

RECORD OWNER/DEVELOPER:
DAN ANDREWS
103 WEST BEIDLER ROAD
KING OF PRUSSIA, PA 19406

SITE ADDRESS
398 NORTH LEWIS ROAD
ROYERSFORD, PA 19468
TAX ID# 37043015
PARCEL 370001549007

INTENDED USE
COMMERCIAL/OFFICE BUILDING

SURVEY DATA
1. BOUNDARY LINE AND ADJOINING PARCEL OWNERS TAKEN FROM EXISTING DEEDS AND PLANS OF RECORD.
2. NO WETLAND DELINEATION WAS PERFORMED.

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL BE LOCATED, DESIGNED, INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH ALL STANDARDS SPECIFIED BY LIMERICK TOWNSHIP.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE AND OWNERSHIP OF THE STORMWATER MANAGEMENT FACILITIES WHICH ARE NOT PROPOSED TO BE DEDICATED TO THE TOWNSHIP. THESE RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO: MOWING ALL LAWN AREAS, CUTTING ALL WEEDS AND OVERGROWN VEGETATION; CLEARING AND DISPOSING OF ALL DEBRIS; MAINTAINING STABLE SIDE SLOPES; REPAIRING ANY PROBLEMS ASSOCIATED WITH EROSION; MAINTAINING THE BERM; MAINTAINING AN UNOBSTRUCTED FLOW OF STORMWATER THROUGH THE EMERGENCY SPILLWAY; AND MAINTAINING THE DESIGN CAPACITY OF THE STORMWATER MANAGEMENT FACILITIES. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY TO INSPECT THE FACILITIES AT ANY TIME, TO REQUIRE THE OWNER A REASONABLE TIME PERIOD FOR ANY NECESSARY ACTION, AND TO AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF WORK AGAINST THE OWNER RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP. IT IS UNDERSTOOD THAT THESE MAINTENANCE AND REPAIR OBLIGATIONS SHALL INCLUDE THE REMOVAL OF ALL SILT AND SOIL ACCUMULATION IN THE DETENTION FACILITY.
3. THE DEVELOPER IS RESPONSIBLE FOR PLANTING OF TREES AS SHOWN ON THIS PLAN.
4. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
5. ALL AREAS THAT ARE NOT LANDSCAPED OR CONTAIN IMPERVIOUS SURFACES SHALL BE GRASS.
6. SOLID WASTE STORAGE AND REMOVAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. A PERMANENT OUTSIDE REFUSE COLLECTION AREA IS PROHIBITED. TRASH DISPOSAL WILL BE PROVIDED INSIDE THE BUILDING.
7. NO VISION OBSTRUCTING OBJECTS SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES THAT EXCEED THE HEIGHT OF 30' ABOVE THE ELEVATION OF THE INTERSECTING STREETS.
8. ALL PROPOSED SIGNS SHALL BE CONSISTENT WITH LIMERICK TOWNSHIP ZONING ORDINANCE.
9. ROOF DRAINS SHALL BE DISCHARGED TO THE STORMWATER BMP.
10. THE LOT OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL IMPROVEMENTS SHOWN ON THE PLAN AND A USE AND OCCUPANCY PERMIT WILL NOT BE ISSUED FOR THE PROPOSED BUILDING UNTIL ALL IMPROVEMENTS ARE INSTALLED AND APPROVED BY LIMERICK TOWNSHIP.
11. THE TOWNSHIP AND ITS REPRESENTATIVES SHALL BE GRANTED A BLANKET EASEMENT TO THE PROPERTY TO INSPECT THE STORMWATER FACILITIES.
12. NO STEEP SLOPES ARE PRESENT ON THIS SITE.
13. THIS SUBMISSION SHALL COMPLY WITH THE ZONING REQUIREMENTS PRESENTED AT THE NOVEMBER 17, 2021 ZONING HEARING INCONFORMITY WITH THE TESTIMONY AND EXHIBITS.
14. NO MORE THAN 50% OF ANY WOODLANDS, BY DEFINITION SHALL BE CLEARED OR DEVELOPED. THE REMAINING 50% SHALL BE MAINTAINED AS PERMANENT GREEN AREA.
15. PLANTING BEDS SHALL BE PLANTED WITH FLOWERING PERENNIALS THAT PROVIDE FOUR SEASONS OF INTEREST AND COLOR.



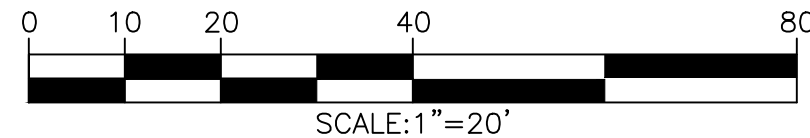
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PA LAW REQUIRES THREE WORKING DAYS NOTICE
TO UTILITIES BEFORE YOU EXCAVATE, DRILL,
BLAST OR DEMOLISH

SERIAL NO. 20221941924 (LIMERICK TWP)

TOPSOIL NOTE:
THE PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED, EXCEPT AS FOLLOWS:
1. DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT WHICH COVERS AN AREAS TO BE OCCUPIED BY PERMANENT STRUCTURES OR PERMANENTLY LOCATED MATERIALS OF AN IMPERVIOUS NATURES OR PONDS AND LAKES MAY BE CONSIDERED EXCESS AND MAY BE REMOVED BY THE OWNER.
2. DURING REGRADING OPERATIONS CONDUCTED UPON PREMISES, WHETHER OR NOT CARRIED ON IN CONJUNCTION WITH ON-SITE CONSTRUCTION, EXCESS TOPSOIL REMAINING AFTER RESTORING PROPER TOPSOIL COVER (AT LEAST EIGHT INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.

