES
NONCONTRIBUTORY LAND	= 0 ACRES
-100% OF WETLANDS	= 0 ACRES
-50% OF WETLANDS (0.068 ACRES)	= 0 ACRES
-15% TO 25% (0.068 ACRES)	= 0 ACRES
-85% OF SLOPES OVER 25%	= 0 ACRES
-100% OF FLOODPLAIN LAND	= 0 ACRES
-100% OF PONDS OR LAKES	= 0 ACRES
-50% OF EXISTING UTILITY RIGHTS-OF-WAY	= 0 ACRES
NET BUILDABLE ACREAGE	= 4.731 ACRES

WOODLAND DISTURBANCE

TOTAL AREA OF WOODLANDS	= 0 AC
ALLOWABLE DISTURBANCE (50%)	= 0 AC
PROPOSED WOODLAND DISTURBANCE	= 0 AC

AUTOPARK PROTECTIVE COVENANTS

ALL PREMISES WITHIN THE TRACT OR AUTO PARK SHALL BE SUBJECT TO AN INSTRUMENT ESTABLISHING PROTECTIVE COVENANTS IN FORM SATISFACTORY TO THE TOWNSHIP WHICH SHALL BE RECORDED, AND SHALL INCLUDE THE FOLLOWING:

- A. LIMERICK TOWNSHIP SHALL BE A PARTY TO THE COVENANTS AND SHALL HAVE THE ABILITY AND POWER TO ENFORCE THE COVENANTS.
- B. OWNERS AND/OR TENANTS OCCUPYING THE AUTO PARK SHALL BE PROHIBITED FROM PERFORMING TEST DRIVES OR ROAD SERVICE TESTS ON ANY STREET WITHIN THE ADVISED ECONOMIC DEVELOPMENT, OR ANY OTHER LOCAL STREET, WHICH IS PART OF A RESIDENTIAL DEVELOPMENT.
- C. THE DAYS AND HOURS OF OPERATION SHALL BE MONDAY THROUGH FRIDAY, FROM 9:00 A.M. TO 9:00 P.M. (M-F SALES ONLY), AND SATURDAY, FOR SERVICE DROP OFF, WITH NO HOURS ON SUNDAY. ALL EXTERIOR LIGHTING SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING FOR SECURITY PURPOSES WITHIN ONE (1) HOUR AFTER THE CLOSES OF BUSINESS.
- D. PROVISIONS SHALL BE ESTABLISHED FOR DESIGN STANDARDS FOR STORM WATER MANAGEMENT, BUILDINGS, ACCESSORY STRUCTURES, LANDSCAPING, DRIVEWAY ACCESS AND TRAFFIC CONTROL, INTERIOR ORGANIZATION, PRE-CONSTRUCTION, CONSTRUCTION OUTSIDE STORAGE AND PRODUCTION, OFF STREET PARKING, AND DISPLAY, OFF STREET LOADING, TRAILER PARKING, AND OTHER REQUIREMENTS.

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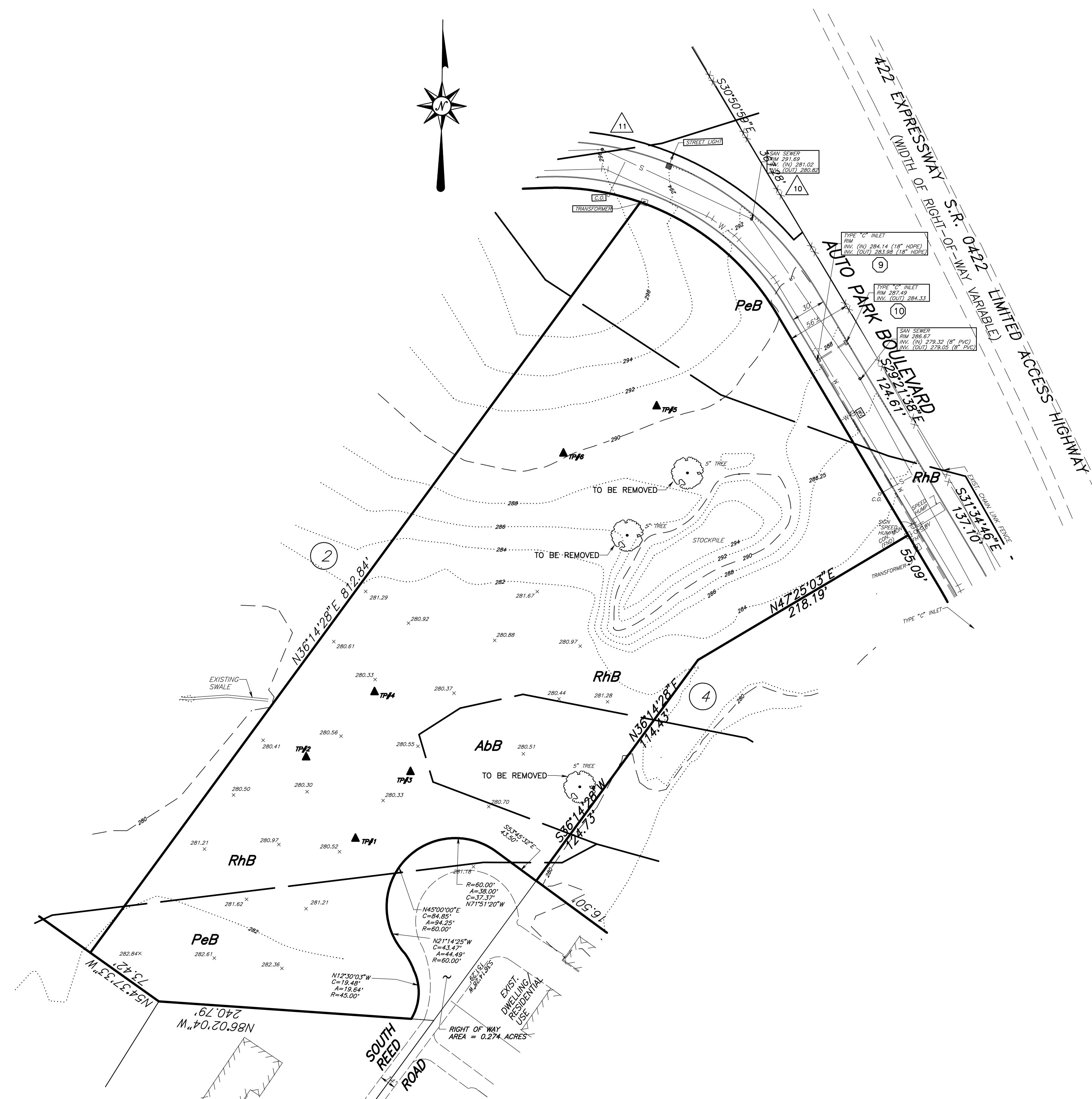
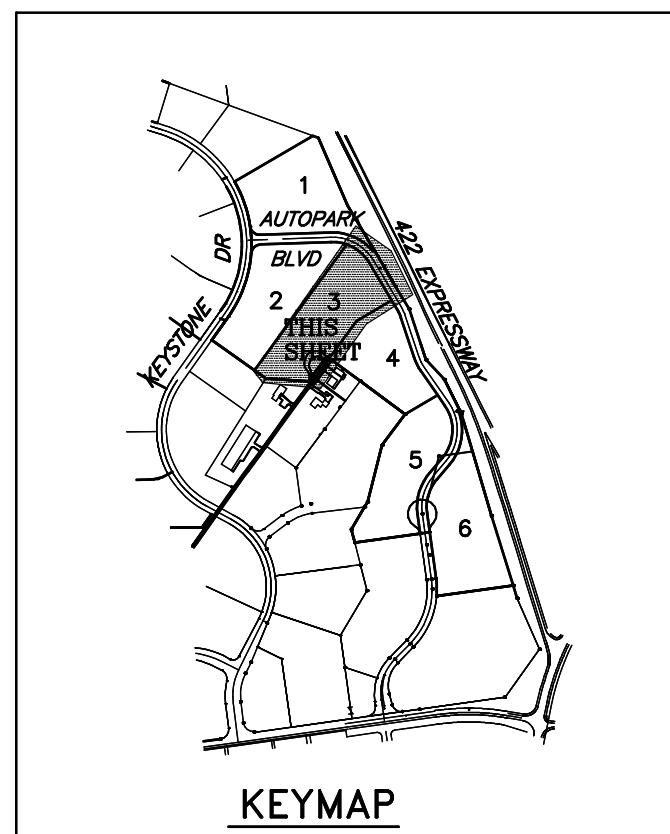
STORM WATER MANAGEMENT

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GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC AND PLANNING INFORMATION IS FROM A FIELD SURVEY CONDUCTED BY EDWARD B. WALSH & ASSOCIATES, INC., JUNE 2008.
2. BOUNDARY IS TAKEN FROM PLANS TITLED "PLAN OF SUBDIVISION FOR LIMERICK AUTOPARK" PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC.
3. GROSS SITE AREA = 5.000 ACRES.
4. PARCEL 37-00-01114-27-1
5. DEED REFERENCE: DEED BOOK 5319 PG 00806 TO 00443
6. THERE ARE WETLANDS ON THE TRACT PER FIELD DELINEATED BY EDWARD B. WALSH & ASSOCIATES, INC., IN OCTOBER 2002 AND RE-EVALUATED IN OCTOBER 2017.
7. SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE TOWNSHIP PLANS. THE SANITARY SEWER SYSTEM ADDITION AND IMPROVEMENTS, ALL SANITARY SEWER PVC PIPING SHALL BE SDR-26.
8. ALL HABITATIONAL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PA AMERICAN WATER COMPANY.
9. THE OWNER SHALL OWN AND MAINTAIN THE DRAINAGE FACILITIES INSIDE THE PROPERTY LINES OF THE LOT.
10. A MINIMUM CLEARANCE OF 18' IS REQUIRED WHERE SANITARY SEWERS CROSS THE PROPERTY LINES. THE SANITARY SEWER MUST BE ENCASED IN CONCRETE FOR 10' ON EITHER SIDE OF THE WALL.
11. PERMIT ALL MATERIAL AND CONSTRUCTION WHERE THERE ARE CONFLICTS BETWEEN THE PLANS AND THE AQUA PA SEWER STANDARDS, THE AQUA PA SEWER STANDARDS GOVERN.
12. ALL HABITATIONAL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS AND REGULATIONS OF THE PA AMERICAN WATER COMPANY.
13. PERMIT ALL MATERIAL AND CONSTRUCTION WHERE THERE ARE CONFLICTS BETWEEN THE PLANS AND THE AQUA PA SEWER STANDARDS, THE AQUA PA SEWER STANDARDS GOVERN.
14. THE DEVELOPER SHALL BE OBLIGATED TO PROVIDE SEQUENTIAL MANHOLE NUMBERS IN ACCORDANCE WITH THE APPROPRIATE TOWNSHIP PLANS.
15. IN ACCORDANCE WITH SECTION 155.33.A.4 AND 155.42.B.6(b) OF THE SUBDIVISION ORDINANCE, THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 10'.
16. SURVEY MONUMENTS NOTED WITH THE SYMBOL "M" AND STAKES SHALL BE PLACED AT PROPERTY CORNERS AFTER FINAL GRADING.
17. THE LANDOWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SURVEY MONUMENTS AND STAKES OF THE SUBDIVISION ORDINANCE. MONUMENTS TO BE NOT LESS THAN FOUR INCHES SQUARE ON TOP AND 24 INCHES IN DEPTH AND SHALL BE SET IN A GROUNDED UTILITY TUBE.
18. THE LANDOWNER OR DEVELOPER IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF NATURAL FEATURES ON SITE AND FOR MEETING THE REQUIREMENTS OF THE TOWNSHIP PLANS AND PROTECTION OF THE LIMERICK TOWNSHIP ZONING ORDINANCE.
19. THE LANDOWNER OR DEVELOPER IS RESPONSIBLE FOR THE PROTECTION OF THE FACILITIES ESTABLISHED FOR THE ROUTE 422 AUTOPARK, THE LOT CONSTRUCTION AND THE PROTECTION OF THE FACILITIES WHEN COMPLETED AND FOR THE PROTECTION OF THE Covenants ESTABLISHED FOR ROUTE 422 AUTOPARK.
20. PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE APPROVED BY THE TOWNSHIP STAFF IN ADVANCE OF ANY CONSTRUCTION OPERATION, IN ORDER THAT PROVISION MAY BE MADE FOR THE RELOCATION OF THE TOPSOIL.
21. A PROPOSED SIGN MUST HAVE A CLEARANCE OF 8 FT. IF THEY ARE LOCATED IN THE CLEAR OF SIGHT TRIANGLE, THE CLEARANCE MUST BE 12 FEET FROM THE FRONT OF THE SIGN.
22. IMPROVEMENT CONSTRUCTION REQUIREMENTS WILL BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS CONSISTENT WITH ALL OTHER REQUIREMENTS OF THIS CHAPTER AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE MONTGOMERY COUNTY CONSERVATION DISTRICT OR OTHER APPROPRIATE AGENCIES. THE MONTGOMERY COUNTY CONSERVATION DISTRICT AND LAND DEVELOPMENT ORDINANCE - CHAPTER 155, WHICH EVER SPECIFICATIONS SHALL GOVERN.
23. THE LIGHTS SHALL BE PROVIDED WITH A TIMER TO TURN OFF ONE HOUR AFTER THE BUILDING CLOSES. 95 PERCENT OF THE LIGHTS MAY BE TURNED OFF IMMEDIATELY.
24. A BLANKET EASEMENT SHALL BE PLACED OVER THE PARCEL TO PERMIT ACCESS BY LIMERICK TOWNSHIP STAFF TO INSPECT STORMWATER CONVENTIONAL AND NON-CONVENTIONAL.
25. THE PARCEL PROVIDED FOR LAND DEVELOPMENT IS 37-00-01114-30-7.
26. THE APPLICANT SHALL USE HIS BEST EFFORTS TO HAVE ENTERPRISE DRIVE CONNECTED TO LIMERICK CENTER ROAD AS SOON AS PRACTICABLE. THIS ISSUE MUST BE ADDRESSED IN THE SUBDIVISION APPROVAL.
27. THE APPLICANT SHALL PREPARE AND SUBMIT A LAND DEVELOPMENT PLAN FOR EACH LOT IN ACCORDANCE WITH THE PROVISIONS OF THE LIMERICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
28. THE DEVELOPMENT OF EACH LOT SHALL BE IN STRICT CONFORMANCE WITH ALL DIVISIONS OF THE SECTION 184-157D, CLASS TWO, OF THE LIMERICK TOWNSHIP ZONING CODE.
29. APPLICANT SHALL USE HIS BEST EFFORTS TO HAVE ENTERPRISE DRIVE CONNECTED TO LIMERICK CENTER ROAD AS SOON AS PRACTICABLE. THIS ISSUE MUST BE ADDRESSED IN THE SUBDIVISION APPROVAL.
30. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2003 MUTCD AND THE MOST RECENT VERSION OF PENHOT TRAFFIC CONTROL APPROVALS.
31. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE 2003 MUTCD AND THE MOST RECENT VERSION OF PENHOT TRAFFIC CONTROL APPROVALS.
32. THE PROPERTY OWNER SHALL SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP FOR THE PROPERTY THAT ARE TO BE PRIVATELY OWNED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF STORMWATER FACILITIES OTHER ITEMS MAY BE INCLUDED IN THE AGREEMENT. THE PROPERTY OWNER WILL GUARANTEE THE SATISFACTORY OPERATION AND MAINTENANCE OF ALL PAVEMENT MARKINGS AND SIGNING STANDARDS.
33. THE PROPERTY OWNER SHALL SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP FOR THE PROPERTY THAT ARE TO BE PRIVATELY OWNED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF STORMWATER FACILITIES OTHER ITEMS MAY BE INCLUDED IN THE AGREEMENT.
34. THE SITE IS LOCATED WITHIN THE CONICAL ZONE/SURFACE, THE STRUCTURE AND ALL PROPOSED TREES MUST HAVE A HEIGHT LOWER THAN THE CONICAL ZONE/SURFACE, PER HORIZONTAL ZONE FROM THE AIRPORT.
35. THE APPLICANT SHALL SUBMIT A SOILS INVESTIGATION REPORT/GEOTECHNICAL REPORT SINCE THERE WILL BE LOAD-BEARING TILL AND SOILS. THE APPLICANT SHALL SUBMIT A SOILS INVESTIGATION REPORT/GEOTECHNICAL REPORT SINCE THERE WILL BE LOAD-BEARING TILL AND SOILS. THE APPLICANT SHALL SUBMIT A SOILS INVESTIGATION REPORT/GEOTECHNICAL REPORT SINCE THERE WILL BE LOAD-BEARING TILL AND SOILS.
36. THE SITE DOES NOT INCLUDE A 100 YEAR FLOODPLAIN PER FEMA PANEL 42091C0210G, DATES 3-2-2016.
37. THE SITE IS LOCATED ON A SLOPES WHICH ARE BOTH UNDERGROUND.
38. ALL VEHICLE UNLOADING MUST TAKE PLACE IN THE TRACT. NO VEHICLE UNLOADING MAY OCCUR ON AUTO PARK BLVD.
39. THE PROPERTY OWNERS ON AUTO PARK BLVD. MUST HAVE AN AGREEMENT WITH THE LANDOWNER OF THE PROPERTY FOR THE IMPROVEMENTS ASSOCIATED WITH AUTO PARK BLVD. INCLUDING THE CENTRAL STORMWATER MANAGEMENT FACILITIES.
40. SITE AND FACILITY SHALL ALLOW AND PROVIDE FOR ADEQUATE URGENT MEDICAL CARE, FIRE DEPARTMENT, POLICE, TOW TRUCK AND TOW TRUCK HIGH BAND SYSTEMS.
41. A SIGN SHALL BE PLACED OVER THE FIRE DEPARTMENT CONNECTION POINT, SIGN NOTIFYING THE FIRE CONNECTION & POINTING TO IT, MUST BE PROVIDED WITH 2' HIGH LETTERING.
42. THE OIL/WATER SEPARATOR SHOULD BE PLACED ON THE PROPERTY AND VERIFICATION PROVIDED TO AQUA AMERICA.
43. THERE ARE NO NATURALLY OCCURRING STEEP SLOPES LOCATED ON SITE AND THE PROPERTY OWNER MUST TAKE CARE IN EXISTING TOPSOIL STOCKPILE DUE TO BULK EARTHWORK ACTIVITIES.
44. THE APPLICANT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS FOR INDUSTRIAL STANDARDS IN #184-83.
45. ALL PLAN SET SHEETS NOTED IN THE PLAN INDEX MUST BE RECORDED.



LEGEND

— 430 —	EXISTING INDEX CONTOUR
.....	EXISTING INTERIOR CONTOUR
	EXISTING INLET
====	EXISTING STORM SEWER PIPE
	EXISTING SANITARY MANHOLE
S —————	EXISTING SANITARY SEWER PIPE
W —————	EXISTING WATER LINE
— —————	SOILS BOUNDARY LINE
—————	EXISTING CURB
—————	EXISTING EDGE OF PAVEMENT
— X —————	EXISTING FENCE
	EXISTING FIRE HYDRANT
WV	WATER VALVE
	EXISTING D-W ENDWALL
	RIP RAP
	EXISTING SIGN

SOILS CLASSIFICATION

B - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES. HYDROLOGIC SOIL GROUP D.
B - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES. HYDROLOGIC SOIL GROUP B.
B - REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES. HYDROLOGIC SOIL GROUP D.