NO.	REVISION	DATE	BY	APP.
2.				
1.	PER PENNONI REVIEW LTR DATED SEPTEMBER 27, 2022	02-23-23	JK	BOB



CLIENT		SUBJECT	
DAN ANDREWS 103 WEST BEIDLER ROAD KING OF PRUSSIA, PA 19406		398 NORTH LEWIS ROAD	
SEAL		SEAL	
DESIGN BDB		CHKD. BY BDB	
DRAWN BY SSR		CHKD. BY BDB	
DATE 2022-07-13		SCALE 1" = 20'	
PROJECT NO. 22-452		DWG. NO. SP122452	
SHEET NO. 1 OF 9			

EX. BOUNDARY	_____
EX. DRIVEWAY	_____
EX. ROAD	_____
EX. STORMWATER PIPE	_____
EX. BUILDING	_____
EX. OVERHEAD UTILITIES	_____ CHW
EX CONTOURS	230 229
PR CONTOURS	230 229
PR. BUILDING	_____
PR. CONCRETE	_____

WAIVER REQUEST:
THE LIMERICK TOWNSHIP PLANNING COMMISSION GRANTED THE FOLLOWING WAIVERS ON
1. SECTION 155-27.4.C. TO NOT REQUIRE ALL OF THE TOWNSHIP OFFICIALS SIGN THE PLAN.

ZONING VARIANCE:
THE LIMERICK TOWNSHIP ZONING HEARING BOARD GRANTED THE FOLLOWING VARIANCE ON NOVEMBER 17, 2021.

1. SECTION 184-108: TO UTILIZE THE SUBJECT PROPERTY AS A FLOWER PROCESSING SHOP AND RETAIL ESTABLISHMENT.
THIS VARIANCE IS SUBJECT TO COMPLYING WITH THE FOLLOWING:

A. COMPLIANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED AT THE HEARING HELD ON NOVEMBER 17, 2021.
B. THE APPLICANT SHALL OBTAIN LAND DEVELOPMENT APPROVAL.

ZONING - R-3 - RESIDENTIAL PUBLIC WATER AND SEWER (CLASS 3)			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 SF	34,761 SF	34,761 SF
LOT WIDTH	80'	182'	182'
FRONT YARD	20'	18.24*	18.24*
REAR YARD	25'	>25'	25'
SIDE YARD	25'	>25'	25'
BUILDING HEIGHT	35'	<35'	<35'
BUILDING COVERAGE	20%	4.5%(1,565 SF)	13.51%(4,695 SF)
PAVED AREA	50%	9.7%(3,385 SF)	49.91%(17,350 SF)

* EXISTING NON-CONFORMITY

PARKING CALCS		
REQUIREMENT	REQUIRED	PROPOSED
RETAIL - 1 SPACE PER 250 SF	3,430 SF = 14 SPACES	14
OFFICE - 1 SPACE PER 300 SF	870 SF = 3 SPACES	3
STORAGE - 1 SPACE PER 1,500 SF	955 SF = 1 SPACE	1
TOTAL SPACES REQUIRED	18 SPACES	18 SPACES

PLAN SET	TITLE
SHEET #	SITE PLAN
2	EXISTING FEATURES/ERSAM PLAN
3	GRADING & UTILITY PLAN
4	LANDSCAPE & LIGHTING PLAN
5	DETAIL SHEET
6	E&S PLAN
7	E&S DETAILS
8	E&S DETAILS
9	PCSM PLAN

LOCATION MAP
SCALE: 1"=1000'

COUNTY RECORDING NOTE
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____
PAGE _____, ON THE DAY OF _____

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC NO. _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE: _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

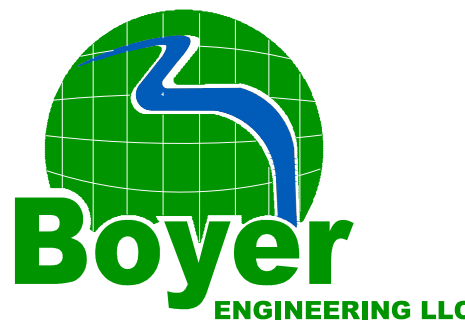
TOWNSHIP PLANNING COMMISSION
AT THE MEETING HELD ON _____ THE LIMERICK TOWNSHIP PLANNING COMMISSION, BY MOTION, APPROVED THE _____ PLAN AS SHOWN AND DESCRIBED HEREON.
PLANNING COMMISSION CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

BOARD OF SUPERVISORS
AT THE MEETING HELD ON _____ THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP BY MOTION, APPROVED THE _____ PLAN, AS SHOWN AND DESCRIBED HEREON.
CHAIRMAN OF THE BOARD OF SUPERVISORS. _____
DATE _____

TOWNSHIP ENGINEER
I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY AND APPROVED BY LIMERICK TOWNSHIP ENGINEER.
TOWNSHIP ENGINEER _____ P.E. LIC # _____ DATE _____

OWNERS CERTIFICATION
I, DAN ANDREWS, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY LIMERICK TOWNSHIP AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
DAN ANDREWS _____
DATE _____

DESIGN ENGINEER CERTIFICATION
I, BRIAN D. BOYER, PE, ON THIS DATE HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
BRIAN D. BOYER, PE _____
DATE _____



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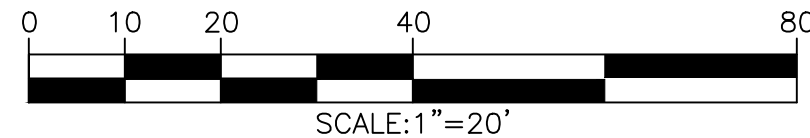
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SEAL