NATURAL FEATURES

<u>FEATURE</u>	<u>AREA OF FEATURE</u>
STEEP SLOPE 15%–25%	0 ACRES, SLOPES ARE MANMADE FOR SOIL STOCKPILE
STEEP SLOPE 25%+	0 ACRES, SLOPES ARE MANMADE FOR SOIL STOCKPILE
OODLANDS	0 ACRES
ETLANDS	0 ACRES

NOTE: THERE ARE NO NATURALLY OCCURRING STEEP SLOPES LOCATED ONSITE AND ANY STEEP SLOPES SHOWN ARE MANMADE DUE TO AN EXISTING OPSOIL STOCKPILE DUE TO PAST BULK EARTHWORK ACTIVITIES

FINAL EXISTING RESOURCE AND SITE ANALYSIS PLAN

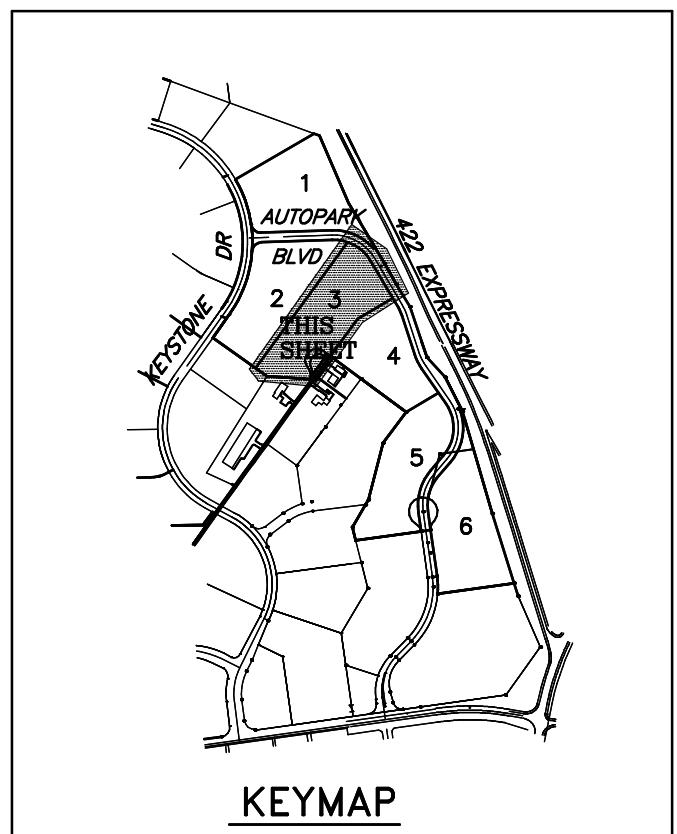
- 5. 11-16-22 REVISED PER TOWNSHIP CONSULTANT OCTOBER REVIEW LETTERS
- 4. 10-20-22 ADDRESS CCCD COMPLETENESS ITEMS (UPDATED 12-9-22)
- 3. 10-05-22 REVISED PER TOWNSHIP CONSULTANT JULY REVIEW LETTERS & UPDATE PARKING COUNT
- 2. 6-29-22 REVISED PER TOWNSHIP CONSULTANT JUNE REVIEW LETTERS

LAND DEVELOPMENT PLAN FOR

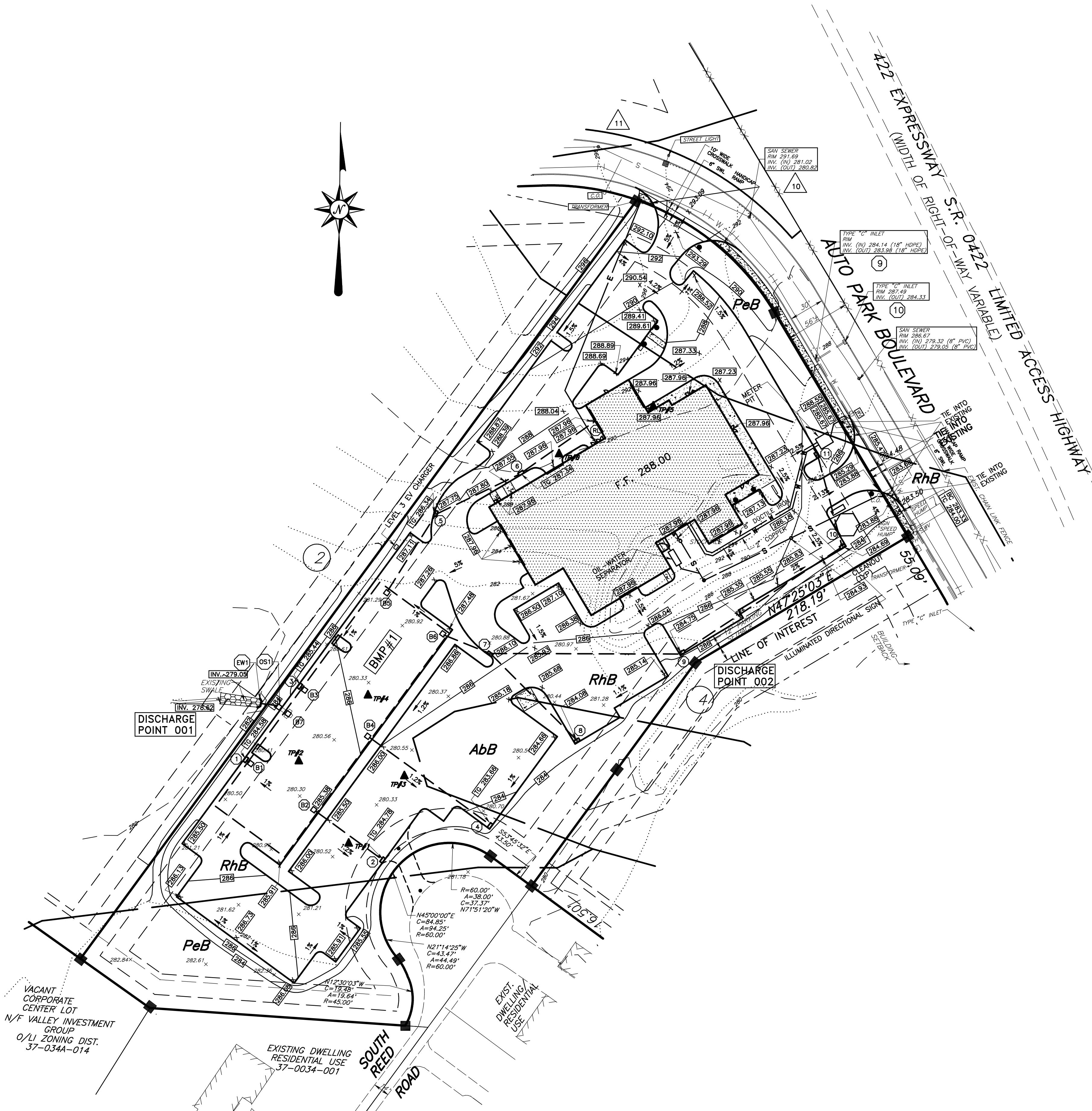
LOT 3 LIMERICK AUTOPARK	
LIMERICK TOWNSHIP	MONTGOMERY COUNTY, PA
<p>Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS</p> <p>Whiteland Business Park 855 Springdale Drive, Suite 202 Exton, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080</p>	
	
<i>Project-</i>	2616
<i>Date-</i>	2-25-22
<i>Scale-</i>	1" = 50'
<i>Drawn-</i>	SLM
<i>Checked-</i>	AJB
<i>Sheet-</i>	2 OF 16

PARCEL 37-00-01114-30-7

A graphic scale for distance measurement. It features a horizontal line with tick marks and numerical labels. The labels are '50', '0', '50', '100', '150', and 'FEET'. The '0' is at the center. '50' is to its left, '50' is to its right, '100' is further to its right, and '150' is even further to its right. 'FEET' is at the far right end of the line. Below the line, the text 'GRAPHIC SCALE' is printed in capital letters.



PARCEL 37-00-01114-30-7



FINAL GRADING & UTILITIES PLAN

- 5. 11-16-22 REVISED PER TOWNSHIP CONSULTANT OCTOBER REVIEW LETTERS
- 4. 10-20-22 ADDRESS CCCD COMPLETENESS ITEMS (UPDATED 12-9-22)
- 3. 10-05-22 REVISED PER TOWNSHIP CONSULTANT JULY REVIEW LETTERS & UPDATE PARKING COUNT
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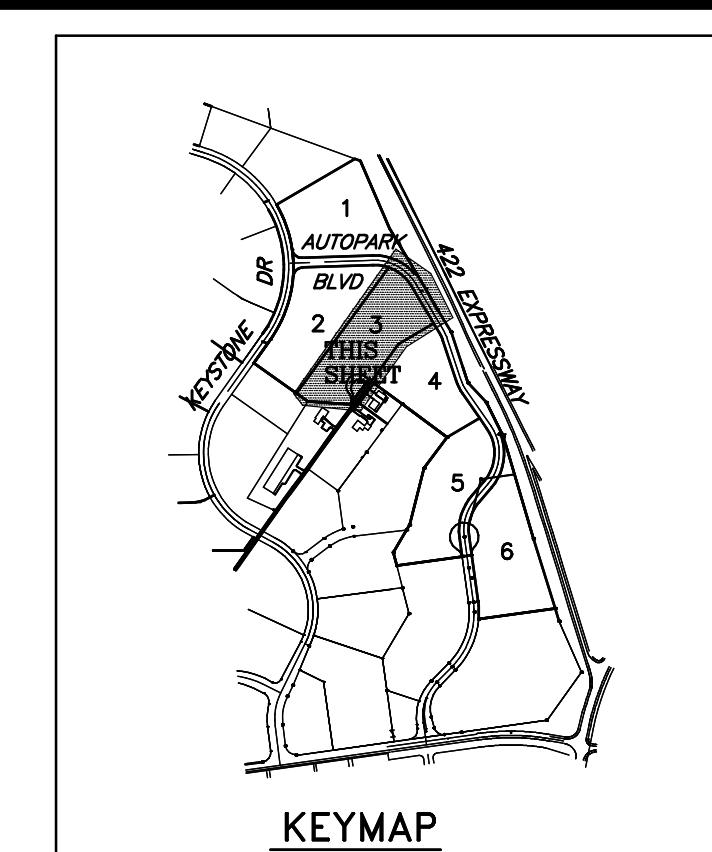
LAND DEVELOPMENT PLAN FOR

LOT 3 LIMERICK AUTOPARK

LIMERICK TOWNSHIP	MONTGOMERY COUNTY, PA
Edward B. Walsh & Associates, Inc.	Project- 2616
CIVIL ENGINEERS & SURVEYORS	Date- 2-25-22
855 Springdale Drive, Suite 202	Scale- 1" = 50'
Elkton, Pennsylvania 19341	Drawn- SLM
Phone: 610-903-0060	Checked- AJB
Fax: 610-903-0080	Sheet- 3 of 16

50 0 50 100 150 FEET
GRAPHIC SCALE

Plotted: 12/29/2022 File: F:\JB\2616\LOT 3\FPS_2616-LOT 3-B.dwg



SOILS DATA TABLE					
SOILS SERIES	DEPTH TO EASTERN HIGH WATER TABLE	DEPTH OF BEDROCK	REACTION (PH)	WINTER GRADING	TOPSOIL HYDROLOGIC SOIL GROUP
ABBOTTSTOWN SILT LOAM	1/2' - 1 1/2'	3'-8'	5.0-6.5	POOR	FAIR
PENN SILT LOAM	3'+	1 1/2' - 3'	.16	GOOD	FAIR
REAVILLE SHALY SILT LOAM	0-1'	1'-3'	5.0-6.5	POOR	POOR
					D

SOILS CLASSIFICATION

Abb - Abbottstown Silt Loam, 3 to 8 percent slopes, hydrologic soil group D.
PeB - Penn Silt Loam, 3 to 8 percent slopes, hydrologic soil group B.
Rb - Reaville Silt Loam, 3 to 8 percent slopes, hydrologic soil group D.

SOIL LIMITATIONS

Abb: Cubane cove (4), Corrosive to Concrete / Steel (6), Easily Erodible (2), Depth to saturated zone / seasonal high-water table (1), Hydric / hydric inclusions (1), Low strength / landslide prone (2), Slow percolation (1), Piping (1), Pore water table (1), Shallow concentration of water (1).
PeB: Cubane cove (4), Corrosive to concrete (6), Droughty (2), Hydric / hydric inclusions (1), Low strength / landslide prone (4), Piping (1), Poor source of topsoil (5), Frost action (3).
Rb: Cubane cove (4), Corrosive to Concrete / Steel (6), Droughty (2), Easily Erodible (2), Depth to saturated zone / seasonal high-water table (1), Hydric / hydric inclusions (1), Low strength / landslide prone (1), Piping (1), Poor source of topsoil (5), Frost action (3), Shallow concentration of water (1), Water table (1).
Wetness (1).

1. ANY WATER ENCOUNTERED DURING UTILITY EXCAVATION MUST BE PUMPED TO A Dewatering FACILITY. NO WETLAND AREAS WERE IDENTIFIED IN WETLAND DETERMINATION.
2. DISTURBED AREAS MUST BE KEPT TO A MINIMUM AND STABILIZED IMMEDIATELY UPON COMPLETION OF WORK. ECB SHALL BE PROVIDED FOR THE DETERMINATION OF THE AREA TO BE DISTURBED.
3. ROADWAYS SHALL BE PROTECTED AGAINST DAMAGE FROM FROST HEAVING.
4. SHALLOW EXCAVATIONS MAY BE UNSTABLE. SOILS SHALL BE EXCAVATED USING PROPER SHORING METHODS.
5. ANY SOILS THAT ARE REMOVED FROM THE SITE SHALL BE CLEARED TO A PRE-DESIGNED STOCKPILE FOR LATER USE IN RESTORATION. IF TOPSOIL IS NOT SUITABLE, FURTHER AMENDMENT MAY BE NECESSARY.
6. PROPOSED BUILDING CONSTRUCTION CURRENTLY DOES NOT INCLUDE SUBSURFACE ELEMENTS THAT COULD BE AFFECTED BY CORROSION. IF STEEL PIPE IS USED, RUST PROTECTION BY COATINGS AND/OR USE OF CATHODIC PROTECTION IS RECOMMENDED.

CLEAN FILL RESPONSIBILITY

THE CONTRACTOR IS RESPONSIBLE TO PERFORM ENVIRONMENTAL DILIGENCE TO DETERMINE THAT IMPORTED FILL MATERIAL MEETS THE PAPER QUALIFICATIONS FOR "CLEAN FILL".

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, GROUT, CONCRETE, ASH, SLAG, ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. CLEAN FILL DOES NOT INCLUDE MATERIALS THAT ARE DANGEROUS TO 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.)

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 HISTORY, SANBORN MAPS, ENVIRONMENTAL QUANTITATIVE ASSESSMENTS, INVESTIGATIONS, ANALYTICAL TESTS, ENVIRONMENTAL ASSESSMENTS, AUDITS, AND METALLIC TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY IS REQUIRED. THE PAST LAND USE OF THE PROPERTY IS SUBJECT TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IT MUST BE RESTED TO DETERMINE IF QUALITIES AS CLEAN FILL TESTING SHOULD BE PERFORMED. ACCORDING WITH APPENDIX A OF THE PAS DEP'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PAPER'S MUNICIPAL OR RESIDUAL WASTE REQUIREMENTS. SEE 25 PA CODE CHAPTERS 28, RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

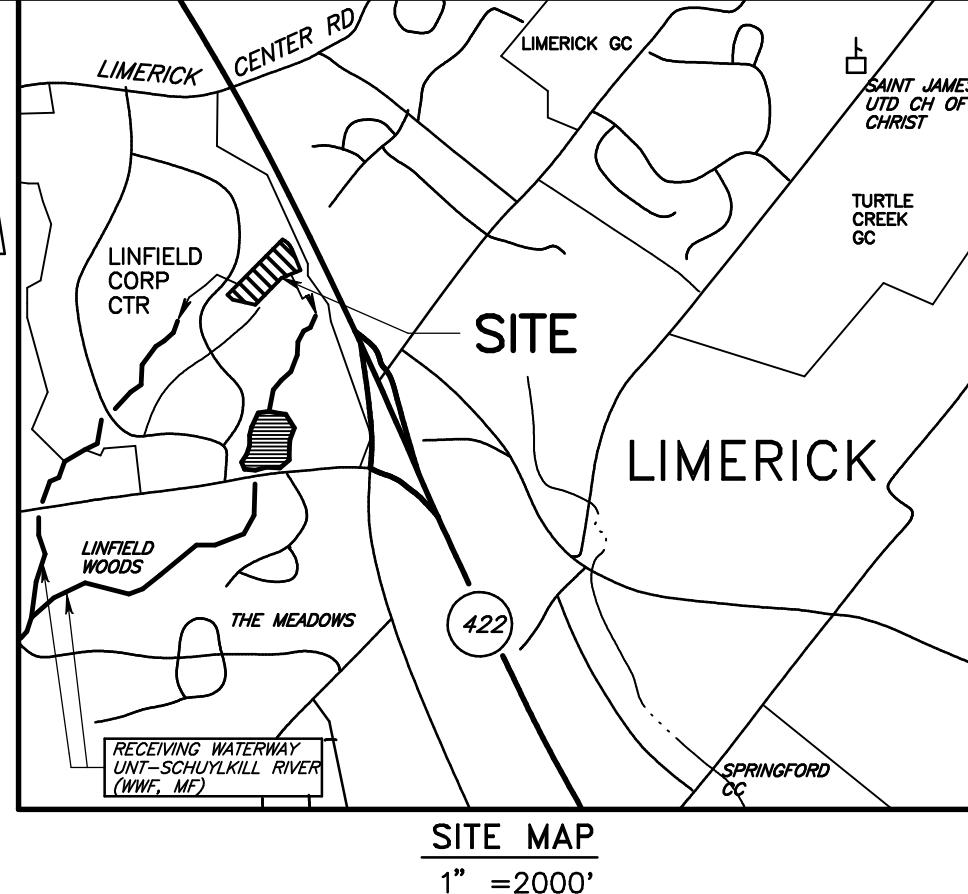
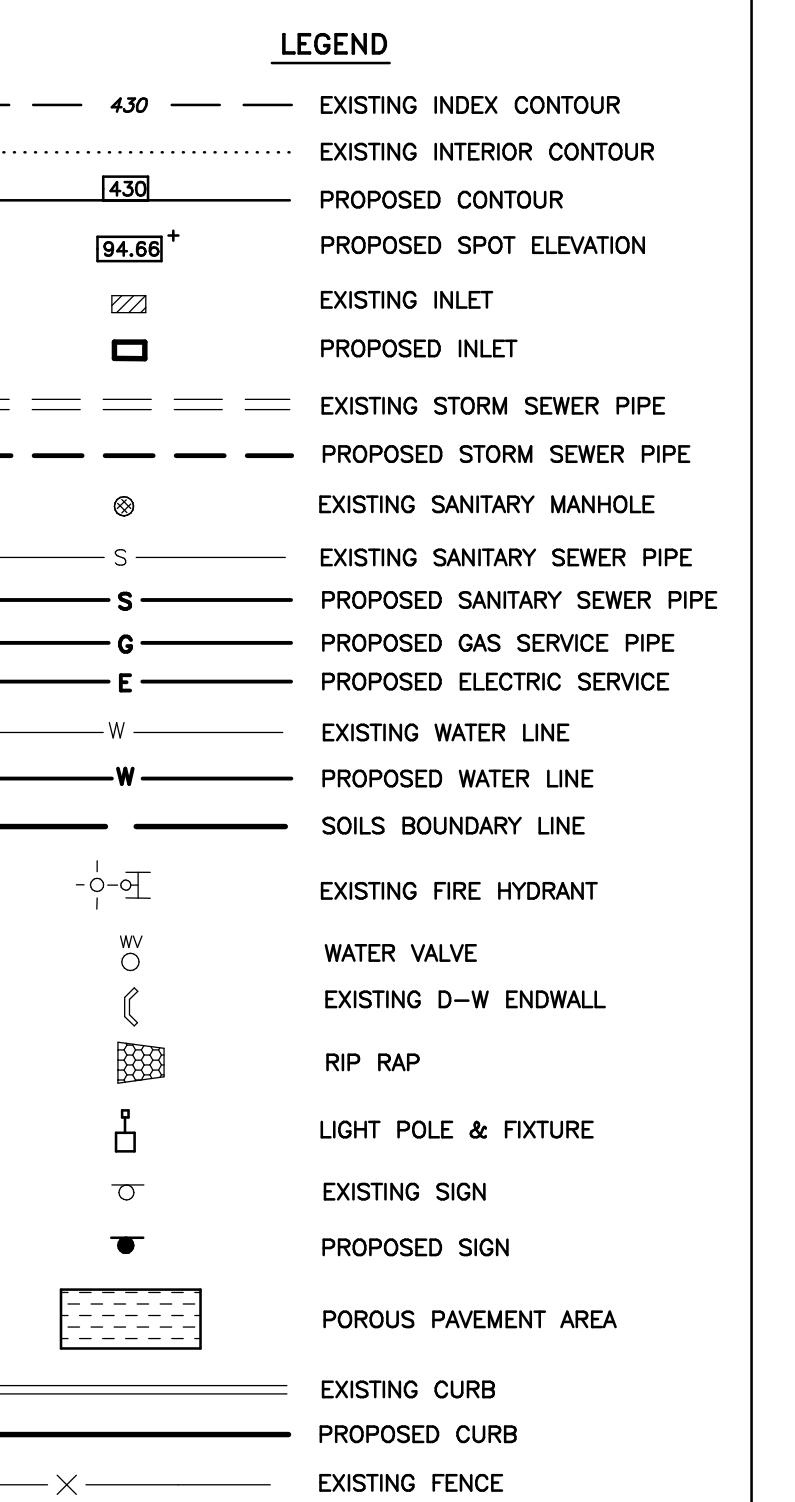
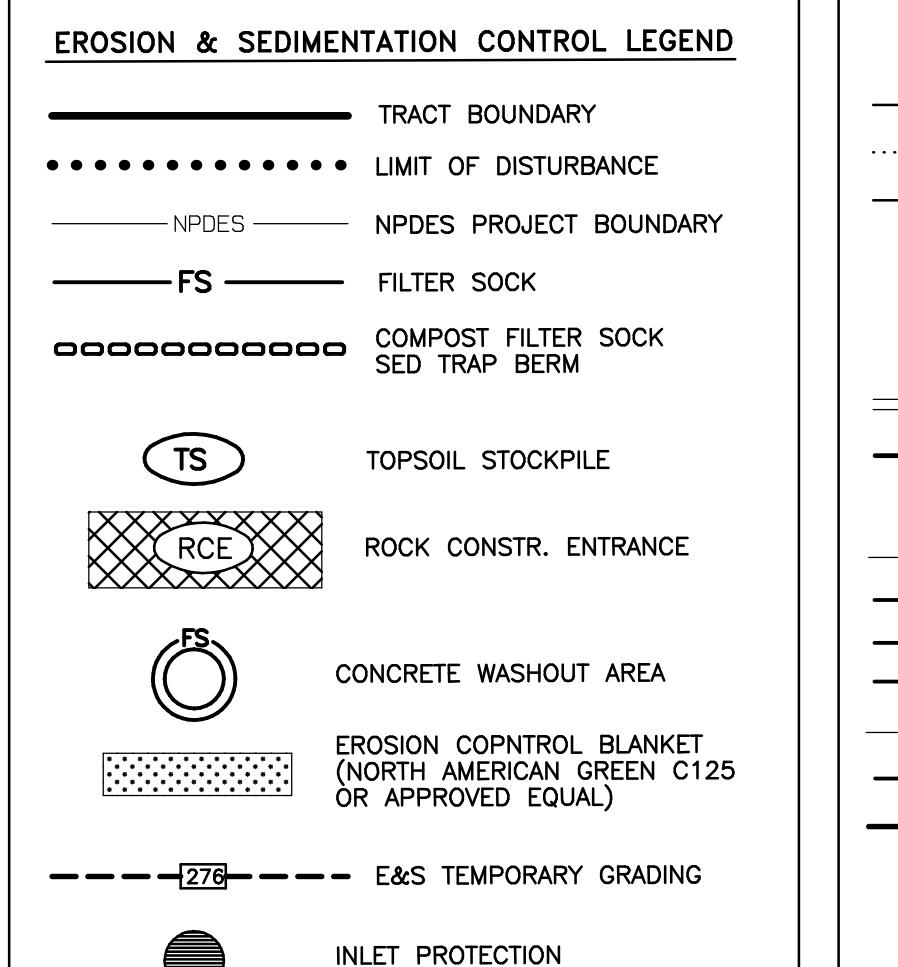


USER NOTICE:

Any user of these plans is responsible for contacting the appropriate agency in the event of discrepancies between the plan, plan details, shop drawings, construction standards, and field conditions. The applicable agency must be contacted and discrepancies resolved before proposed improvements are constructed. The preparer of these plans and all reviewing agencies are not liable for any discrepancies.