SEAL



398 NORTH LEWIS ROAD

LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**1860 WEAVERTOWN ROAD, SUITE 100
DOUGLASSVILLE, PA 19518
PHONE: 610-689-8021
FAX: 610-689-4538**

DESIGN BDB
CHKD. BY
DRAWN BY SSR
CHKD. BY BDB
DATE 2022-07-13
SCALE 1" = 20'
PROJECT NO. 22-452
DWG. NO. SP122452
SHEET NO. 3 OF 9

OWNERS CERTIFICATION

I, DAN ANDREWS, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY LIMERICK TOWNSHIP AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

DAN ANDREWS

DATE

DESIGN ENGINEER CERTIFICATION

I, BRIAN D. BOYER, PE, ON THIS DATE HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

BRIAN D. BOYER, PE

DATE

LEGEND

EX. BOUNDARY
EX. DRIVEWAY
EX. ROAD
EX. STORMWATER PIPE
EX. BUILDING
EX. OVERHEAD UTILITIES

EX CONTOURS

PR CONTOURS

PR. BUILDING

PR. CONCRETE

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ZONING - R-3 - RESIDENTIAL PUBLIC WATER AND SEWER (CLASS 3)

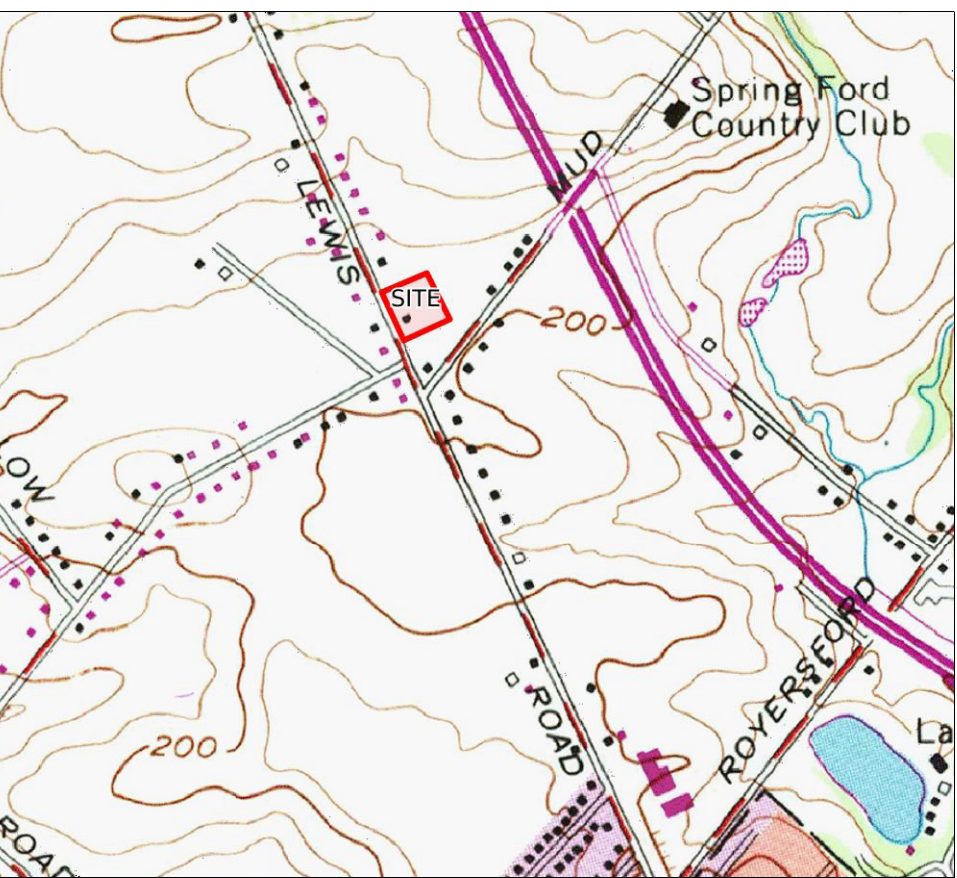
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
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* EXISTING NON-CONFORMITY

PARKING CALCS

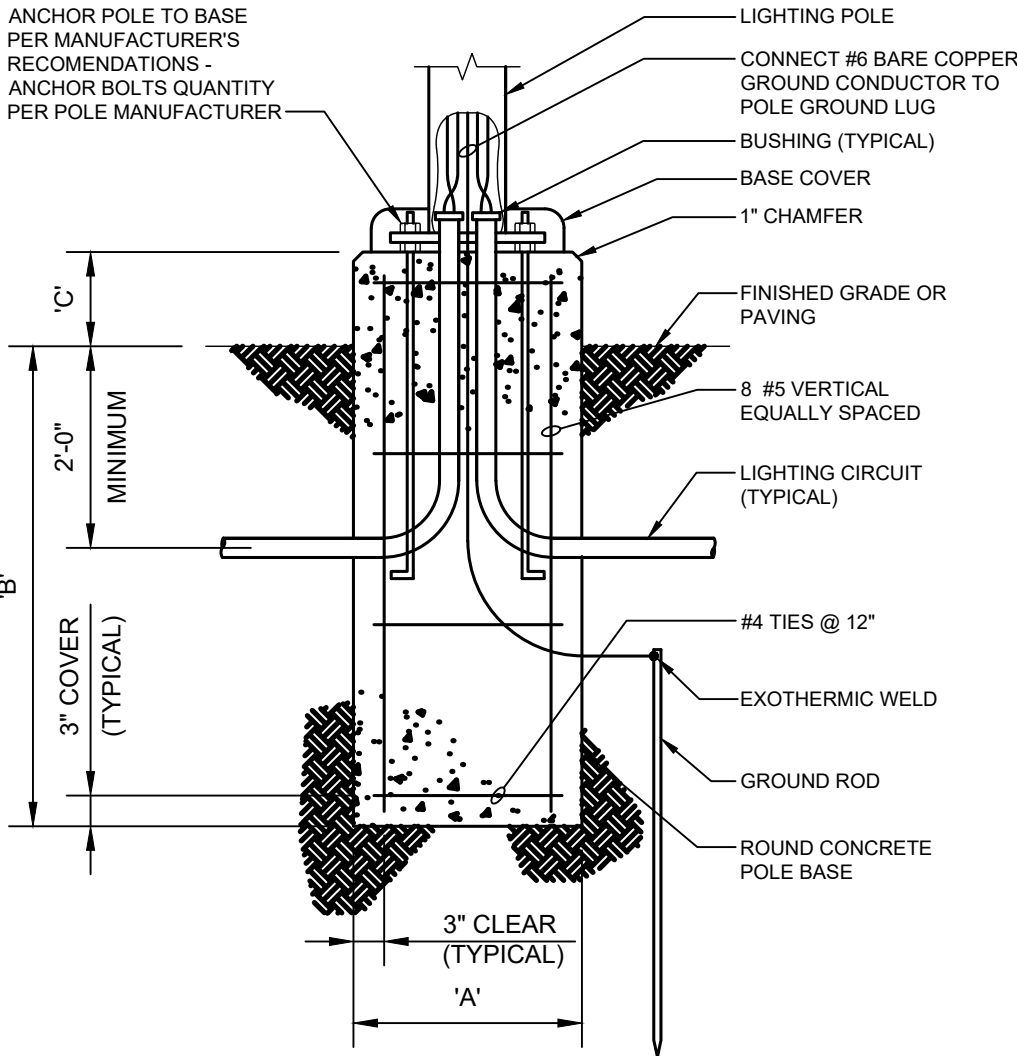
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LOCATION MAP
SCALE: 1"=1000'

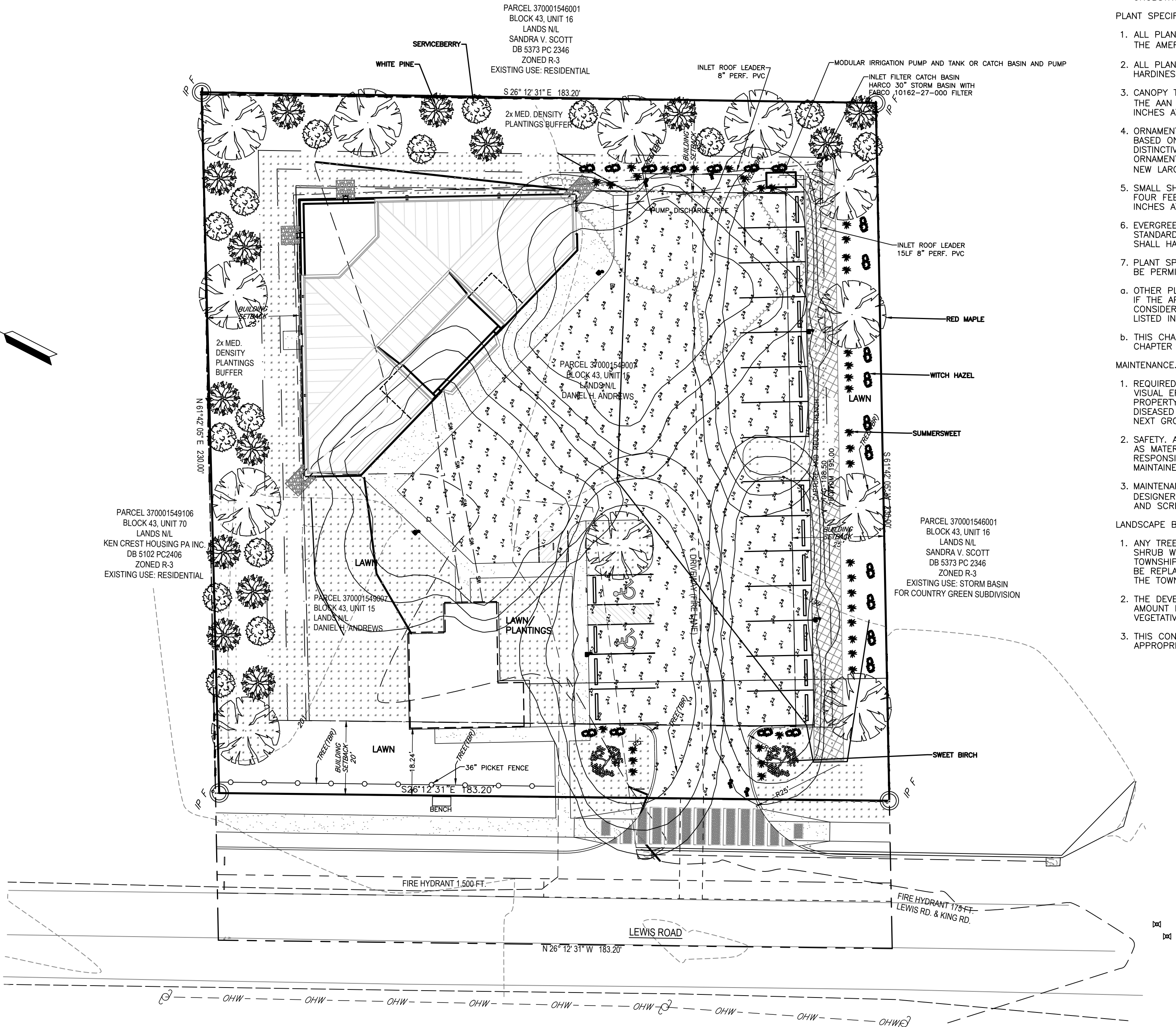


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveway & Parking	+	1.7 fc	4.9 fc	0.3 fc	16.3:1	5.7:1
Property Line East	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Property Line North	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Property Line South	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A