PARCEL 37-00-01114-30-7

NPDES PROJECT BOUNDARY = 5.27 AC.
(229,660 SF)
LIMIT OF DISTURBANCE = 4.83 AC.
(210,479 SF)



NOTES:

1. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FACILITIES WEEKLY AND AFTER EACH RAINFALL EVENT, ANY DAMAGED OR BROKEN FACILITY MUST BE REPAIRED OR REPLACED IMMEDIATELY.
2. PRIOR TO THE REMOVAL OF E AND S CONTROLS, THE COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED.
3. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH A STABILIZATION CONTOUR.
4. PUMPING OF NON-DISTURBED LADEN WATER OR PUMPED SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAR DISCHARGING OVER NON-DISTURBED AREAS.
5. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR ADDITION TO OTHER PLANS, THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY WATERSHED COORDINATING COMMITTEE. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
7. THE E & S PLAN/DESIGN PROVIDES THE FOLLOWING:
 - A. MINIMIZES EXTENT AND DURATION OF EARTH DISTURBANCE BY DISTURBING ONLY THE AREAS NECESSARY FOR THE SITE DEVELOPMENT AND PERFORMS CONSTRUCTION BY INSTALLING A SEDIMENT TRAP UPSLOPE FROM THE WETLANDS AND WATERCOURSE.
 - B. MAXIMIZES PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION BY INSTALLING A SEDIMENT TRAP UPSLOPE FROM THE WETLANDS AND WATERCOURSE.
 - C. MINIMIZES SOIL COMPACTION AND NOT PERTURBING EXCESSIVE SITE DISTURBANCE OR GRADING.
 - D. UTILIZES SEDIMENT TRAPS AND FILTER SOCKS THAT PREVENT OR MINIMIZE INCREASED STORMWATER RUNOFF.
8. PERMANENT SITE STABILIZATION THAT MUST BE ACHIEVED PRIOR TO REMOVAL OF E&S CONTROLS IS DEFINED AS VEGETATED AREAS MUST PROVIDE A MINIMUM UNIFORM 70% PERENNIAL VEGETATED COVER OVER THE ENTIRE DISTURBED AREA.
9. THE POTENTIAL FOR THREATS TO THE WATERS OF THE COMMONWEALTH IS CREATED BY THE DETENTION OF RUNOFF AND SEDIMENT. THE PROJECT TEAM ENSURES THE TRAPS HAVE BEEN DESIGNED TO DISCHARGE AS SHALLOW CONCENTRATED FLOW TO THICK VEGETATION TO ENSURE IT COOLS PRIOR TO ENTERING THE WETLANDS AND WATERCOURSE.

CONSTRUCTION SEQUENCE

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE THE FOLLOWING STAGE IS INITIATED. CLEARING AND GRADING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE, AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES. THIS SEQUENCE SHALL BE APPROVED BY THE CHESTER COUNTY WATERSHED COORDINATING COMMITTEE. THE APPROVED E&S CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

1. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH A STABILIZATION CONTOUR.
2. INSTALL ROCK CONSTRUCTION AT LOCATIONS SHOWN & DELINATE LINE OF SIGHT.
3. INSTALL FILTER SOCK AT LOCATIONS SHOWN, AND GRADE / CONSTRUCT SEDIMENT TRAP #1.
4. CLEAR AND GRUB THE AREA NECESSARY FOR GRADING & BUILDING CONSTRUCTION.
5. BEGIN REMOVAL OF TOPSOIL FROM AREAS TO BE DISTURBED. TOPSOIL TO BE STOCKPILED AT LOCATION SHOWN. STOCKPILE HEDGES SHALL NOT EXCEED 35 FEET IN HEIGHT. SLOPES SHALL BE 2:1 OR FLATTER. UPON COMPLETION OF TOPSOIL REMOVAL, SEED AND MULCH STOCKPILE WITH TEMPORARY SEED MIX AND MULCH. INSTALL SILT FENCE AROUND STOCKPILE.
6. BEGIN EARTH MOVING TO ESTABLISH ROUGH SUBGRADE FOR PARKING LOT AND BUILDING PAD.
7. INSTALL STORMWATER MANAGEMENT BMP#1 AND STORMWATER CONVEYANCE. INSTALL INLET PROTECTION WHERE NEEDED.

THIS IS A CRITICAL BMP THAT MUST BE INSPECTED BY THE PROFESSIONAL ENGINEER OR LICENSED PROFESSIONAL.

8. BEGIN BUILDING CONSTRUCTION. INSTALL UTILITIES TO SERVICE BUILDING.

9. INSTALL SIDEWALKS & CURBING IN PARKING LOT.
10. INSTALL STRIPING AS SHOWN IN LANDSCAPE PLAN (BY OTHERS).
11. STABILIZE AREAS DISTURBED BY SPREADING PERENNIAL SEED MIX AND MULCH ON ALL DISTURBED AREA.
12. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL SITE STABILIZATION WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND OTHER CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
13. ONCE AREA UPGRADE OF SEDIMENT TRAP #1 HAS BEEN SEEN AND STABILIZED, THE TRAP MAY BE REMOVED. THE TRAP AREA SHALL BE RETURNED TO A DELTA-LOPATION BASED UPON THE CONVERSION SEQUENCE ON SHEET 14.
14. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, THE MCCD SHALL NOT BURY, DUMP, OR DISCHARGE ANY E&S BMP'S. APPROVAL OF E&S BMP'S MAY BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.

THE PROJECT ENGINEER OR OTHER LICENSED PROFESSIONAL SHALL INSPECT BMP#1 TO ENSURE IT IS FUNCTIONING PROPERLY.

15. PAVE PARKING LOT AND INSTALL STRIPING & SIGNAGE.

16. AFTER CONSTRUCTION IS COMPLETE, THE OWNER SHALL SUBMIT A NOTICE OF TERMINATION TO THE MCCD.

CONSTRUCTION DEBRIS HANDLING:

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 271.2 ET SEQ. NO BURY, DUMP, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
2. THE PROJECT WASTES INCLUDE CONCRETE AND BUILDING MATERIALS WHICH MUST BE STORED IN REFUSE CONTAINERS. CONCRETE WASTES MUST BE STORED IN REFUSE CONTAINERS FOR REMOVAL FROM THE SITE. THE CONTAINERS MUST BE PLACED IN ACCESSIBLE LOCATIONS.
3. THE PROJECT WASTES MATERIALS MUST BE DISPOSED OF BY TAKING IT TO A DEP APPROVED FACILITY.
4. NO DEBRIS MAY BE STORED/LEFT IN LOW AREAS OR DEPRESSIONS ON THE SITE.
5. NO FUEL MAY BE STORED ON SITE.

1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 271.2 ET SEQ. NO BURY, DUMP, DUMP OR DISCHARGE ANY BUILDING MATERIAL WASTE AT THE SITE.

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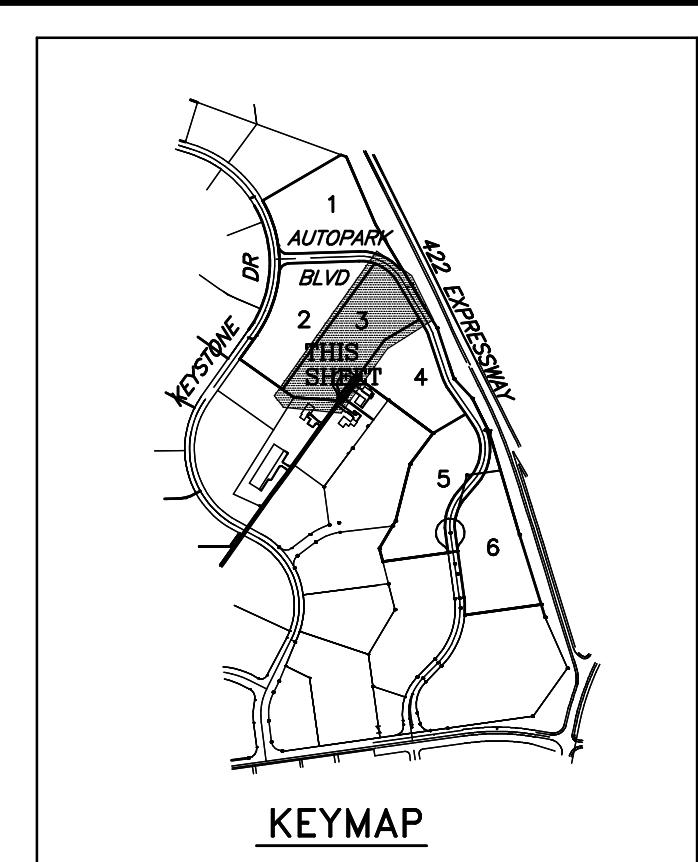
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SOILS DATA TABLE

SOILS SERIES	DEPTH TO HIGH WATER TABLE	DEPTH OF BEDROCK	REACTION (PH)	WINTER GRADING	TOPSOIL	HYDROLOGIC SOIL GROUP
ABBOTTSTOWN SILT LOAM	1/2" - 1 1/2"	3'-8"	5.0-6.5	POOR	FAIR	D
PENN SILT LOAM	3'+	1 1/2"-3'	.16	GOOD	FAIR	B
REAVILLE SHALY SILT LOAM	0-1"	1'-3"	5.0-6.5	POOR	POOR	D

SOILS CLASSIFICATION

AbB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES. HYDROLOGIC SOIL GROUP D.
PeB - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES. HYDROLOGIC SOIL GROUP B.
RnB - REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES. HYDROLOGIC SOIL GROUP D.

SOILS LIMITATIONS

AbB: Cutbank cave (4), Corrosive to Concrete / Steel (6), Easily Erodible (2), Depth to saturated zone / seasonal high-water table (1), Hydric / hydric inclusions (1), Low strength / landslide prone (2), Slow percolation (1), Piping (1).
PeB: Cutbank cave (4), Corrosive to Concrete (6), Droughty (2), Hydric / hydric inclusions (1), Low strength / landslide prone (4).
RnB: Cutbank cave (4), Corrosive to Concrete / Steel (6), Droughty (2), Depth to saturated zone / seasonal high-water table (1), Hydric / hydric inclusions (1), Low strength / landslide prone (5), Frost action (3), Wetness (1).

RESOLUTIONS

1. ANY WATER ENCOUNTERED DURING UTILITY EXCAVATION MUST BE PUMPED TO A Dewatering FACILITY, NO WETLAND AREAS WERE IDENTIFIED. WETLANDS DETERMINATION SHALL BE CONDUCTED BY THE PROFESSIONAL ENGINEER.
2. DISTURBED AREAS MUST BE KEPT TO A MINIMUM AND STABILIZED IMMEDIATELY UPON COMPLETION OF WORK. ECB SHALL BE USED WHERE APPLICABLE AND PLANT TOLERANCES SHALL BE CONSIDERED WHEN SELECTING VEGETATION.
3. ROADWAYS SHALL BE PROTECTED AGAINST DAMAGE FROM FROST HEAVING.
4. SHOVELS AND BACKHOES SHALL BE USED IN A MANNER INCORPORATING PROPER SHOPLING METHODS.
5. ANY STRIPPED TOPSOIL SHALL BE CAREFULLY PRESERVED IN DESIGNATED STOCKPILE FOR LATER USE IN RESTORATION. IF TOPSOIL IS NOT SUITABLE, FURTHER AMENDMENT MAY BE NECESSARY.
6. DURING CONSTRUCTION CURRENTLY DOES NOT INCLUDE SUBSURFACE ELEMENTS THAT COULD BE AFFECTED BY CORROSIVE ACTION. IF STEEL PIPE IS USED, RUST PROTECTION BY COATINGS AND/OR USE OF CATHODIC PROTECTION IS RECOMMENDED.

WATERSHED NOTES:

1. THE RUNOFF FROM THE SITE DISCHARGES TO THE SCHUYLKILL RIVER WHICH IS CLASSIFIED AS WFW. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THIS CATCHMENT.
2. THE LIMIT OF DISTURBANCE MUST BE LIMITED TO THE MINIMUM NECESSARY FOR THE PROPOSED CONSTRUCTION ACTIVITY.
3. UPON COMPLETION OR TEMPORARY CESSION OF EARTH DISTURBANCE, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
4. ALL EXPOSED DRAINAGE FEATURES MUST BE PROTECTED AND NOT DISTURBED IN ANY WAY.
5. CONSTRUCTION ACTIVITIES MUST BE PERFORMED IN A MANNER TO MINIMIZE COMPACTATION OF SOILS IN AREA TO BE DISTURBED.
6. THE EROSION & SEDIMENT CONTROL PLAN HAS BEEN PREPARED TO PREVENT SEDIMENTATION ON THE TRACT AND TO ENSURE AN INCREASE IN THE RATE OF RUNOFF DOES NOT OCCUR DURING CONSTRUCTION.

POST-CONSTRUCTION LONG TERM OPERATION AND MAINTENANCE OF STORMWATER FACILITIES:

THE OPERATION AND MAINTENANCE OF THE BMP'S IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
REGULAR REVIEW OF LITTER AND DEBRIS WITHIN THE PROPERTY SHALL BE PERFORMED. STORMWATER FACILITIES LOCATED ON THE PROPERTY SHALL BE MAINTAINED BY THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL NOT BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE TOWNSHIP UPON THE COMPLETION OF EACH INSPECTION REQUIRED BY THIS PARAGRAPH. THE TOWNSHIP SHALL BE NOTIFIED OF THE DATE OF EACH INSPECTION BY A WRITTEN INSPECTION REPORT TO THE TOWNSHIP IN ACCORDANCE WITH THE SCHEDULE ESTABLISHED UNDER THE POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES INSPECTION. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS, INCLUDING STORM INLETS, STORM DRAIN PIPES, AND ROOF DRAIN COLLECTIONS, ARE THE PROPERTY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL ASSUME THE RESPONSIBILITY FOR PERPETUAL MAINTENANCE OF SAID FACILITIES. IF THE OWNER FAILS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, THE TOWNSHIP SHALL SEND WRITTEN NOTICE TO THE OWNER SPECIFYING THE AREAS OF NONCOMPLIANCE AND THE STEPS THAT MUST BE TAKEN TO CURE THE NONCOMPLIANCE. IN THE EVENT THAT THE PROPERTY OWNER FAILS TO CURE THE NONCOMPLIANCE WITHIN THIRTY (30) DAYS FROM THE DATE THEREOF, OR DILIGENTLY PURSUING COMPLIANCE IN CIRCUMSTANCES WHERE COMPLIANCE IS NOT POSSIBLE WITHIN THIRTY (30) DAYS DUE TO WEATHER CONDITIONS OR OTHERWISE, THE TOWNSHIP MAY REMOVE THE STORMWATER MANAGEMENT FACILITIES AND MAINTAIN THE STORMWATER MANAGEMENT FACILITIES AND TO CHARGE THE COSTS OF THE MAINTENANCE AND/OR REPAIRS TO THE OWNER. THE PERMISSION GRANTED HEREIN SHALL CONSTITUTE AN AGREEMENT FOR MAINTENANCE PURPOSES SHOULD SAME BE NECESSARY BY THE TOWNSHIP. THE MAINTENANCE RESPONSIBILITY SHALL BE PROVIDED IN A STORMWATER FACILITIES MAINTENANCE AND MONITORING AGREEMENT.

BMP#1 - SUBSURFACE INFILTRATION BED, MRC

- INSPECT FOR DAMAGE TO OUTLET STRUCTURES AND CONDUIT/PIPES.
- ALL EXPOSED OUTLET STRUCTURES AND SWALE SHOULD BE VOID OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
- ANY DEBRIS THAT IS DEPOSITED IN THE CATCH BASINS TO THE BMP OR IN THE BMP / OUTLET STRUCTURE MUST BE RECYCLED OR REMOVED AND SENT TO AN APPROVED FACILITY. AFTER REMOVAL, THE CATCH BASIN MUST BE Dewatered TO THE TOP OF THE INTERNAL WATER STORAGE. WITHIN 7 DAYS PER MRC GUIDELINES.

IF THE BED(S) DOES NOT Dewater WITHIN THAT TIME, THE BMP SHOULD BE CONSIDERED FAILED.

POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES INSPECTION:

THE PROPERTY OWNER IS RESPONSIBLE FOR THE INSPECTIONS OF THE SUBSURFACE INFILTRATION BED.

INSPECTIONS OF THE ABOVE NOTED SYSTEMS SHALL BE CONDUCTED CONDUCTED BY, OR UNDER THE DIRECTION OF, A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA ON BEHALF OF THE APPLICANT OR RESPONSIBLE ENTITY AS NOTED ON THE APPROVED PCSM PLAN.

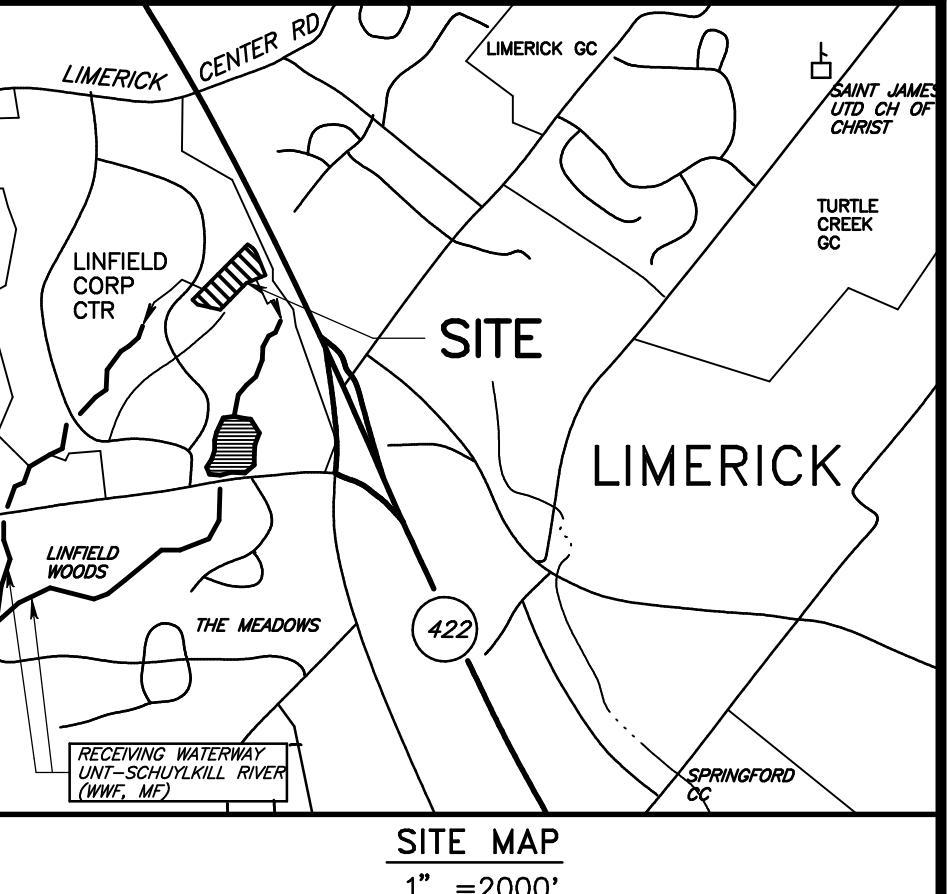
1. ANNUALLY FOR THE FIRST FIVE (5) YEARS
2. ONCE EVERY THREE (3) YEARS THEREAFTER; AND
3. DURING OR IMMEDIATELY AFTER THE CESSION OF A 100-YEAR OR GREATER STORMWATER FACILITY.

THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE TOWNSHIP WITHIN ONE (1) MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION AND INCLUDE A STATEMENT REGARDING THE INSPECTION, THE REPORT WILL PRESENT DOCUMENTATION AND NECESSARY REPAIRS, IF NEEDED. ANY NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE (1) MONTH OF THE REPORT ISSUANCE DATE.

POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES/CRITICAL BMPs

INCLUDE THE FOLLOWING:

1. SUBSURFACE INFILTRATION BED, MANAGED RELEASE CONCEPT (BMP#1)



NOTES:

THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION BY A PROFESSIONAL ENGINEER FOR THE PROPOSED STORMWATER BMP'S. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM, THE OWNER/ENGINEER MUST BE NOTIFIED AND THE SYSTEM SHOULD BE ABANDONED.

AS-BUILT PLANS OF STORMWATER BMP'S SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF THE BMP CONSTRUCTION. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PC REGISTERED PROFESSIONAL ENGINEER.

A NOTICE OF TERMINATION (NOT) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION OF THE FACILITY AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMP'S.

PCSM REPORTING AND RECORDKEEPING, THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF.

FINAL ACKNOWLEDGEMENT, THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION RECORD DRAWINGS WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL ENGINEER WHICH READS AS FOLLOWS:

I, NAME, the undersigned, after full consideration, acknowledge pursuant to the PENALTIES OF 18 PA. C.S.A. § 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ARE CORRECT AND ARE IN CONFORMANCE WITH AS-BUILT CONDITIONS, THAT THE PROJECT IS IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND THAT THE PROJECT WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN AND APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES.

1. THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS PART OF THE APPROVED PCSM PLAN.

2. THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN, AND SHALL MAINTAIN RECORDS OF THE RECORD DRAWINGS AS RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S.

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER § 102.2(e)(2) (RELATING TO PERMANENT STABILIZATION, AND INSTALLATION OF BMP'S IN ACCORDANCE WITH § 102.4 AND § 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS); AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A WRITTEN REPORT TO THE DEPARTMENT AND/OR CONSERVATION DISTRICT.

THE NOTICE OF TERMINATION MUST INCLUDE:

(1) THE FACILITY NAME, ADDRESS AND LOCATION.

(2) THE OPERATOR NAME AND ADDRESS.

(3) THE DATE OF TERMINATION.

(4) THE REASON FOR PERMIT TERMINATION.

(5) IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S IN ACCORDANCE WITH § 102.8(m) AND PROOF OF COMPLIANCE WITH § 102.8(m)(2).

PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

A NONSTRUCTURAL BMP BEING PROPOSED AT THE SITE IS THE PRESERVATION OF TREES IN OPEN SPACE ACTING ALONG THE STREAM, WHICH MAY IMPOSE A REQUIREMENT FOR A BUFFER.

THE PROJECT IS PROPOSED SUBJECT TO THE PROJECT LENGTH THAN THE ALLOWED PER-CODE, THEREFORE MINIMIZING THERMAL RATE AND VOLUME OF FLOW CONCERN.

THE INSTALLATION OF THE BIORETENTION BASIN AND PERVIOUS PAVEMENT WILL REDUCE THE DEGRADATION OF THE WATERCOURSE AND PREVENT AN INCREASE IN THE PROJECT LENGTH.

THE PROJECT WILL MAINTAIN THE HYDROLOGY AND WATER QUALITY THAT FLOWS DOWN GRADIENT FROM THE PROPOSED IMPROVEMENTS AND THEREFORE WILL PROTECT THE INTEGRITY OF THE STREAM CHANNELS.

THE BIOPERM, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.

THE PROJECT HAS BEEN DESIGNED TO MINIMIZE SOIL COMPACTION BY ONLY GRADING WHERE NEEDED TO CONSTRUCT THE BUILDING AND PARKING AREA AND AVOID ANY ADDITIONAL CLEARING OF EXISTING VEGETATION.

THE PROJECT MAINTAINS THE EXISTING DRAINAGE FEATURES BY DISCHARGING TO THE EXISTING STREAMS AND THE EXISTING VEGETATION BY AVOIDING VEGETATION REMOVAL WHERE POSSIBLE.

THE DISCHARGE TO AN AREA OF DENSE VEGETATION WILL COOL THE RUNOFF AND PREVENT THERMAL DEGRADATION ACTION OF THE RECEIVING WATERSHED.

AS THE COLD STREAM DISCHARGES TO AN EXISTING WATERCOURSE A NON-DISCHARGE STREAM IS NOT POSSIBLE.

THE SITE IMPROVEMENTS ARE DESIGNED TO MEET ABACT FOR THE POST CONSTRUCTION STORMWATER MANAGEMENT.

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY :
We, _____ do hereby adopt
this plan as _____ and do hereby dedicate all shown
Right-of-Way for public use and to adopt this plan
for recording.

On the _____ day of _____, A.D. 20____ before me
personally appeared Vincent P. _____, who
acknowledged himself to be a partner of
Pizzola Family LTD Partnership, a general
partnership, and that as such, being authorized
to act for the aforesaid, for the instrument
for the purposes therein contained by signing
the name of the Partnership himself.

Witness, my hand and Notarial Seal, the
day and year aforesaid.

Notary Public _____

My Commission Expires: _____

FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

- 11-16-22 REVISED PER TOWNSHIP CONSULTANT OCTOBER REVIEW LETTERS
4. 10-20-22 ADDRESS CCCD COMPLETENESS ITEMS (UPDATED 12-9-22)
3. 10-05-22 REVISED PER TOWNSHIP CONSULTANT JULY REVIEW LETTERS & UPDATE PARKING COUNT
2. 6-29-22 REVISED PER TOWNSHIP CONSULTANT JUNE REVIEW LETTERS

LAND DEVELOPMENT PLAN FOR

LOT 3 LIMERICK AUTOPARK

LIMERICK TOWNSHIP MONTGOMERY COUNTY, PA

Edward B. Walsh & Associates, Inc. Project- 2616

CIVIL ENGINEERS & SURVEYORS

Whiteland Business Park

855 Springdale Drive, Suite 202

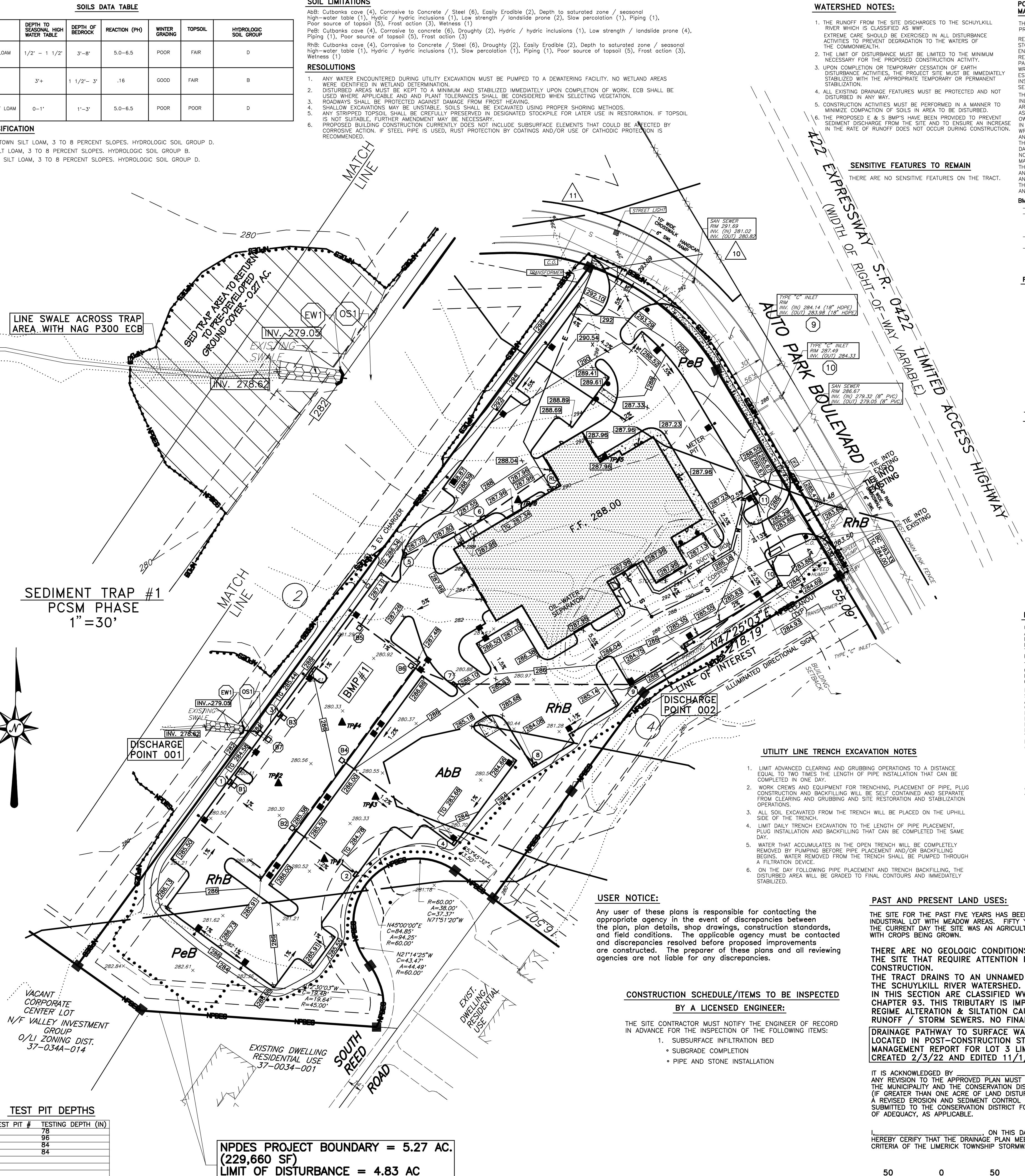
Exton, Pennsylvania 19341

Phone: 610-903-0060

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Plotted: 12/29/2022 File: FJVB2616.LOT 3.FPS.2616-LOT 3-B.prt



PLANTING SCHEDULE

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
§155-16 PARKING LOT LANDSCAPING					
3	⊕	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2.5-3" CAL., B&B, SPACING AS SHOWN	
11	⊕	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL., B&B, SPACING AS SHOWN	
6	⊕	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2.5-3" CAL., B&B, SPACING AS SHOWN	
87	⊕	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	18-24" HT., 5' O.C.	
§155-27 STREET TREES & IMPERVIOUS LANDSCAPING					
9	⊕	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5-3" CAL., B&B, SPACING AS SHOWN	
3	⊕	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2.5-3" CAL., B&B, SPACING AS SHOWN	
8	⊕	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5-3" CAL., B&B, SPACING AS SHOWN	
§155-27.1 BUFFERS AND SCREENS					
13	⊕	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL., B&B, SPACING AS SHOWN	
6	⊕	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2.5-3" CAL., B&B, SPACING AS SHOWN	
7	⊕	MALUS X ADIRONDACK'	ADIRONDACK CRABAPPLE	1.5" CAL., B&B, SPACING AS SHOWN	
11	⊕	NYSSA SYLVIATICA	BLACK GUM	2.5-3" CAL., B&B, SPACING AS SHOWN	
21	⊕	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	6-8" HT., B&B, SPACING AS SHOWN	
20	⊕	PICEA ABIES	NORWAY SPRUCE	6-8" HT., B&B, SPACING AS SHOWN	
20	⊕	PINUS STROBUS	WHITE PINE	6-8" HT., B&B, SPACING AS SHOWN	
SHRUBS					
20	⊕	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18-24" HT., 5' O.C.	
25	⊕	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18-24" HT., 5' O.C.	
23	⊕	VIBURNUM 'PRAGENSE'	PRAGUE VIBURNUM	18-24" HT., 5' O.C.	
§155-SITE ELEMENT SCREENS					
SHRUBS, GRASSES, AND GROUND COVERS					
162	⊕	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18-24" HT., 3' O.C.	
116	⊕	FOTHERGILLA GARDENII	DWARF FOTHERGILLIA	18-24" HT., 3' O.C.	
229	⊕	ILEX GLabra 'COMPACTA'	COMPACT INKBERRY	18-24" HT., 3' O.C.	
572	⊕	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GALLON, 24" O.C.	
424	⊕	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON, 24" O.C.	

LIMERICK TOWNSHIP LANDSCAPING REQUIREMENTS

DISTRICT: OFFICE / LIMITED INDUSTRIAL (O/LI)

CODE LANGUAGE
§155-16 DRIVEWAYS & PARKING AREAS (SALDO)
 C. PARKING LOT LANDSCAPING
 (2)(e) EACH PLANTING ISLAND SHALL CONTAIN
 1 CANOPY TREE & SHRUB OR GROUNDCOVER
 (3) PARKINGLOTS SHALL BE SCREENED FROM PUBLIC ROADS & ADJACENT PROPERTIES PER §155-27.1

REQUIRED
 PROPOSED

20 CANOPY TREES
 87 GROUNDCOVER

§155-27 STREET TREES & LANDSCAPING (SALDO)
 C. STREETS TREES SHALL BE PLACED BETWEEN THE ROW & BUILDING SETBACK
 (4) 1 TREE PER 50 LF OF ROAD FRONTOAGE
 AUTO PARK BLVD: 274 / 5 = 5.5 TREES
 D. ADDITIONAL TREE SHALL BE PLANTED FOR EACH 10,000 SQFT. OF ADDED IMPERVIOUS COVERAGE
 MAX IMPERVIOUS COVERAGE NET LOT AREA: 138.170 SF
 138,170 / 10,000 = 13.8 OR 14 ADDITIONAL TREES

6 DECIDUOUS TREES
 14 DECIDUOUS TREES
 14 DECIDUOUS TREES

§155-27.1 BUFFERS AND SCREENS (SALDO)
 C.(1)(a) PROPERTY LINE BUFFERS ARE REQUIRED ON ALL NONRESIDENTIAL DEVELOPMENTS
 C.(4) BUFFER AREA LOCATIONS & DIMENSIONS
 (a) BUFFER AREAS SHALL BE NO LESS THAN 25'-0" WIDE
 (b) BUFFER AREAS SHALL BE CONTINUOUS PERVIOUS BEDS OF TREES, SHRUBS, & GROUNDCOVER

C.(5) BUFFER PLANTINGS PER 100 LF OF PROPERTY LINE

(a) LOW INTENSITY: 1 CANOPY AND 1 ORNAMENTAL TREE, - EVERGREEN TREES CAN BE SUBSTITUTED
 EAST TRACT: A + B: 594 / 100 = 5.94
 5.94 X 1 = 5.94 CANOPY TREES
 5.94 X 1 = 5.94 ORNAMENTAL TREES
 WEST TRACT: B13 / 100 = 8.1
 8.1 X 1 = 8 CANOPY TREES
 8.1 X 1 = 8 ORNAMENTAL TREES
 (c) HIGH INTENSITY: 1 EVERGREEN TREE EVERY 8 LF STAGGERED 12' ON CENTER, 2 ORNAMENTAL AND 1 CANOPY
 15 SHRUBS OR 750 SQFT OF PERENNIALS PROVIDED FOR EVERY 100 LF
 - 1 SHRUB SUBSTITUTED EVER 50 SQFT. OF PERENNIALS.

6 CANOPY TREES
 6 ORNAMENTAL TREES
 6 CANOPY TREES
 6 ORNAMENTAL TREES

D. SITE ELEMENT SCREENS
 (a) TYPE NO. 1: SHRUBS PLACED 3' O.C. IN PLANT BEDS TO CREATE A HEDGE-LIKE APPEARANCE

AUTO PARK BLVD: 278 / 3 = 92.6
 EAST TRACT: 594 / 3 = 198
 WEST TRACT: 647 / 3 = 215.6
 93 SHRUBS
 198 SHRUBS
 216 SHRUBS
 93 SHRUBS **
 198 SHRUBS
 216 SHRUBS
 220 GRASSES
 280 GRASSES
 500 GRASSES

*THE PROPOSED STREET TREES ALONG AUTOPARK BLVD. HAVE BEEN GROUPED AND ARE IN AGREEMENT WITH THE ADJACENT PROPERTY.
 **FOR VISIBILITY CONSIDERATIONS THE APPLICANT HAS LOCATED SOME OF THE PLANT MATERIAL FOR AUTOPARK BLVD. ROAD SCREENINGS AROUND THE MAIN BUILDING.

GENERAL PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 18 MONTHS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANT MATERIAL SHALL BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT. (NOTE: NO SHRUBS SHALL BE PLANTED UNTIL ALL TREE PLANTING IS COMPLETED.)
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING INSTALLATION AND THROUGHOUT THE GUARANTEE PERIOD.
- ALL PLANT MATERIAL SHALL BE WATERED BY CONTRACTOR AT LEAST THREE (3) TIMES IN ABSENCE OF NATURAL RAINFALL OR UNTIL THE END OF THE GUARANTEE PERIOD.
- ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A303 PART 6.
- CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH NURSERY SOURCE OF ALL PLANT MATERIAL. LANDSCAPE ARCHITECT SHALL PERFORM A SITE VISIT TO INSPECT NURSERY SOURCE PRIOR TO DELIVERY OF ANY PLANT MATERIAL.
- ALL TREES AND SHRUBS DELIVERED TO THE SITE SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL TREES AND SHRUBS SHALL HAVE WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP.
- ANY PLANT MATERIAL EXHIBITING SIGNS OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT SHALL BE REJECTED.
- ALL POSITIONED SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS, CONSISTING OF 3" OF OAK BARK MULCH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH THE ANSI A300 SPECIFICATIONS. IF ADDITIONAL PRUNING IS NECESSARY, IT SHALL BE DONE BY A CERTIFIED ARBORIST.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
- DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.
- LANDSCAPING MATERIALS SHALL BE FIELD ADJUSTED DURING INSTALLATION TO AVOID CONFLICT BETWEEN THE LIGHT FIXTURES, UTILITIES, AND TREE CANOPIES.

C.

Maintenance.
 Required plant material shall be maintained for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to ensure that the required plantings are properly maintained. Dead or diseased plant material shall be removed promptly by the property owner and replaced at the next growing season.

- Safety. All sight triangles shall remain clear, and any plant which could endanger safety such as material unstable limbs shall be removed and the plant material replaced. It shall be the responsibility of the property owner to ensure all plantings and architectural elements are maintained to provide a safe environment.
- Maintenance guidelines for the plantings are encouraged to be published by the planting plan designer, to be used by grounds maintenance personnel to ensure the design's visual buffering and screening concepts are continued.

D.

Landscape bond.
 (1) Any tree or shrub which dies within 18 months of planting shall be replaced. Any tree or shrub which, within 18 months of planting or replanting, is deemed, in the opinion of the township, not to have survived or to have grown in a manner uncharacteristic of its type shall be replaced. Substitutions for certain species of plants may be made only when approved by the township.

LIMERICK TOWNSHIP SPECIFIC NOTES:

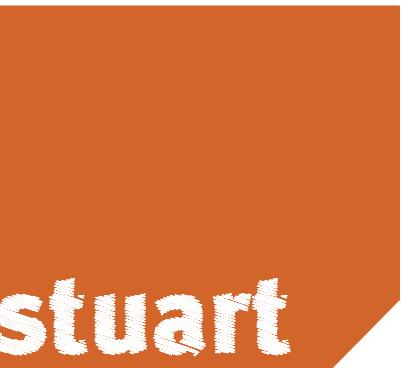
A. General requirements.
 (1) The location, dimensions and spacing of required plantings should be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as wind, soil, moisture and sunlight.

B. Plant specifications.
 All plants shall meet the minimum standards for health, form and root condition as outlined in the American Association of Nurserymen (AAN) standards.

- All plant material shall be hardy within the United States Department of Agriculture (USDA) Hardiness Zone 6, applicable to Limerick Township.
- Canopy trees shall reach a minimum height and spread of 30 feet at maturity as determined by the AAN standards and shall be deciduous. New trees shall have a minimum caliper of 2.5 inches at planting.
- Ornamental trees or large shrubs shall reach a typical minimum height of 10 feet at maturity based on AAN standards. Trees and shrubs may be deciduous or evergreen and shall have a distinctive ornamental character such as showy flowers, fruit, habit, foliage or bark. New ornamental trees shall have a minimum height of six feet or a one-and-a-half inch caliper. New large shrubs shall have a minimum caliper of 2.5 to three feet at time of planting.
- Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four feet based on AAN standards for that species. New shrubs shall have a minimum size of 18 inches at time of planting.
- Evergreen trees shall reach a typical height of 20 feet at maturity based on AAN standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of six feet.

C. Maintenance.
 Required plant material shall be maintained for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to ensure that the required plantings are properly maintained. Dead or diseased plant material shall be removed promptly by the property owner and replaced at the next growing season.

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LICENSE # LA003025

TEAM

LANDSCAPE ARCHITECT
STUART AND ASSOCIATES, LLC.
 860 FIRST AVENUE, SUITE 98
 KING OF PRUSSIA, PA 19406
 TEL. 610.337.2100

OWNER
PIAZZA MANAGEMENT COMPANY
 1100 1ST AVE
 KING OF PRUSSIA, PA 19406
 TEL. 610.630.7911

CIVIL
E.B. WALSH & ASSOCIATES, INC.
 WHITELAND BUSINESS PARK
 855 SPRINGDALE DRIVE, SUITE 202
 EXTON, PA, 19341
 TEL. 610.903.0060

PROJECT NAME

HYUNDAI OF POTTSTOWN

LOT 3 LIMERICK AUTO PARK
 LIMERICK TOWNSHIP
 MONTGOMERY COUNTY, PA.

REVISIONS

NO.	DATE	NOTES
01	06.01.2022	REVISED PER PENNONI REVIEW LETTER DATED 04/01/22
02	07.11.2022	REVISED PER PENNONI REVIEW LETTER DATED 06/17/22
03	12.21.2022	REVISED PER CLIENT REQUEST

DRAWN BY

KKM

CHECKED BY

PJS

SCALE

VARIES

DATE

02.25.2022

PLOTTED DATE

12.21.2022

DRAWING NAME

TOWNSHIP LANDSCAPE SCHEDULE + DETAILS

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. SOME SMALL BRANCHES MAY BE REMOVED. BRANCHES MAY BE PRUNED, HOWEVER DO NOT REMOVE THE TERMINAL BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON APPROVAL FROM THE LANDSCAPE ARCHITECT. (SEE STAKING DETAIL AS APPROPRIATE)

WHEN PLANTING TRENS ONLY UPON APPROVAL FROM THE LANDSCAPE ARCHITECT. (SEE STAKING DETAIL AS APPROPRIATE)

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE TO THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 INCHES HIGHER IN SLOWLY DRAINING SOILS.

THREE INCHES (3") OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

NOTE: FOR DIMENSIONS OF PLANTING AREA, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

NOTES:
 1. TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
 2. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.
 3. TREES WITH CENTRAL LEADERS BROKEN SHALL BE REJECTED.
 4. TREES THAT DO NOT DISPLAY THE NORMAL CHARACTERISTICS SHALL BE REJECTED.