Symbol	Label	Image	Quantity	Manufacturer	Order Number	Notes	Notes	Notes	Notes	Notes	Notes
	A		1	BRON PRODUCTS	07-11-100-00-00-00-00	1	0.00	0.00	0.00	0.00	0.00
	B		1	BRON PRODUCTS	07-11-100-00-00-00-00	1	0.00	0.00	0.00	0.00	0.00
	C		1	BRON PRODUCTS	07-11-100-00-00-00-00	1	0.00	0.00	0.00	0.00	0.00



POLE FOUNDATION SCHEDULE				
POLE DESIGNATION	POLE HEIGHT	DIMENSION 'A'	DIMENSION 'B'	DIMENSION 'C'
A, B, C	16'-0"	1'-6"	5'-0"	6"



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SERIAL NO. 20221941924 (LIMERICK TWP)

LANDSCAPE REQUIREMENTS:

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.
2. PLANTINGS SHOULD BE SELECTED AND LOCATED WHERE THEY WILL NOT CONTRIBUTE TO CONDITIONS HAZARDOUS TO PUBLIC SAFETY. SUCH LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO PUBLIC STREET RIGHTS-OF-WAY, UNDERGROUND AND ABOVEGROUND UTILITIES AND SIGHT TRIANGLE AREAS REQUIRED FOR UNOBSTRUCTED VIEWS AT STREET INTERSECTIONS.

PLANT SPECIFICATIONS.

1. ALL PLANTS SHALL MEET THE MINIMUM STANDARDS FOR HEALTH, FORM AND ROOT CONDITION AS OUTLINED IN THE AMERICAN ASSOCIATION OF NURSERYMEN (AA) STANDARDS.
2. ALL PLANT MATERIAL SHALL BE HARDY WITHIN THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) HARDINESS ZONE 6, APPLICABLE TO LIMERICK TOWNSHIP.
3. CANOPY TREES SHALL REACH A MINIMUM HEIGHT AND SPREAD OF 30 FEET AT MATURITY AS DETERMINED BY THE AA) STANDARDS AND SHALL BE DECIDUOUS. NEW TREES SHALL HAVE A MINIMUM CALIPER OF 2 1/2 INCHES AT PLANTING.
4. ORNAMENTAL TREES OR LARGE SHRUBS SHALL REACH A TYPICAL MINIMUM HEIGHT OF 10 FEET AT MATURITY BASED ON AA) STANDARDS. TREES AND SHRUBS MAY BE DECIDUOUS OR EVERGREEN AND SHALL HAVE 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-ONE-HALF-INCH CALIPER. NEW LARGE SHRUBS SHALL HAVE A MINIMUM SIZE OF 2 1/2 TO THREE FEET AT TIME OF PLANTING.
5. SMALL SHRUBS MAY BE EVERGREEN OR DECIDUOUS AND SHALL HAVE A MINIMUM HEIGHT AT MATURITY OF FOUR FEET BASED ON AA) STANDARDS FOR THAT SPECIES. NEW SHRUBS SHALL HAVE A MINIMUM SIZE OF 18 INCHES AT TIME OF PLANTING.
6. EVERGREEN TREES SHALL REACH A TYPICAL MINIMUM HEIGHT OF 20 FEET AT MATURITY BASED ON AA) STANDARDS FOR THAT SPECIES AND SHALL REMAIN EVERGREEN THROUGHOUT THE YEAR. NEW EVERGREENS SHALL HAVE A MINIMUM HEIGHT AT PLANTING OF SIX FEET.
7. PLANT SPECIES LISTED IN THE LIST OF RECOMMENDED PLANT SPECIES AT THE END OF THIS CHAPTER SHALL BE PERMITTED TO BE USED TO MEET THE REQUIREMENTS OF THIS CHAPTER.
- a. OTHER PLANT SPECIES MAY BE PERMITTED BY THE TOWNSHIP TO BE USED TO MEET TOWNSHIP REQUIREMENTS IF THE APPLICANT PROVIDES WRITTEN INFORMATION THAT DESCRIBES THE SUITABILITY OF SUCH SPECIES, CONSIDERING LOCAL CONDITIONS. THE APPLICANT SHALL NOTE IN WRITING WHICH PROPOSED SPECIES ARE NOT LISTED IN THE LIST OF RECOMMENDED PLANT SPECIES.
- b. THIS CHAPTER DOES NOT REGULATE PLANT SPECIES FOR LANDSCAPING THAT IS NOT REQUIRED BY THIS CHAPTER AND WHICH IS NOT WITHIN THE PUBLIC RIGHT-OF-WAY.

MAINTENANCE.

1. 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.
2. 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.
3. 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.

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.
2. THE DEVELOPER OR LANDOWNER SHALL DEPOSIT WITH THE TOWNSHIP A SUM OF MONEY EQUAL TO THE AMOUNT NECESSARY TO COVER THE COST OF PURCHASING, PLANTING, MAINTAINING AND REPLACING ALL VEGETATIVE MATERIALS FOR A PERIOD OF 18 MONTHS.
3. THIS CONDITION MAY BE SATISFIED THROUGH A LAND DEVELOPMENT AGREEMENT WITH SUFFICIENT AND APPROPRIATE FINANCIAL GUARANTIES.