DECIDUOUS TREE PLANTING DETAIL IN ALL SOIL TYPES

THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FEET SQUARE

SEAL



LICENSE #: LA003025

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KING OF PRUSSIA, PA 19406
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PROJECT NAME
HYUNDAI OF POTTSTOWN

LOT 3 LIMERICK AUTO PARK
LIMERICK TOWNSHIP
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RIVISIONS

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DRAWN BY KKM

CHECKED BY PJS

SCALE 1" = 30'

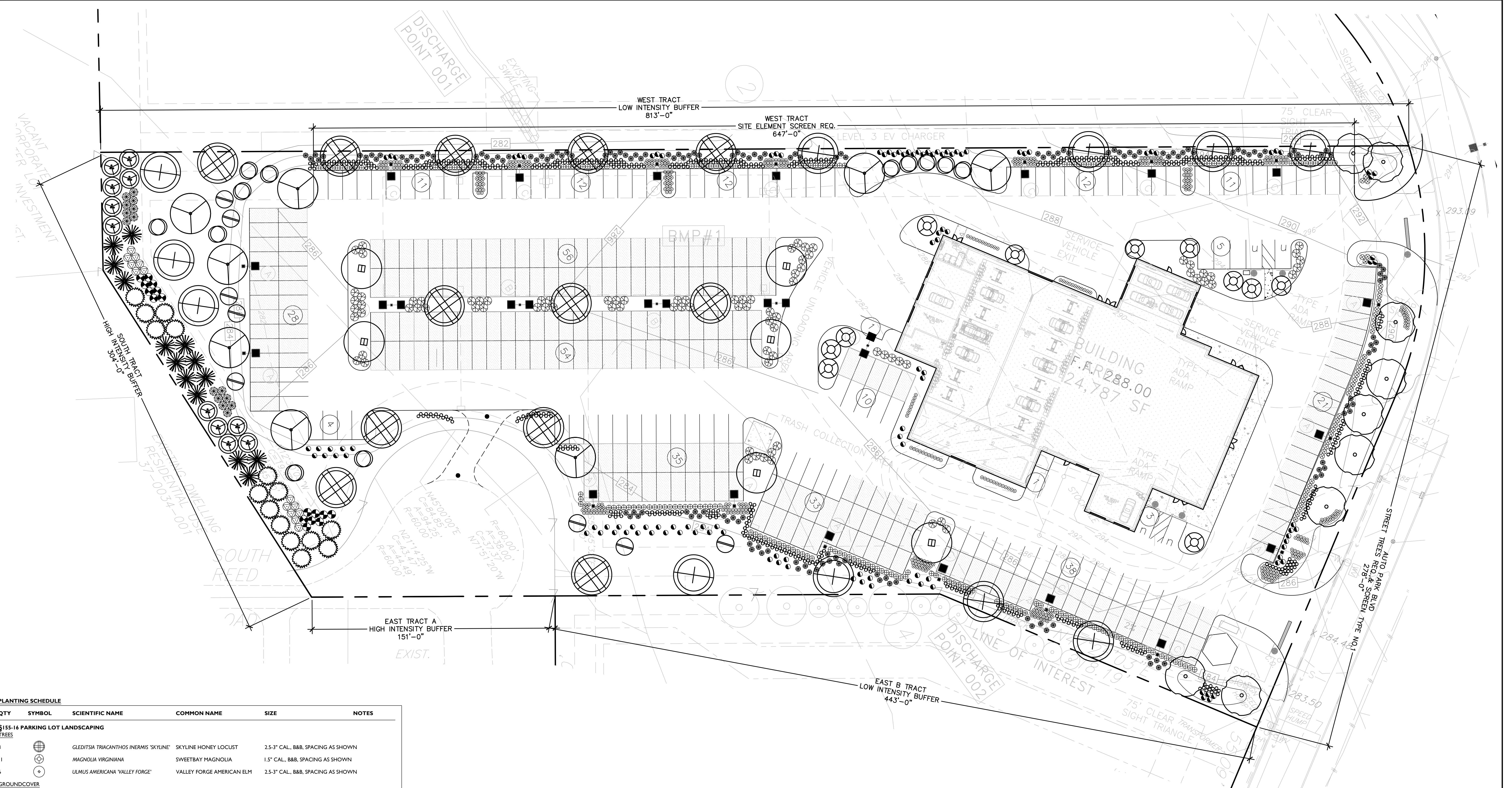
DATE 02.25.2022

PLOTTED DATE 12.21.2022

DRAWING NAME

**TOWNSHIP
LANDSCAPE PLAN**

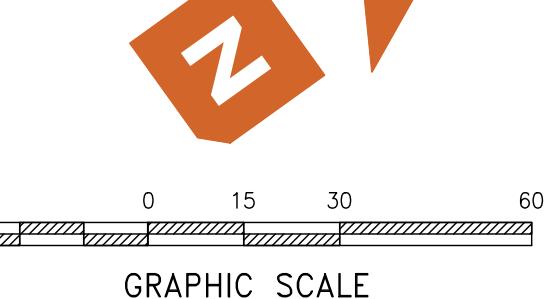
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01 OF 02

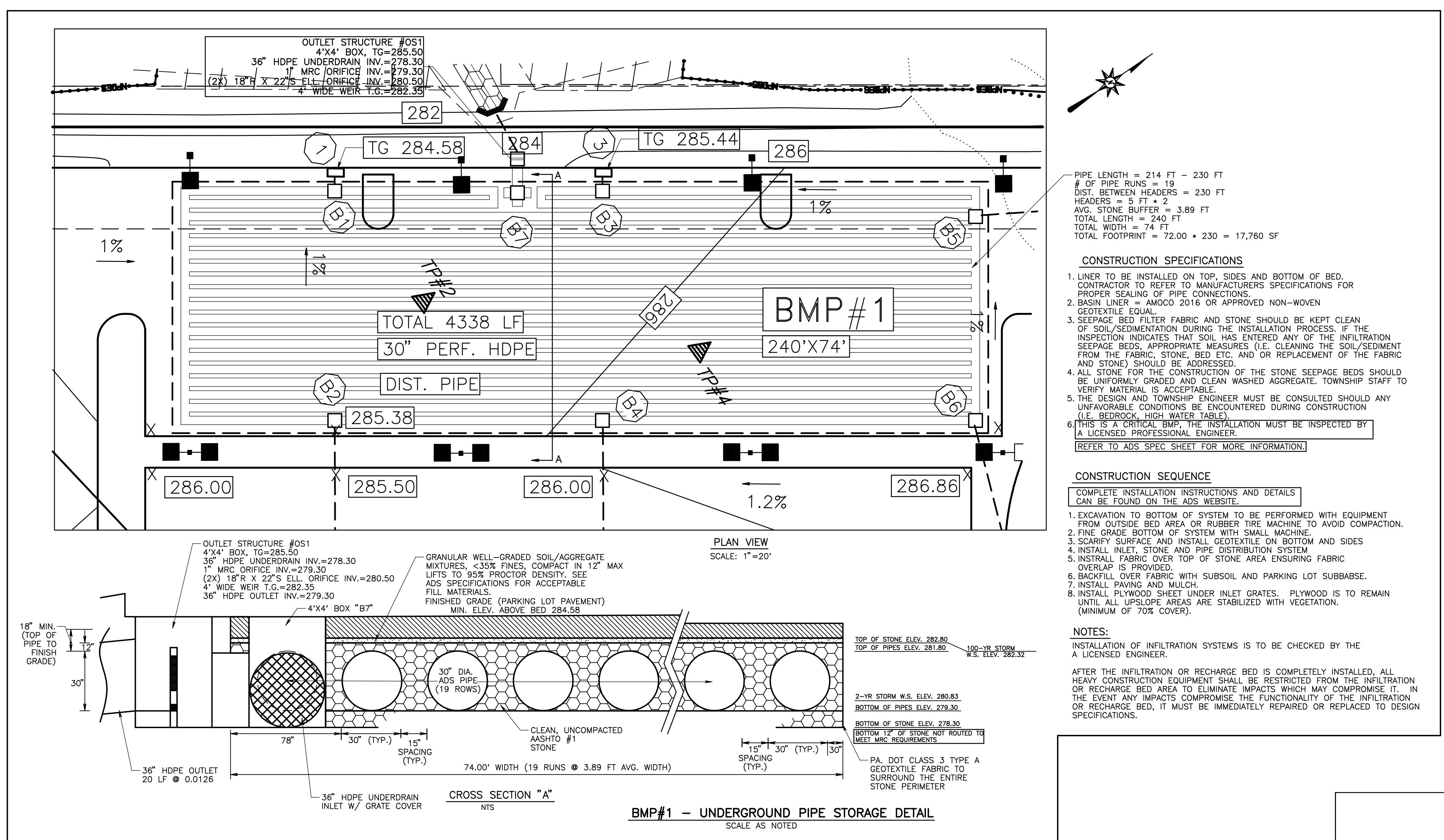
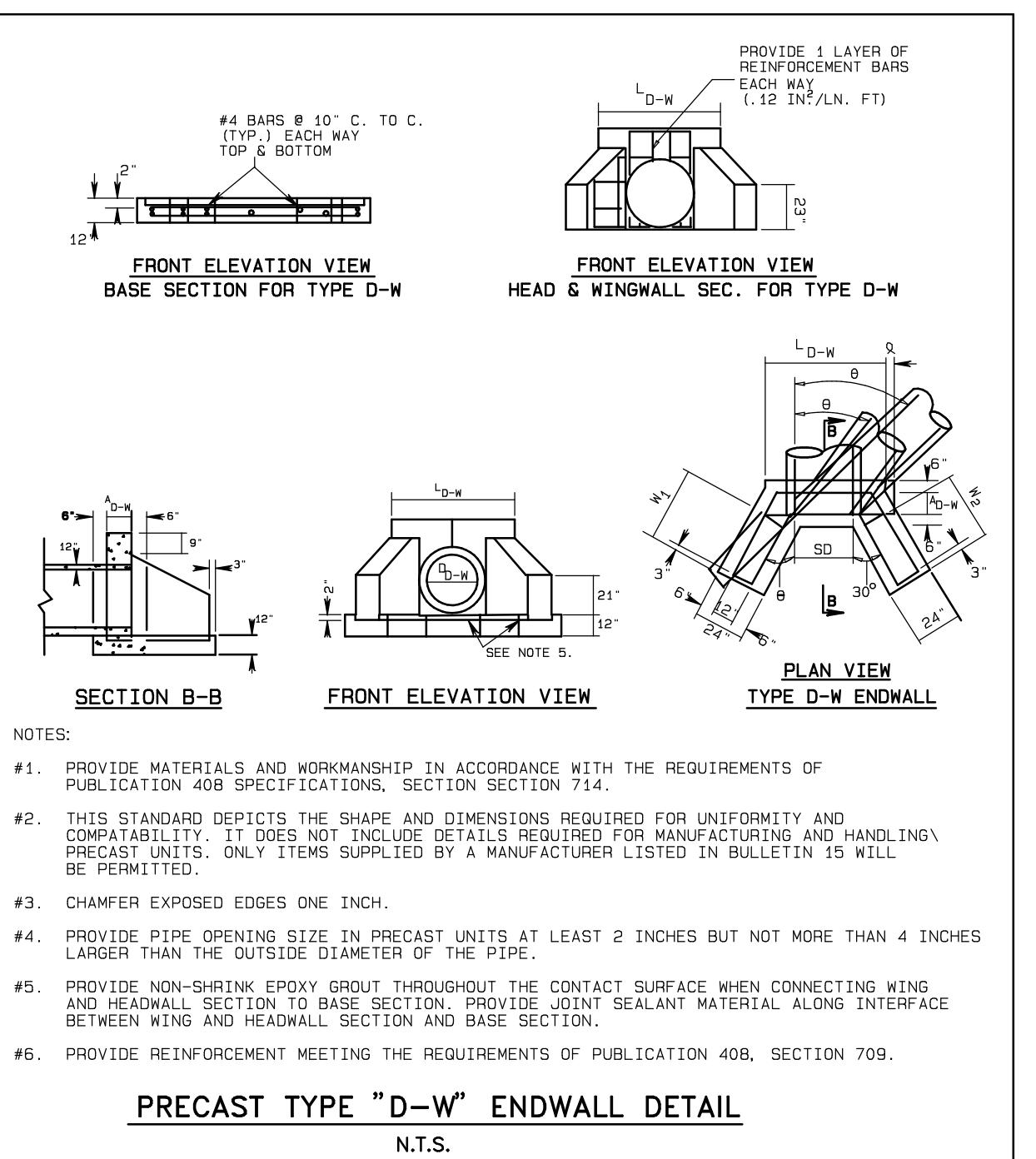
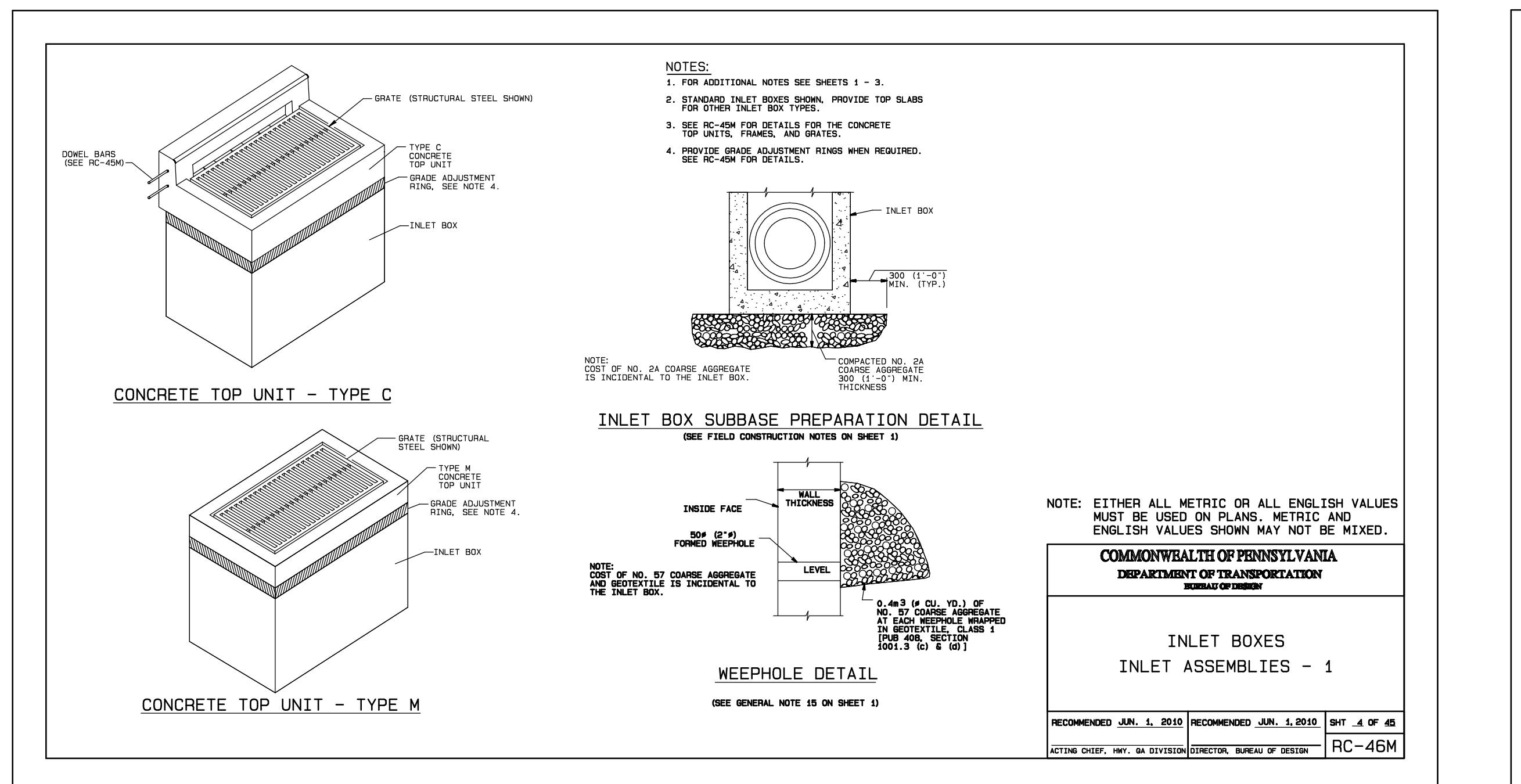


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SITE PLAN NOTES:

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
3. PLANS CREATED FROM DRAWINGS FROM E.B. WALSH INC., ENGINEERING DATED, 06/30/2022.
4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR 36" DEPTH, 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC., TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.





FINAL POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM AND GENERAL DETAIL SHEET

11-16-22	REVISED PER TOWNSHIP CONSULTANT OCTOBER REVIEW LETTERS
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10-05-22	REVISED PER TOWNSHIP CONSULTANT JULY REVIEW LETTERS & UPDATE PARKING COUNT
6-29-22	REVISED PER TOWNSHIP CONSULTANT JUNE REVIEW LETTERS

<div[](https://www.wps.com/land-development-plan-for-.png)

CLIMERICK TOWNSHIP

MONTGOMERY COUNTY, PA

EDUCATED BY WALTERS & ASSOCIATES, INC. **Project - 2616**

Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS Project - 2616 Date - 2-25-22

Whiteland Business Park  Scale - 1" = 50'

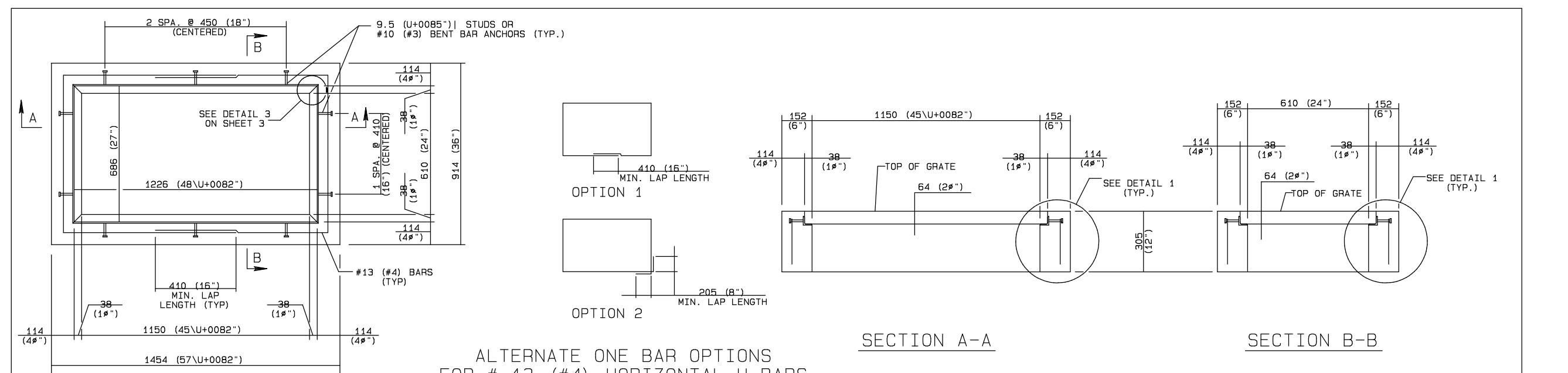
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, Pennsylvania 19341

Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Fax: 610-903-0080 Sheet - 10 OF 16

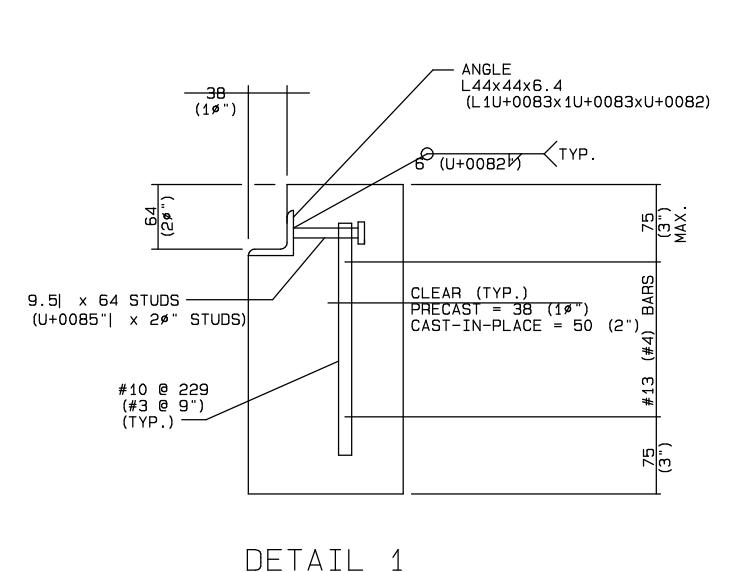
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Journal of Oral Rehabilitation 2013; 40: 103–110

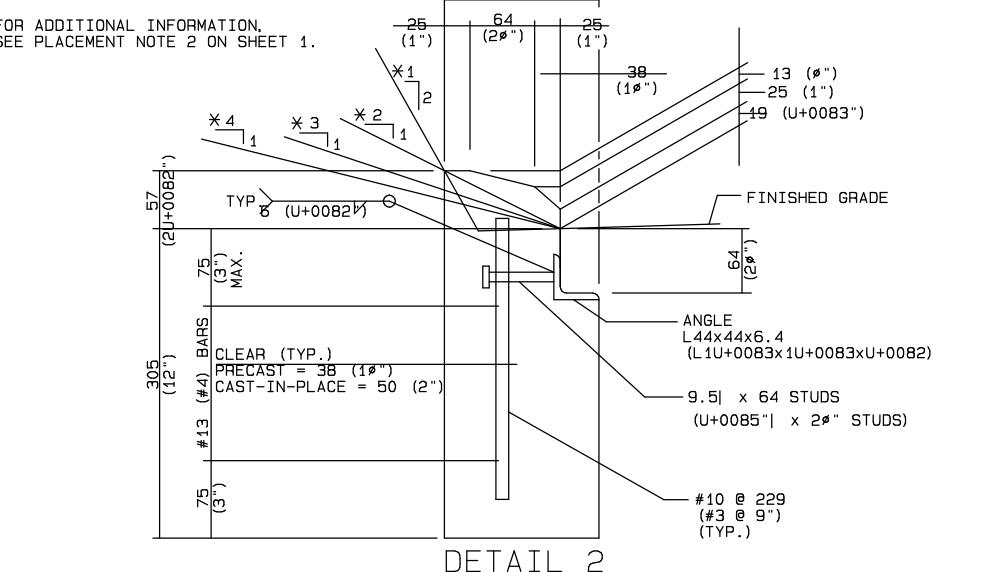


ALTERNATE ONE BAR OPTIONS
FOR # 13 (#4) HORIZONTAL U-BARS

PLAN VIEW - TYPE M



DETAIL 1



DETAIL 2

* FOR ADDITIONAL INFORMATION,
SEE PLACEMENT NOTE 2 ON SHEET 1.

NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES
MUST BE USED ON PLANS. METRIC AND
ENGLISH VALUES SHOWN MAY NOT BE MIXED.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF DESIGN

INLET TOPS, GRATES, AND FRAMES
CONCRETE TOP UNITS
TYPE M AND TYPE S

RECOMMENDED JUN. 1, 2010 RECOMMENDED JUN. 1, 2010 SHT 2 OF 20
CHIEF, HWY. & DIVISION DIRECTOR, BUREAU OF DESIGN RC-45M

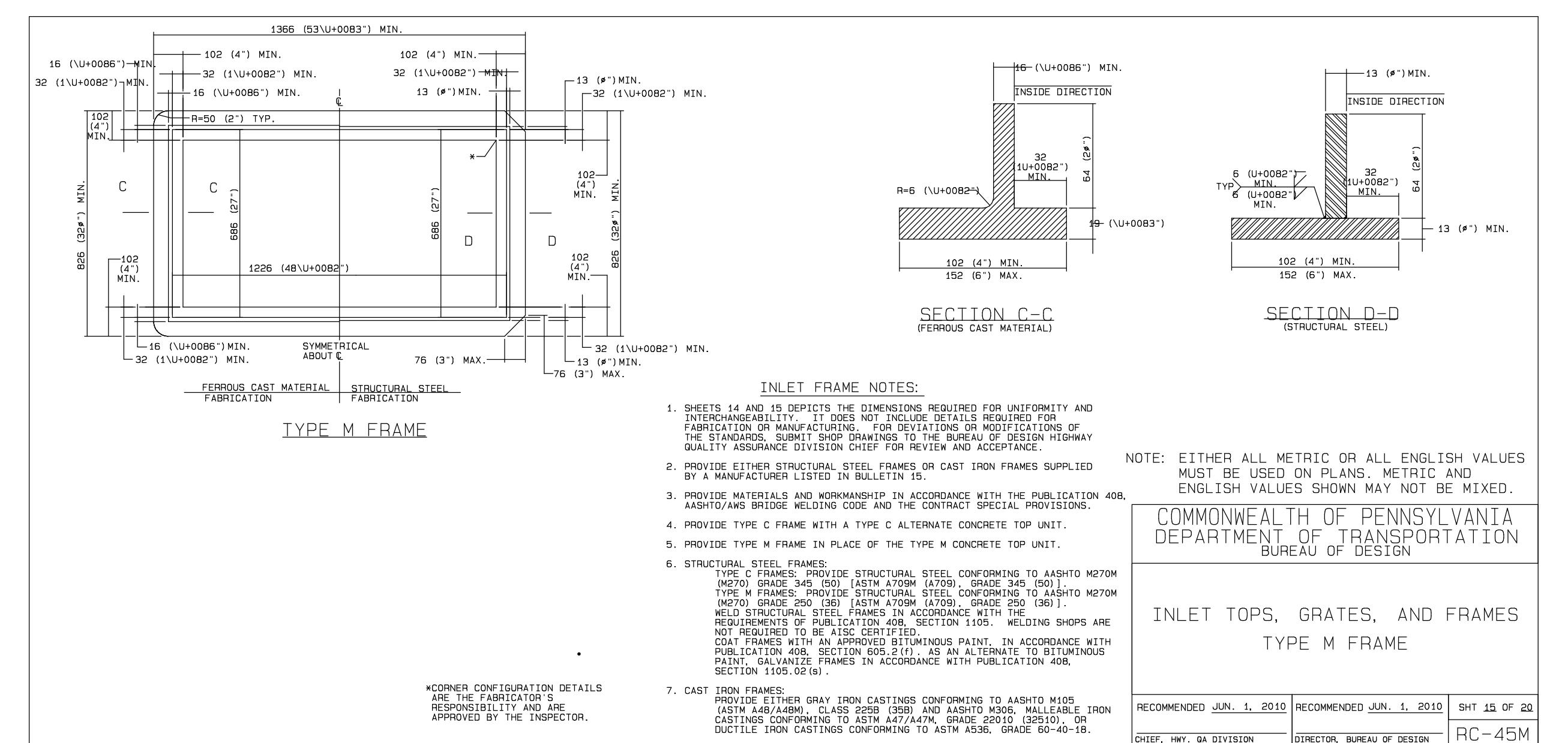
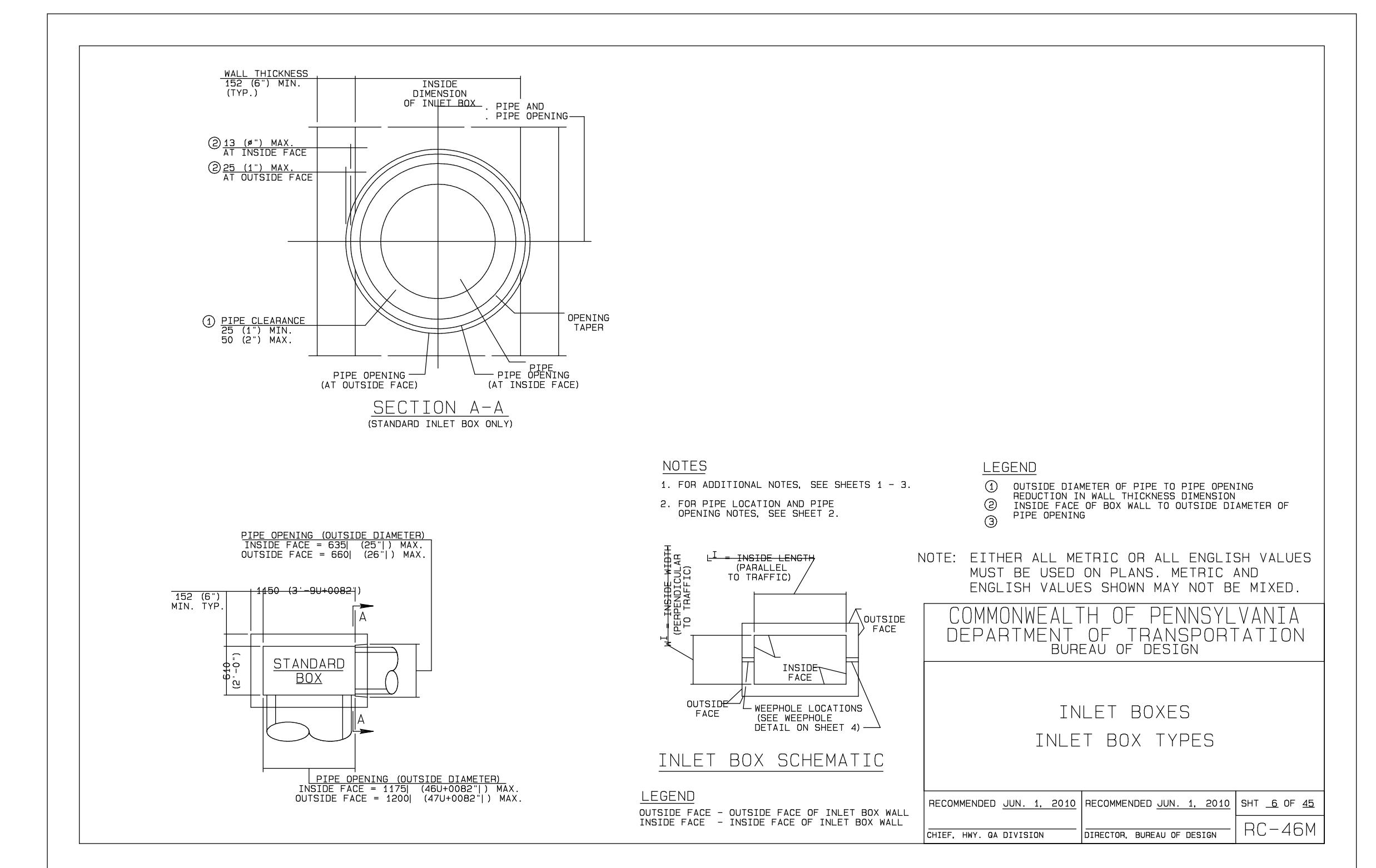
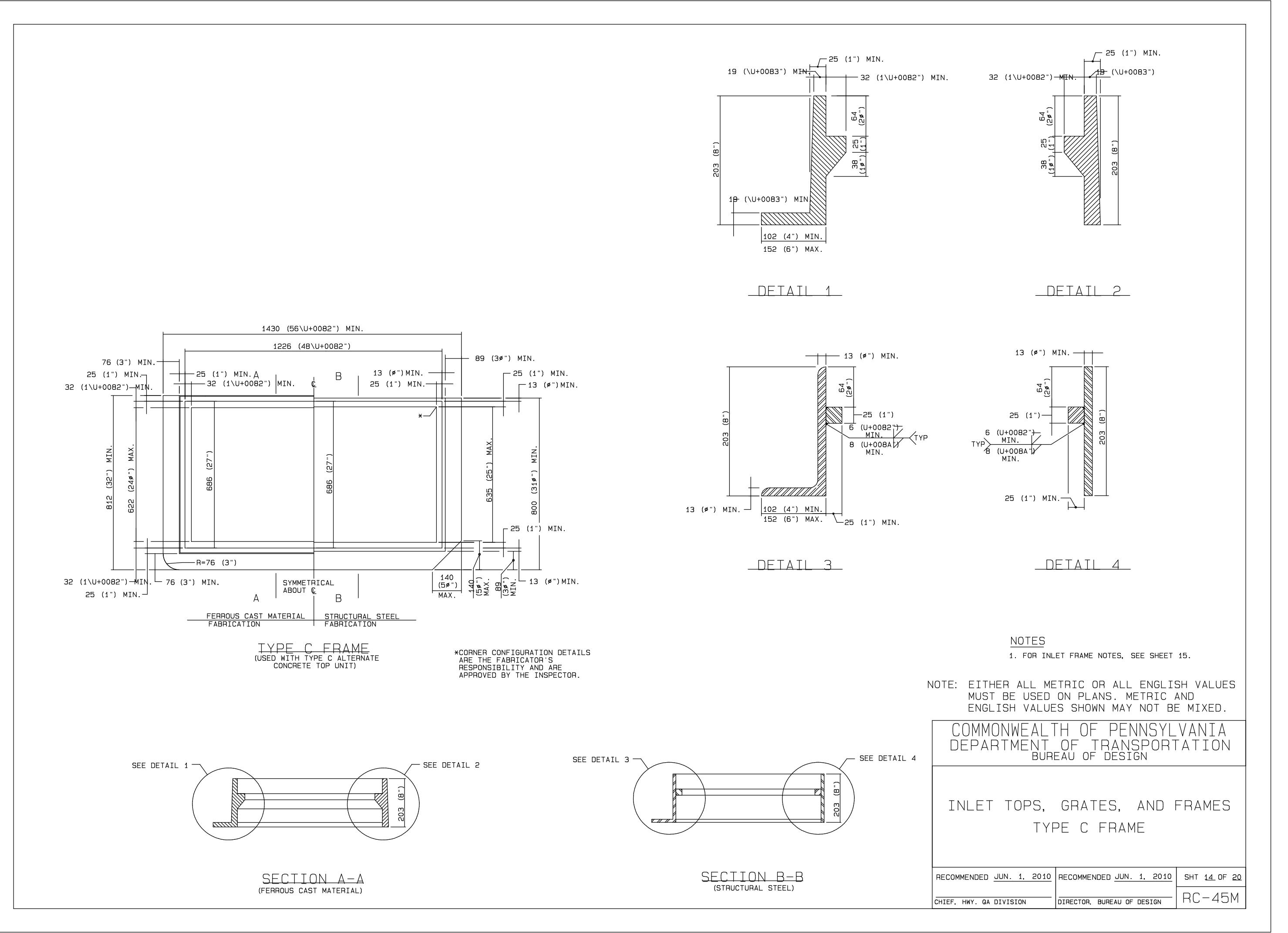
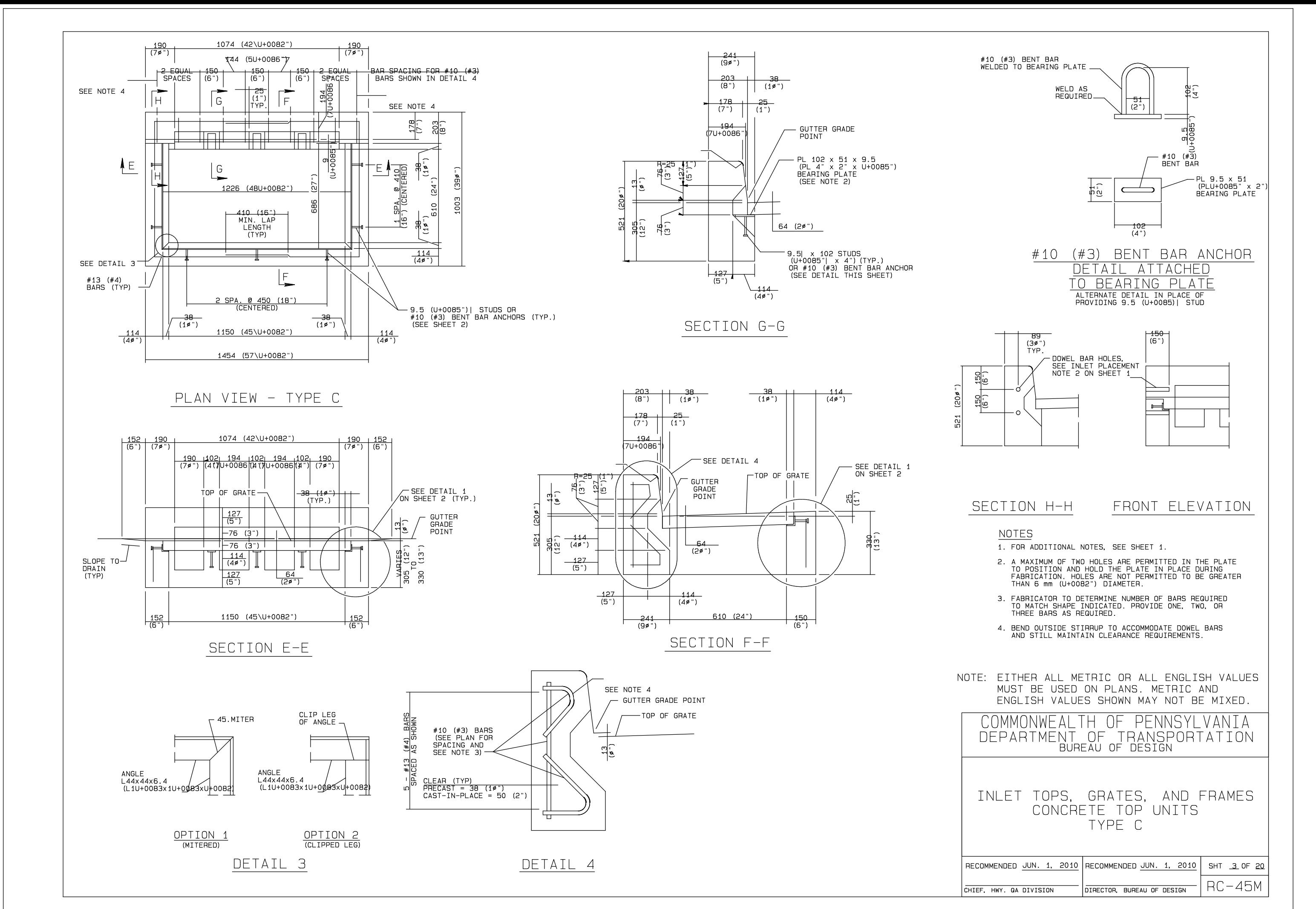
PRECAST CONCRETE INLET BOX SUMMARY TABLE BOX TYPE - STANDARD U.S. CUSTOMARY UNITS									
RISER SECTIONS									
JOINT DEPTH (IN.)	L (IN.)	M (IN.)	T (IN.)	OUTSIDE FACE REINFORCEMENT	INSIDE FACE REINFORCEMENT	OUTSIDE FACE REINFORCEMENT	INSIDE FACE REINFORCEMENT	OUTSIDE FACE REINFORCEMENT	INSIDE FACE REINFORCEMENT
7.0	45U-0082	24	6	#3 9 #3 9	---	---	---	---	---
11.0	45U-0082	24	6	#3 6 #3 9	---	---	---	---	---
14.0	45U-0082	24	6	#4 9 #3 9	---	---	---	---	---
18.0	45U-0082	24	6	#4 6 #3 9	---	---	---	---	---
20.0	45U-0082	24	6	#4 6 #3 9	---	---	---	---	---
28.0	45U-0082	24	8	#4 12 #3 9	#4 12	#3 6	#4 12	#3 6	#3 6

PRECAST CONCRETE INLET BOX SUMMARY TABLE BOX TYPE - STANDARD U.S. CUSTOMARY UNITS									
BASE SECTIONS									
H (FT.)	L (IN.)	M (IN.)	T (IN.)	OUTSIDE FACE REINFORCEMENT	INSIDE FACE REINFORCEMENT	OUTSIDE FACE REINFORCEMENT	INSIDE FACE REINFORCEMENT	TOP MAT REINFORCEMENT	BOTTOM MAT REINFORCEMENT
7.0	45U-0082	24	6	#3 9 #3 6	---	---	---	---	---
11.0	45U-0082	24	6	#3 6 #3 6	---	---	---	---	---
13.0	45U-0082	24	6	#4 9 #3 6	---	---	---	---	---
19.0	45U-0082	24	6	#4 6 #3 6	---	---	---	---	---
30.0	45U-0082	24	8	#4 12 #3 6	#4 12	#3 6	#4 12	#3 6	#3 6

PRECAST CONCRETE INLET BOX SUMMARY TABLE BOX TYPE - STANDARD U.S. CUSTOMARY UNITS									
INLET BOXES									
PRECAST INLET BOXES DESIGN TABLES - 1 U.S. CUSTOMARY UNITS (REINFORCEMENT BARS)									
NOTES:									
1. FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.									
2. FOR INLET BOX TYPES, SEE SHEET 6.									
3. FOR DETAILS, SEE SHEETS 23 - 26.									
NOTE: EITHER ALL METRIC OR ALL ENGLISH VALUES MUST BE USED ON PLANS. METRIC AND ENGLISH VALUES SHOWN MAY NOT BE MIXED.									
RECOMMENDED JUN. 1, 2010	RECOMMENDED JUN. 1, 2010	SHT 22 OF 45							
CHIEF, HWY. & DIVISION	DIRECTOR, BUREAU OF DESIGN	RC-46M							

PRECAST CONCRETE INLET BOX SUMMARY TABLE BOX TYPE - STANDARD U.S. CUSTOMARY UNITS									
BASE SECTIONS									
H (FT.)	L (IN.)	M (IN.)	T (IN.)	OUTSIDE FACE REINFORCEMENT	INSIDE FACE REINFORCEMENT	TOP MAT REINFORCEMENT	BOTTOM MAT REINFORCEMENT	WELDED WIRE FABRIC	STEEL AREA (IN. ² / FT.)
4.0	45U-0082	24	6	WFW 4x4x4x4	0.12	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
7.0	45U-0082	24	6	WFW 3x4x4x4	0.16	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
9.0	45U-0082	24	6	WFW 3x4x4x5	0.20	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
11.0	45U-0082	24	6	WFW 3x4x4x5	0.24	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
13.0	45U-0082	24	6	WFW 3x4x4x5	0.28	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
15.0	45U-0082	24	6	WFW 3x4x4x5	0.32	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
17.0	45U-0082	24	6	WFW 3x4x4x5	0.36	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
19.0	45U-0082	24	6	WFW 6x6x6x10	0.40	0.20	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
30.0	45U-0082	24	8	WFW 3x3x4x4x4	0.16	0.16	WFW 3x3x4x4x4	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)

PRECAST CONCRETE INLET BOX SUMMARY TABLE BOX TYPE - STANDARD U.S. CUSTOMARY UNITS									
RISER SECTIONS									
JOINT DEPTH (IN.)	L (IN.)	M (IN.)	T (IN.)	OUTSIDE FACE REINFORCEMENT	INSIDE FACE REINFORCEMENT	TOP MAT REINFORCEMENT	BOTTOM MAT REINFORCEMENT	WELDED WIRE FABRIC	STEEL AREA (IN. ² / FT.)
3.0	45U-0082	24	6	WFW 4x4x4	0.12	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
8.0	45U-0082	24	6	WFW 3x4x4x4	0.16	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
10.0	45U-0082	24	6	WFW 3x4x4x4	0.20	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
13.0	45U-0082	24	6	WFW 3x4x4x4	0.28	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
15.0	45U-0082	24	6	WFW 3x4x4x4	0.32	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
17.0	45U-0082	24	6	WFW 3x4x4x4	0.36	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
19.0	45U-0082	24	6	WFW 3x4x4x4	0.40	0.12	---	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)
28.0	45U-0082	24	8	WFW 3x3x4x4x4	0.16	0.16	WFW 3x3x4x4x4	WFW A-B-CWx4	STEEL AREA (IN. ² / FT.)

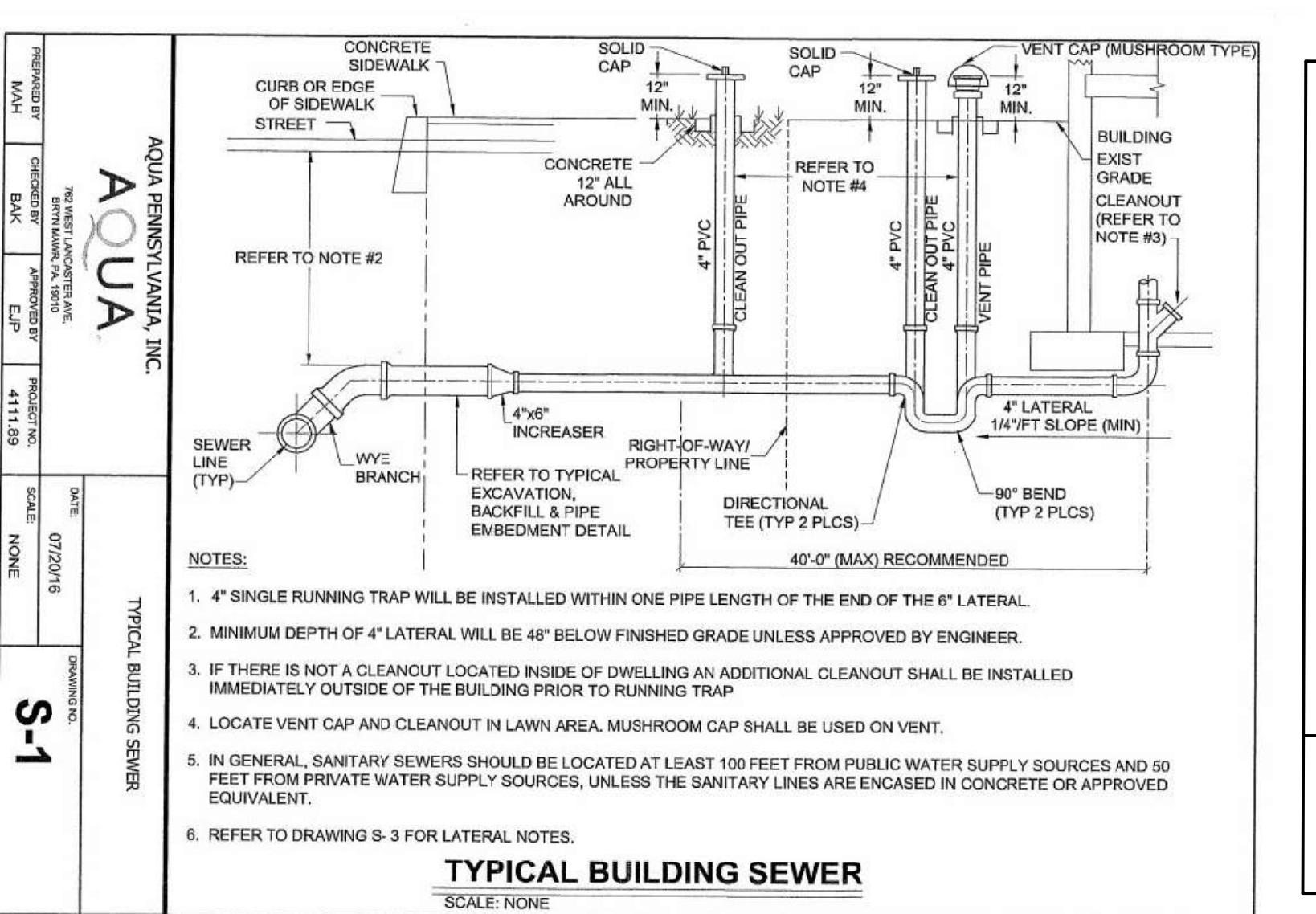
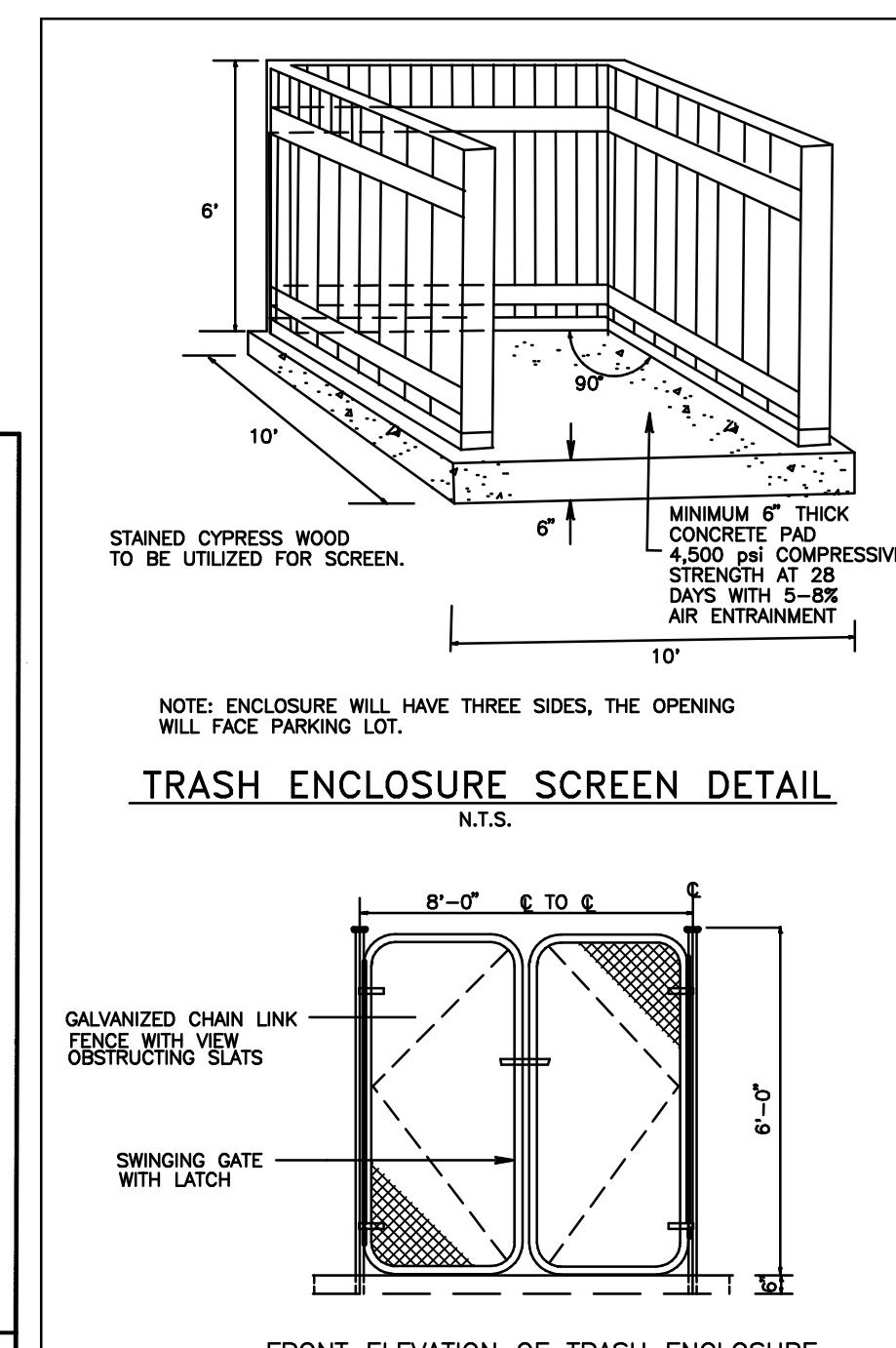
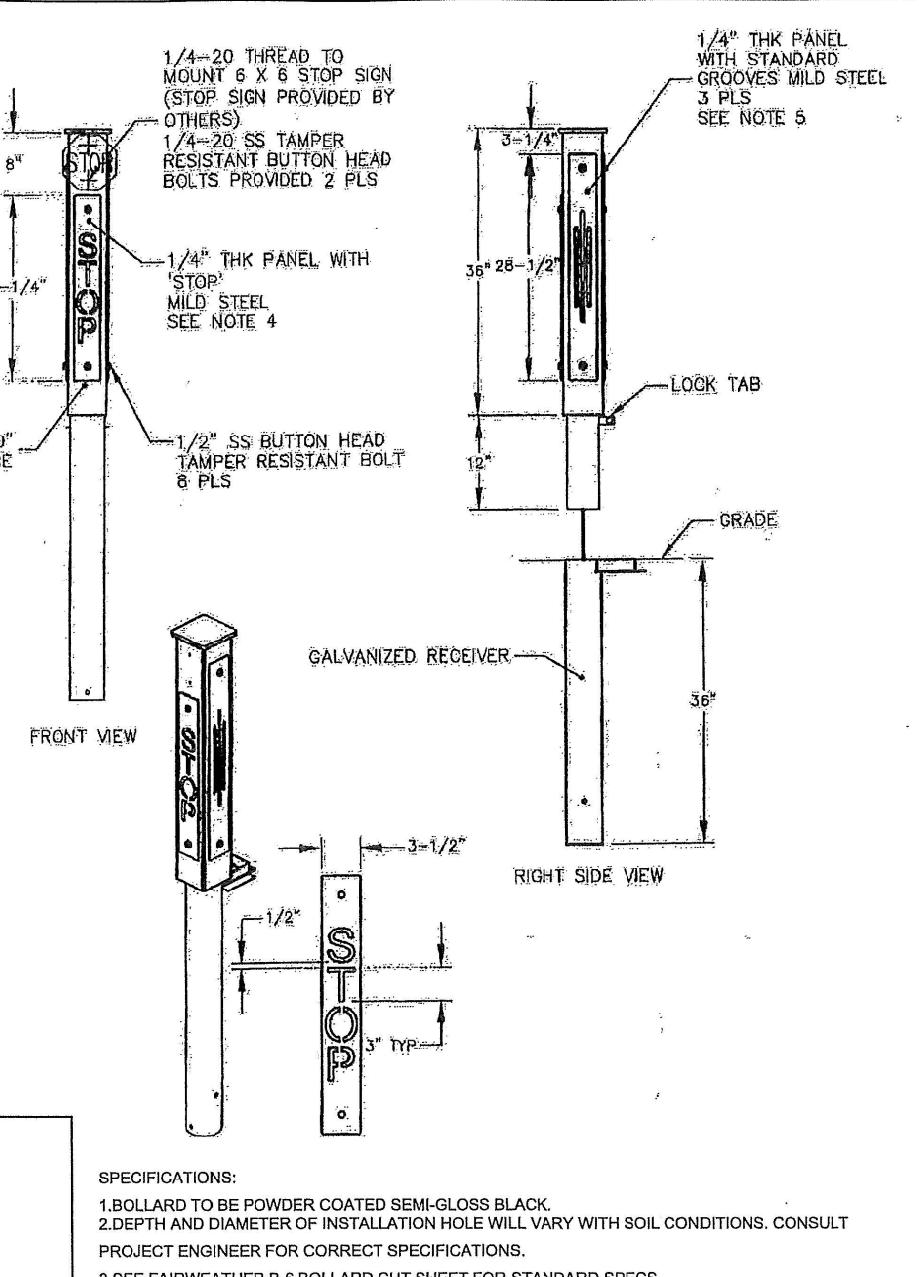
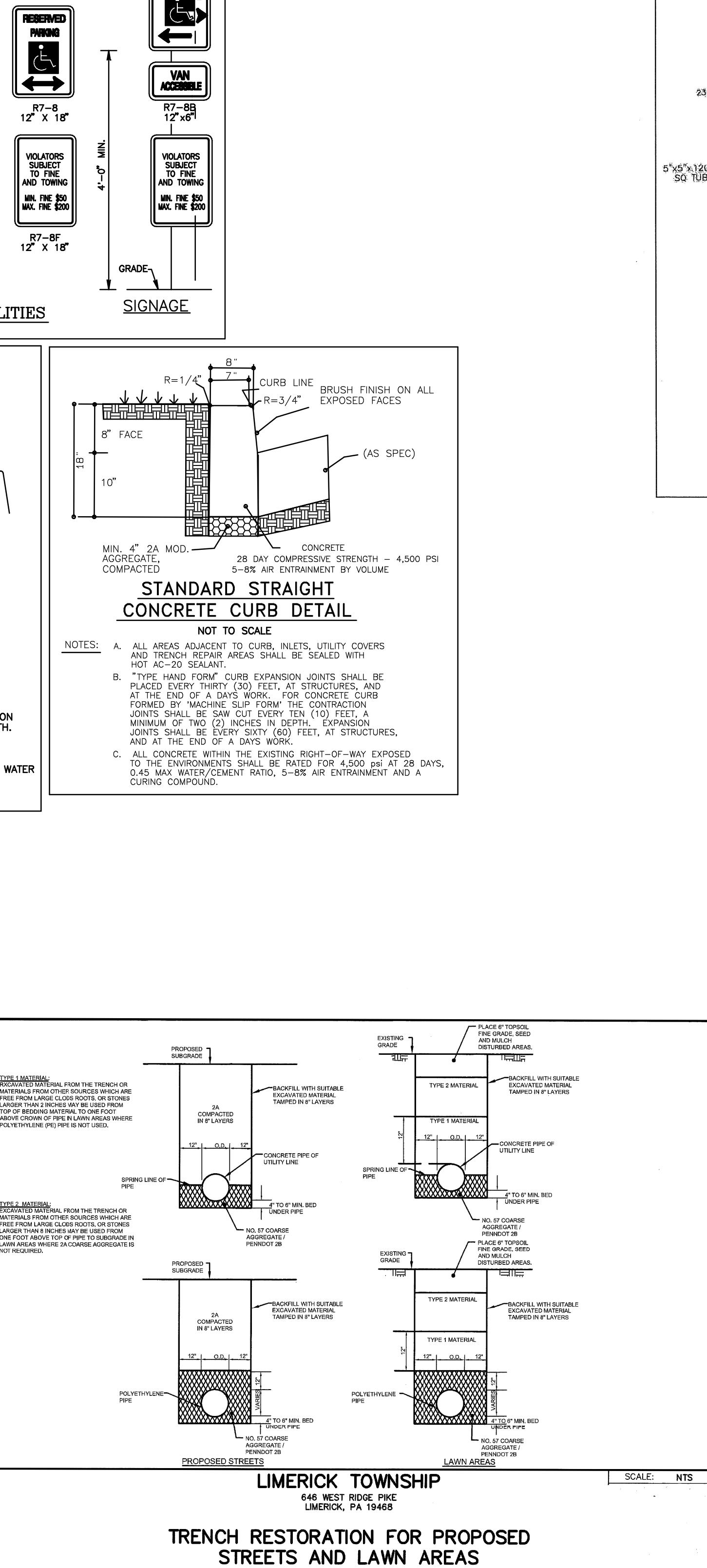
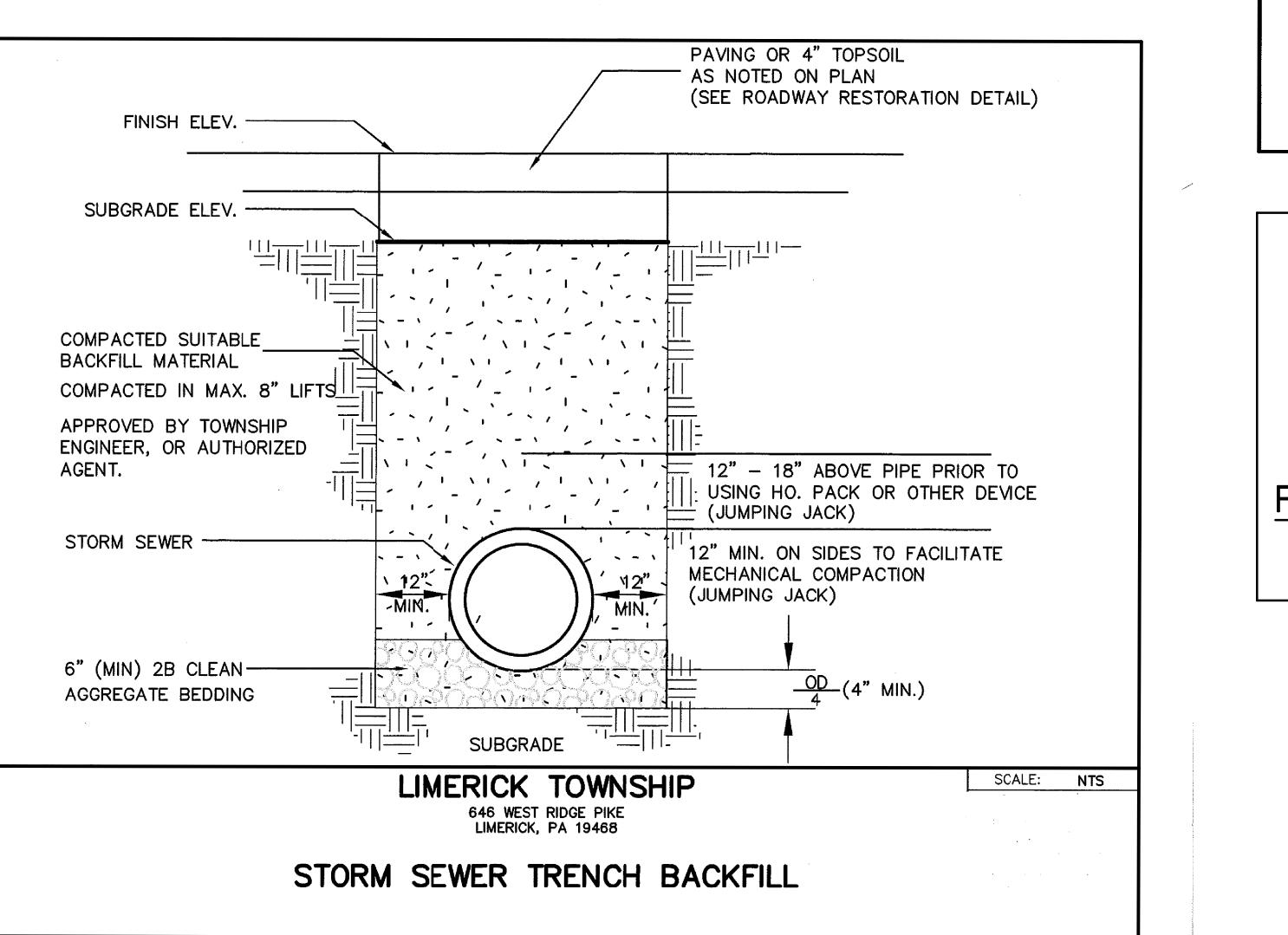
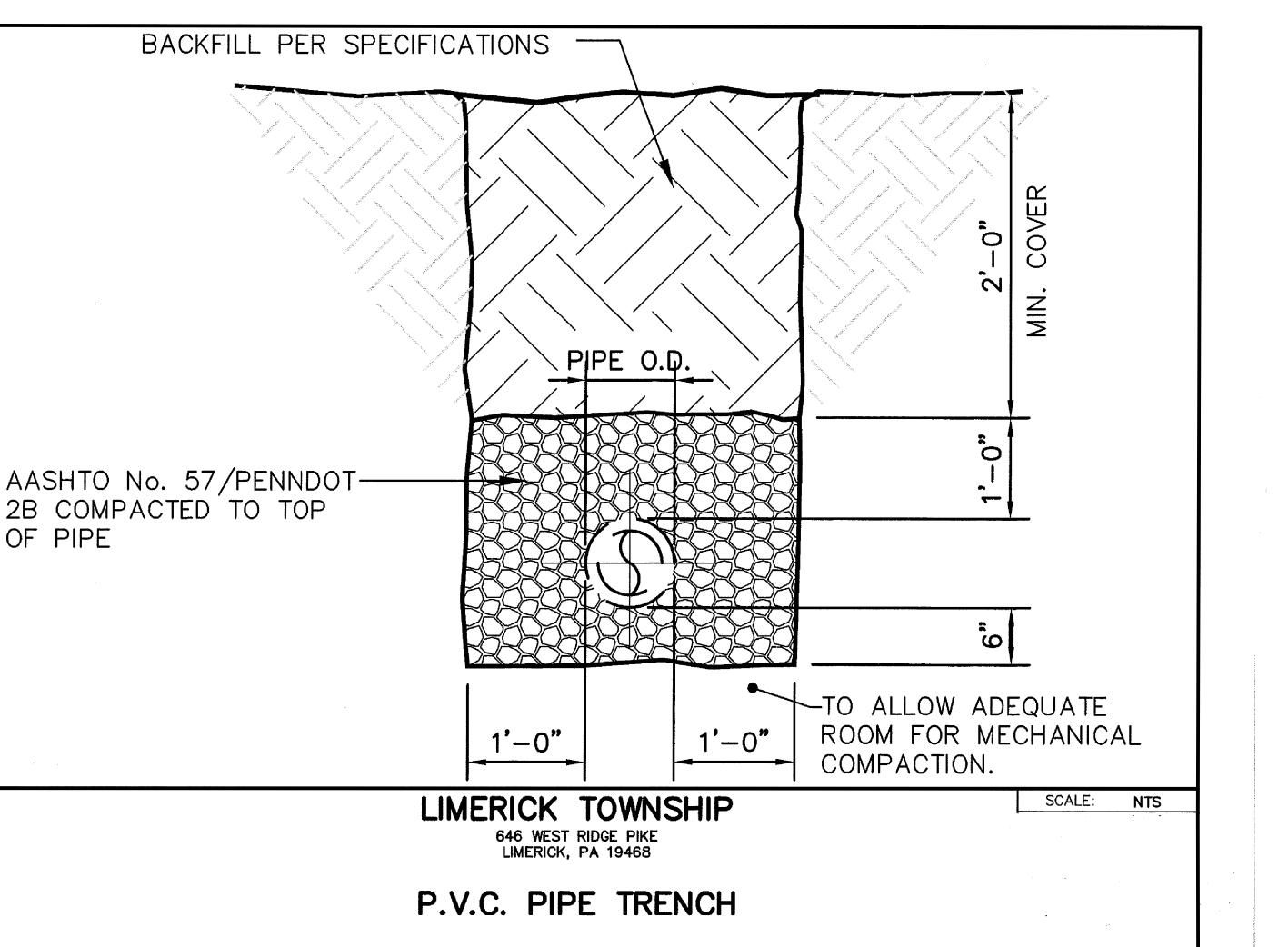
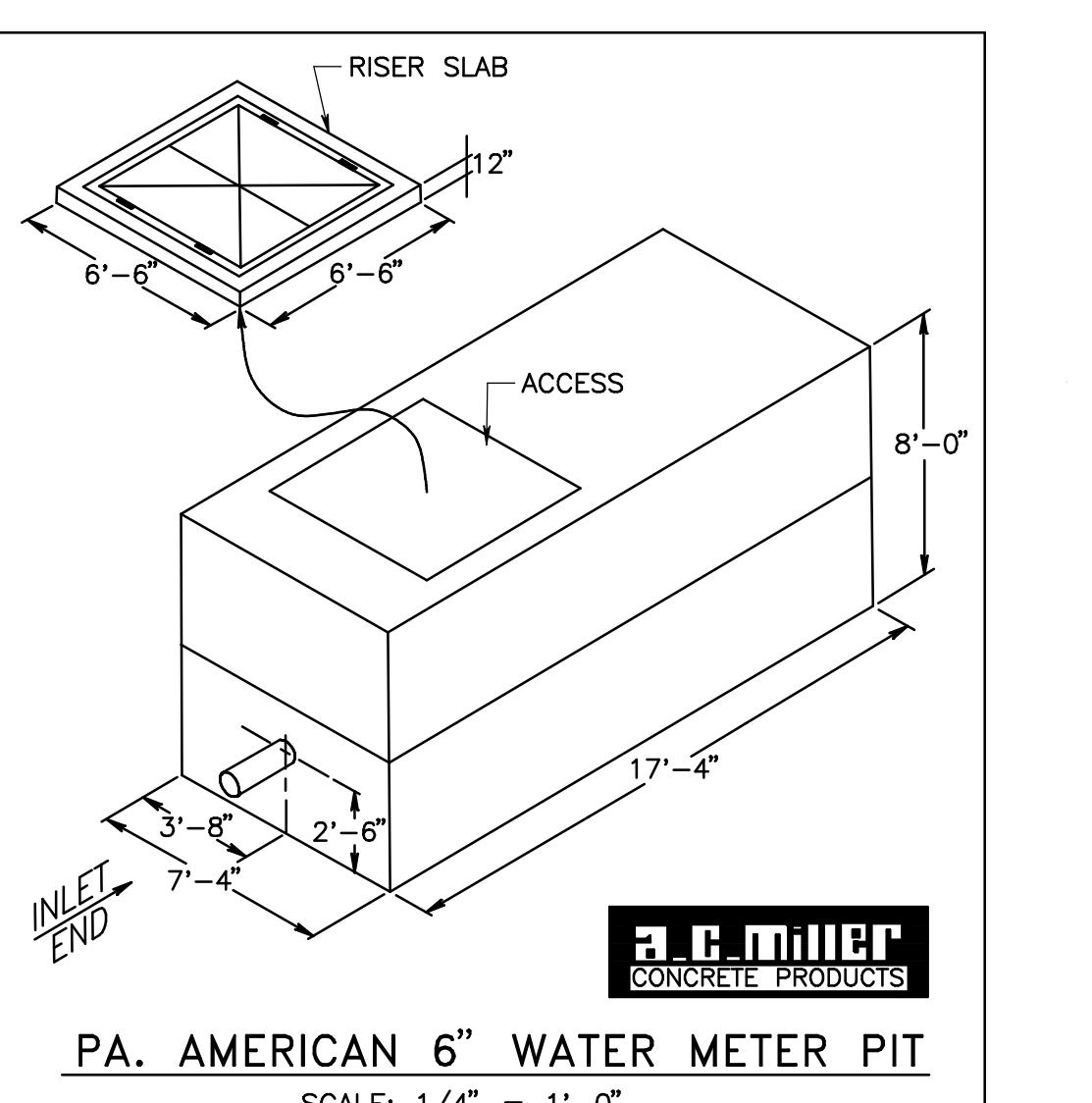
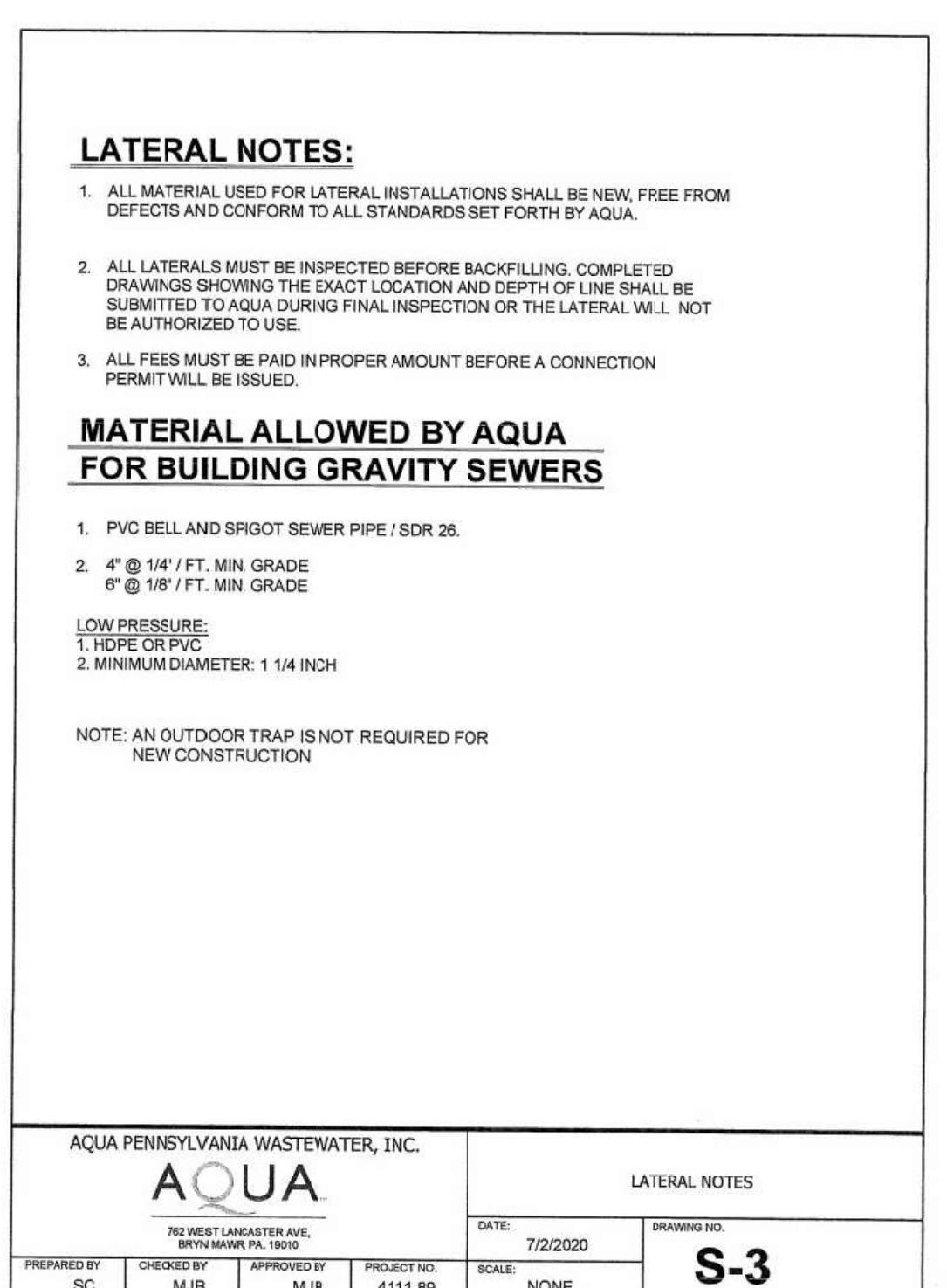
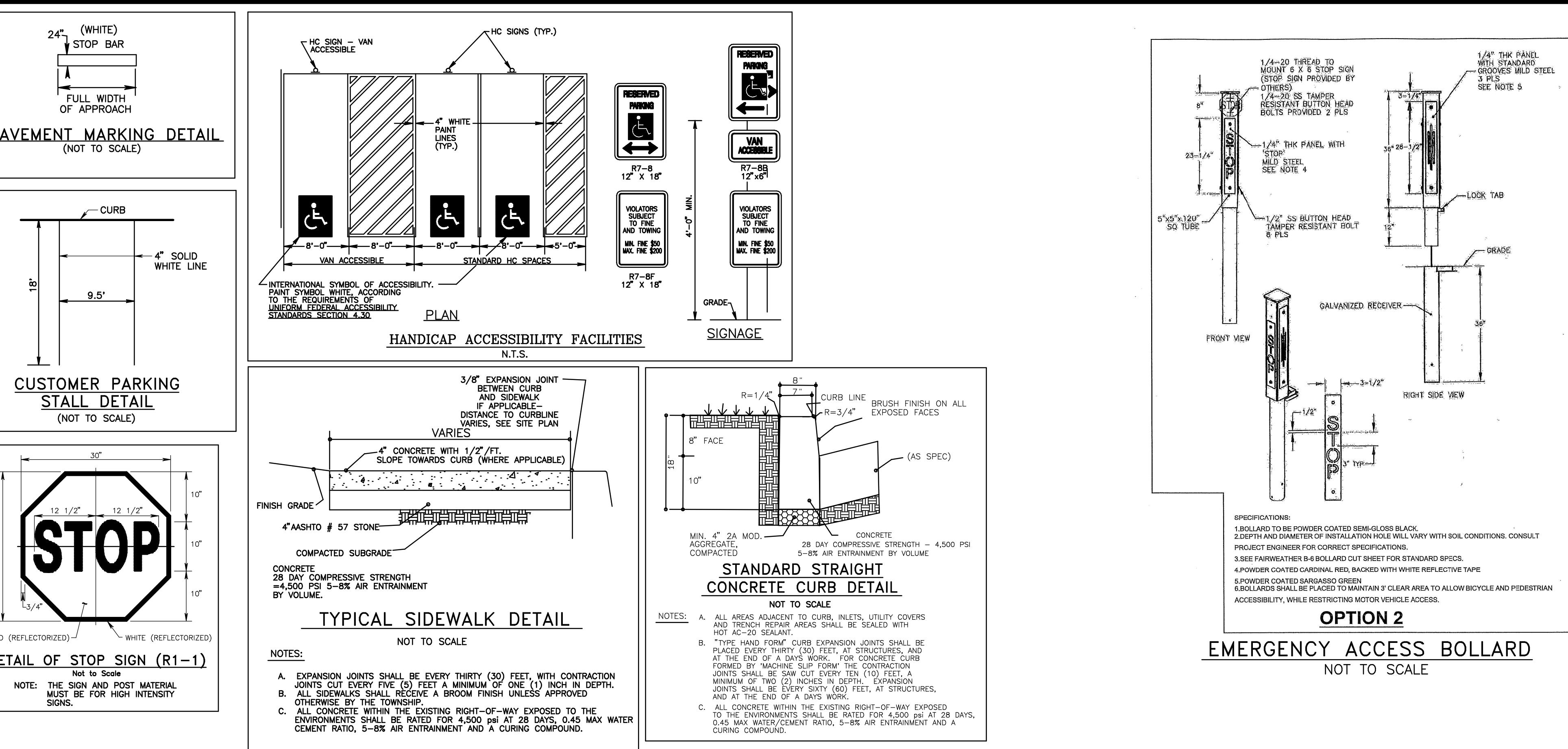
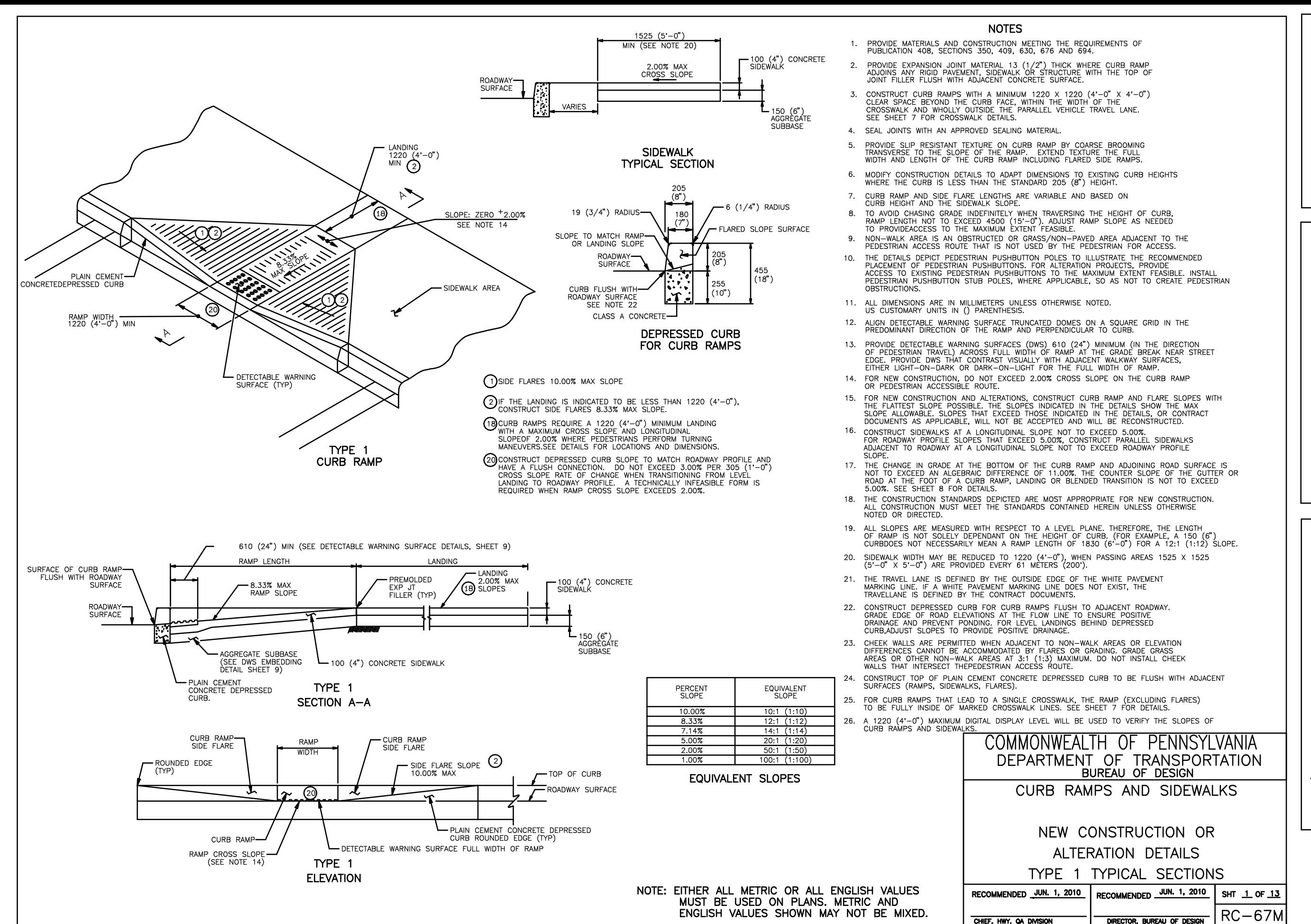