LANDSCAPING SCHEDULE				
SYMBOL	NAME	QUANTITY	NATIVE	SIZE
	RED MAPLE, ACER RUBRUM	12	Y	2.5" CAL.
	SWEET BIRCH, BETULA LENTIA	2	Y	2.5" CAL.
	WHITE PINE, PINUS STROBUS	14	Y	6"
	SERVICEBERRY, AMELANCHIER ALBOREOA	14	Y	18"
	SUMMERSWEET, CLETHRA ALNIFOLIA	33	Y	18"
	WITCH HAZEL, HAMAMELIS VIRGINIANA	21	Y	18"

OWNERS CERTIFICATION

I, DAN ANDREWS, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY LIMERICK TOWNSHIP AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

DAN ANDREWS

DATE

DESIGN ENGINEER CERTIFICATION

I, BRIAN D. BOYER, PE, ON THIS DATE HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

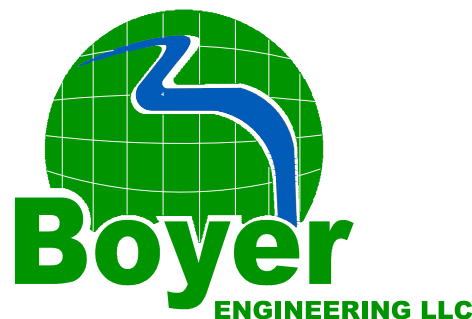
BRIAN D. BOYER, PE

DATE

CLIENT

DAN ANDREWS
103 WEST BEIDLER ROAD
KING OF PRUSSIA, PA 19406

SEAL



SUBJECT

LIGHTING AND LANDSCAPING PLAN

398 NORTH LEWIS ROAD

LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

1860 WEAVERTOWN ROAD, SUITE 100
DOUGLASSVILLE, PA 19518
PHONE: 610-689-8021
FAX: 610-689-4538

DESIGN BDB

CHKD. BY

DRAWN BY SSR

CHKD. BY BDB

DATE 2022-07-13

SCALE 1" = 20'

PROJECT NO.

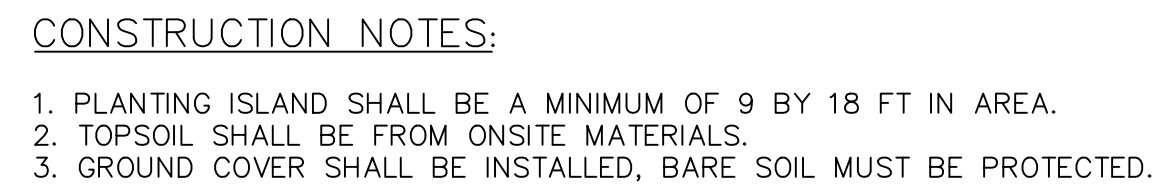
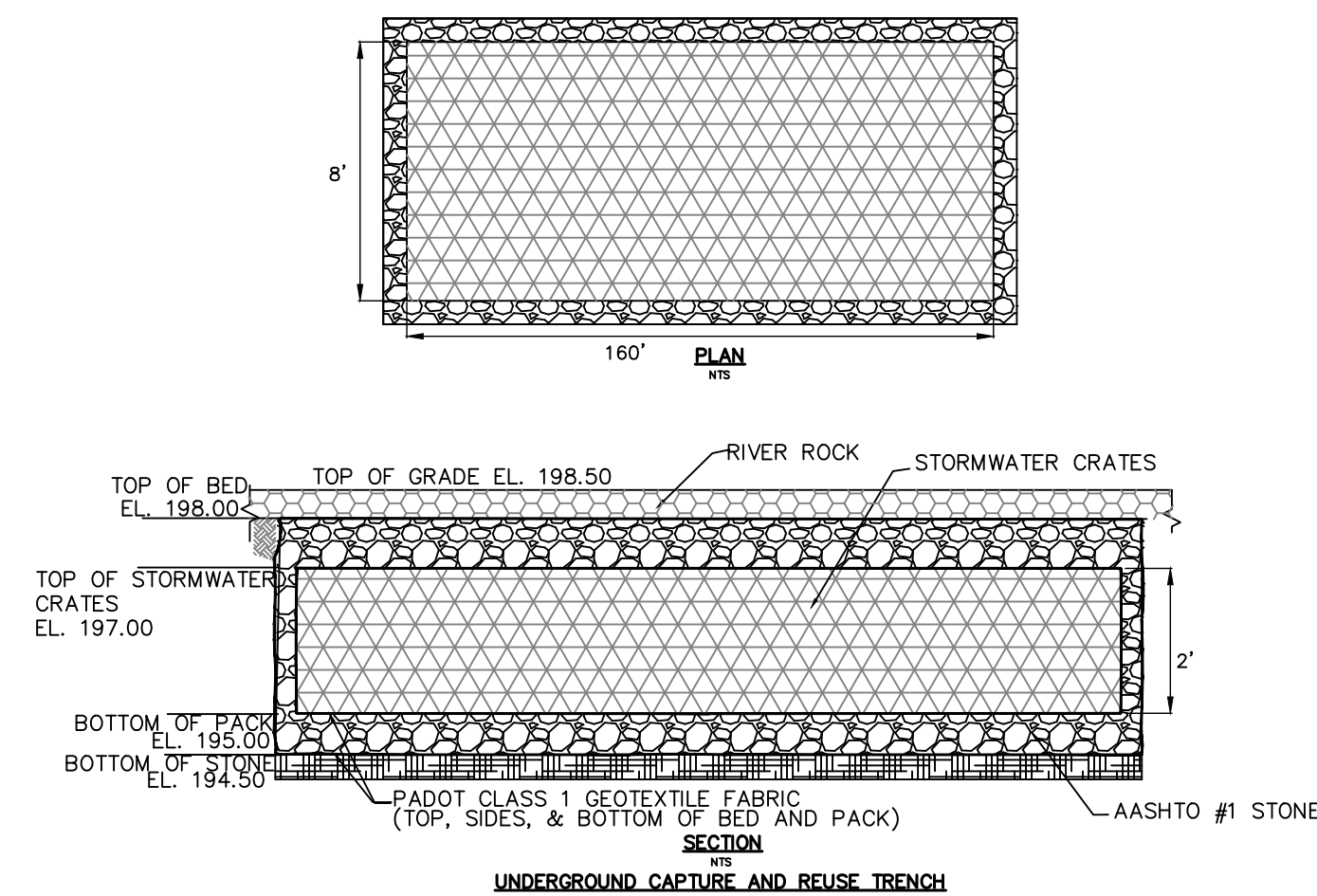
22-452