**FINAL
DETAIL SHEET**

5. 11-16-22 REVISED PER TOWNSHIP CONSULTANT OCTOBER REVIEW LETTERS
4. 10-20-22 ADDRESS CCCD COMPLETENESS ITEMS (UPDATED 12-9-22)
3. 10-05-22 REVISED PER TOWNSHIP CONSULTANT JULY REVIEW LETTERS & UPDATE PARKING COUNT
2. 6-29-22 REVISED PER TOWNSHIP CONSULTANT JUNE REVIEW LETTERS

LAND DEVELOPMENT PLAN FOR
LOT 3 LIMERICK AUTOPARK
LIMERICK TOWNSHIP MONTGOMERY COUNTY, PA

Edward B. Walsh & Associates, Inc. Project- 2616
CIVIL ENGINEERS & SURVEYORS Date- 2-25-22
Whiteford Business Park Scale- 1" = 50'
855 Springdale Drive, Suite 202 Drawn- SLM
Exton, Pennsylvania 19341 Checked- AJB
Phone: 610-903-0060 Fax: 610-903-0080
Sheet- 12 OF 16



EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON DISTURBED AREAS.

2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, REGULATION 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, AND THE PENNSYLVANIA CLEAN STREAMS LAW.

3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL CONSTRUCTION ACTIVITIES AND REMOVALS ON THE SITE AND THEIR LOCATIONS.

4. THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS, 25, PART 1, REGULATION 271, 1 FT. SEC. 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, BURN, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THE SITE.

5. DUE TO THE HAZARD OF SEDIMENTATION, DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT THE DISCHARGE OF SEDIMENT-LADEN WATER INTO THE ROADWAY, STREAM, OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE, AND OTHER MATERIALS USED IN CONSTRUCTION SHALL BE REMOVED IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION. THE CONTRACTOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPT. OF PROBLEMS AND SHOULD BE ADVISED BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

6. PERMANENT EROSION CONTROL AND SEDIMENTATION CONTROL PLAN DRAWINGS AND SPECIFICATIONS SHALL BE MAINTAINED BY THE CONTRACTOR.

7. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROL BMPs MUST BE INSPECTED AT LEAST ONCE A WEEK. ALL EROSION AND SEDIMENTATION BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MEASURES WHICH ARE USED TO MITIGATE EROSION, REPLACEMENT, REGRADING, REMULCHING AND RENETING MUST BE PERIODICALLY INSPECTED AND DOCUMENTED. INSPECTION LOGS MUST BE MAINTAINED. INSPECTION LOGS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

8. WHERE BMPs ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION, THE PERMIT OR CO-PERMIT SHALL INCLUDE THE FOLLOWING INFORMATION:

A. THE CONTRACTOR'S STEPS TAKEN TO REPAIR THE EROSION OR SEDIMENT POLLUTION.

B. ALL STEPS TAKEN TO REDUCE EROSION AND PREVENT THE RECURRING OF THE NON-COMPLIANCE.

C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE DATE BY WHICH THE EROSION OR SEDIMENT POLLUTION WILL BE CORRECTED.

9. SLOPES SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT EROSION CONTROL MEASURES WHICH ARE SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE EROSION.

10. PREVENTATIVE AND REMEDIAL MEASURES WHICH ARE USED TO MITIGATE EROSION, REPLACEMENT, REGRADING, REMULCHING AND RENETING MUST BE PERIODICALLY INSPECTED AND DOCUMENTED. INSPECTION LOGS MUST BE MAINTAINED. INSPECTION LOGS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

11. THE CONTRACTOR SHALL NOT USE THE EROSION AND SEDIMENT CONTROL PLAN TO DETERMINE THAT IMPROVED FILL MATERIAL MEETS THE PADEP QUALIFICATIONS FOR USE AS CLEAN FILL.

12. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER-SOLUBLE, NON-DECOMPOSABLE, INERT, SOIL MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DIRT, GROUT, CONCRETE, ASPHALT, AND OTHER MATERIALS EXCUSED FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS NOT CONTAMINATED BY OTHER WASTE, HAZARDOUS WASTE, OR WASTE DISPOSED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.

13. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, THE REVIEW OF HISTORICAL AND CURRENT DATA BASE, SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY HISTORY, SURVEYS, INVESTIGATIONS, ENVIRONMENTAL ASSESSMENTS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OF AUDITS, ANALYTICAL TESTING.

14. IT IS NOT A REQUIRED PART OF DUE DILIGENCE, UNLESS VISUAL INSPECTION AND/OR DRILLING INDICATE THE PRESENCE OF PROBLEMS, THAT THE PROPERTY HAVE BEEN SUBJECT TO A SHILL OR RELEASE OF REGULATED SUBSTANCE IF IT HAS BEEN SUBJECT TO A SHILL OR RELEASE OF REGULATED SUBSTANCE IT MUST BE IN ACCORDANCE WITH APPENDIX A OF THE PA DEP'S POLICY.

15. DUE DILIGENCE IS DEFINED AS: THE PROCESS OF INVESTIGATION AND DETERMINATION OF THE EXISTENCE OF A PROBLEMS WHICH IS NOT IN ACCORDANCE WITH THE PA DEP'S POLICY.

16. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE PA DEP'S POLICY. FILL IS NOT A SHILL OR RELEASE OF REGULATED SUBSTANCE.

17. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

18. SEDIMENT REMOVED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAINS OR OTHER REMOVED MATERIALS.

19. UPON REQUEST, THE PERMIT HOLDER AND/OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT, AND THE DEPARTMENT FULLY IMPLEMENTED PRINCIPLES.

20. SEDIMENT TRAPPED ON ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH DAY AND DISPOSED IN A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHREDDED, OR RECYCLED AS A CONSTRUCTION MATERIAL.

21. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

22. SEDIMENT REMOVED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAINS OR OTHER REMOVED MATERIALS.

23. UPON REQUEST, THE PERMIT HOLDER AND/OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT, AND THE DEPARTMENT FULLY IMPLEMENTED PRINCIPLES.

24. SEDIMENT TRAPPED ON ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH DAY AND DISPOSED IN A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHREDDED, OR RECYCLED AS A CONSTRUCTION MATERIAL.

25. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.

26. UPON COMPLETION OR TEMPORARY CESSION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE MAINTAINED IN A SMOOTH, CONSISTENT, AND TEMPERAMENTAL PERMANENT STABILIZATION. DURING NON-GERMINATION MONTHS, MULCH OR PROTECTIVE COVERS SHALL BE MAINTAINED UNTIL THE GROWTH OF VEGETATION IS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS. PERMANENT STABILIZATION SPECIFICATIONS ARE THE STABILIZATION OF THE EARTH COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ADDITIONAL EROSION. EARTH COVERS WHICH ARE STABILIZED SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.

27. CONSTRUCTION OF THE SITE MUST BE COMPLETED IN A MANNER TO MINIMIZE SOIL DISTURBANCE.

28. ALL EXISTING DRAINAGE FEATURES MUST BE PROTECTED AND NOT DISTURBED IN ANY WAY.

29. THE CONTRACTOR, E & S BMP'S HAVE BEEN PROVIDED TO PREVENT SEDIMENT DISCHARGE FROM THE SITE AND TO ENSURE AN INCREASE IN THE RATE OF RUNOFF DURING CONSTRUCTION.

30. THE SITE ELEVATION AND CONSTRUCTION SEQUENCE HAS BEEN GENERATED TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE.

31. THE CONTRACTOR, E & S BMP'S HAVE BEEN PROVIDED TO PREVENT SEDIMENT DISCHARGE FROM THE SITE AND TO ENSURE AN INCREASE IN THE RATE OF RUNOFF DURING CONSTRUCTION.

32. THE CONTRACTOR, E & S BMP'S HAVE BEEN PROVIDED TO PREVENT SEDIMENT DISCHARGE FROM THE SITE AND TO ENSURE AN INCREASE IN THE RATE OF RUNOFF DURING CONSTRUCTION.

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