DWG. NO.

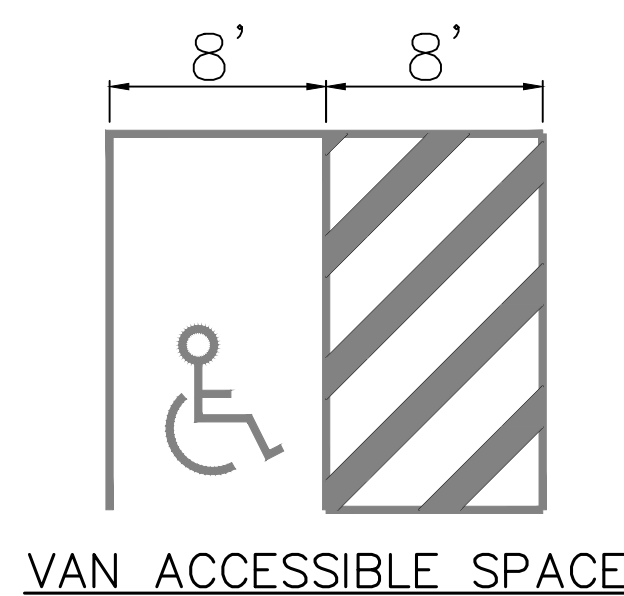
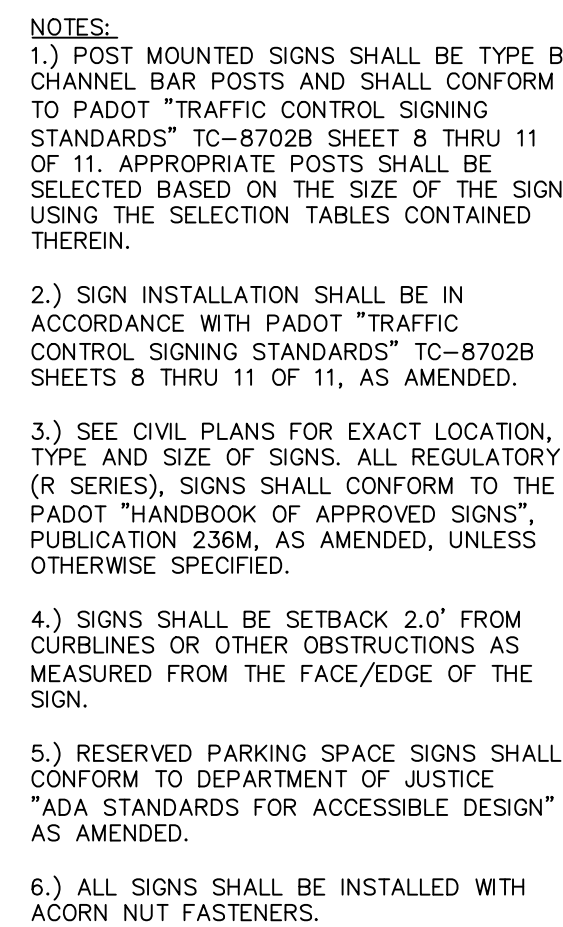
SP122452

SHEET NO.

4 OF 9



1. Plant material shall be of nursery stock, balled and burlapped. It shall be of symmetrical growth, free of insects, pests and disease, and durable under the maintenance contemplated.
2. All planting materials shall meet the minimum standards of the American Association of Nurserymen.
3. Trees shall not be planted within 6' of any storm, sanitary, or water lines.
4. Trees and other required plant material shall not be planted until the finished grading of the land development has been completed.
5. Additional foundation or site landscaping may be added at the Owner's option.



NOTE:

1. HANDICAPPED SYMBOL SHALL BE WHITE. IT MAY BE INSTALLED ALONE OR WITH A BLUE BACKGROUND WHICH EXTENDS A MINIMUM OF 3" BEYOND THE SYMBOL. IF MATERIAL THICKNESS OF SYMBOL IS GREATER THAN 20 MILS THE BLUE BACKGROUND MUST BE USED. ANY REDUCTION IN DIMENSIONS MUST BE APPROVED BY THE DEPARTMENT.



NOTE:
1. THE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LIMERICK SIDEWALK MASTER PLAN.

TOSPOIL NOTES:

THE PERMANENT REMOVAL OF TOSPOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED, EXCEPT AS FOLLOWS:

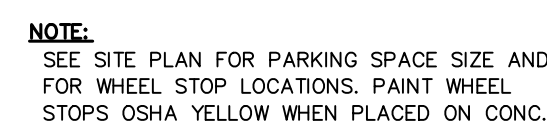
1. THE REMOVAL OF ACTUAL CONSTRUCTION ON PREMISES THAT PORTION OF THE TOSPOIL PRESENT WHICH COVERS AN AREA TO BE OCCUPIED BY PERMANENT STRUCTURES OR PERMANENTLY LOCATED MATERIALS OF AN OBVIOUS NATURE OR PONDS AND LAKES MAY BE CONSIDERED EXCESS AND MUST BE REMOVED BY THE OWNER.

2. DURING REGRADING OPERATIONS CONDUCTED UPON PREMISES, WHETHER OR NOT CARRIED ON IN ACCORDANCE WITH A GRADING PLAN, EXCESS TOSPOIL SHALL BE REMOVED PRIOR TO REGRADING OPERATIONS OVER THE CURB (AT LEAST EIGHT INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED. EXCESS TOSPOIL MAY BE USED FOR REGRADING PURPOSES.

3. NO TOSPOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOSPOIL MUST BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY, UPON COMPLETION OF CONSTRUCTION, THE TOSPOIL SHALL BE UNIFORM IN COLOR AND APPEARANCE TO THE SURFACE OF THE UNDERLYING SOIL. NO SPREADING OR PLANTING ON THE SLOPES OF LESS THAN 7% AND SHALL BE STABILIZED BY SODDING ON SLOPE OF 7% OR GREATER AND PLANTING ON FLAT GROUND OR ON SLOPES OF 20%, PROVIDED THAT RIPRAP SHALL BE UTILIZED FOR BANK EXCEEDING 25%.




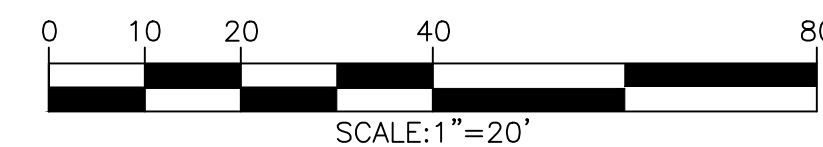
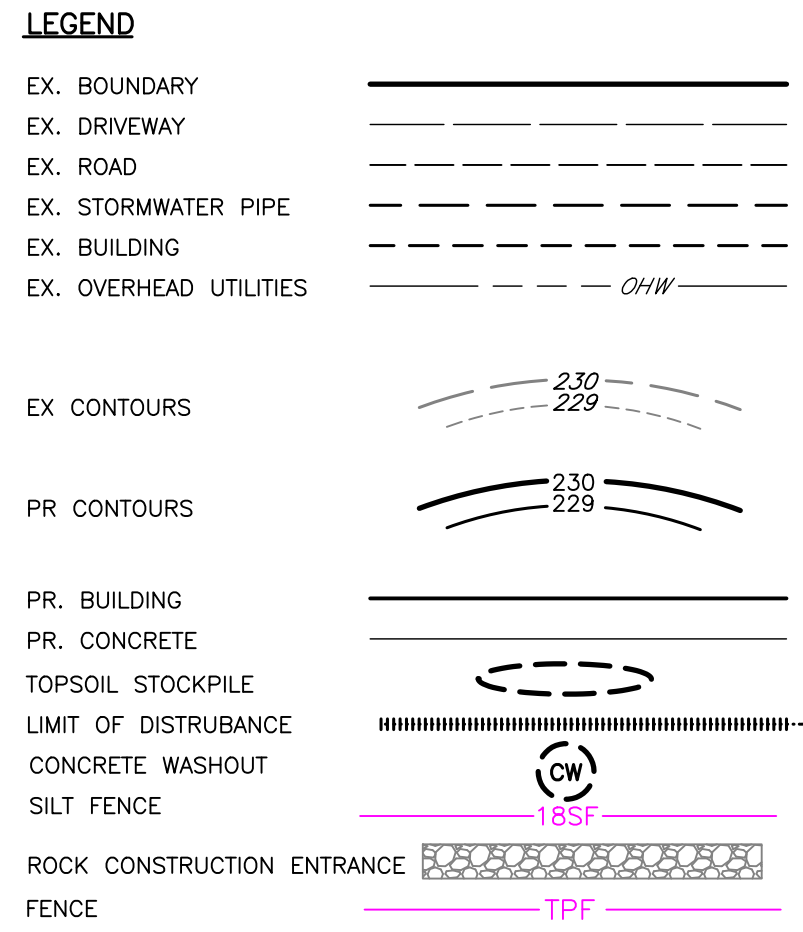
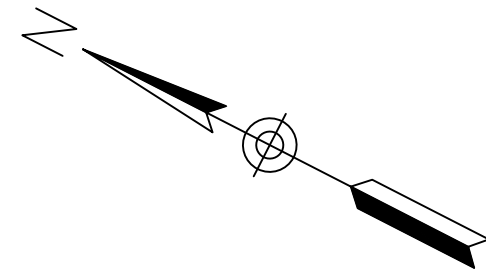
TYPICAL PARKING LOT
PAVEMENT SECTION DETAIL
NO SCALE



CONCRETE WHEEL STOP DETAIL

2.			
1.	PER PENNONI REVIEW LTR DATED SEPTEMBER 27, 2022	02-23-23	JLK BDB
NO.	REVISION	DATE	BY APP.


CLIENT DAN ANDREWS 103 WEST BEIDLER ROAD KING OF PRUSSIA, PA 19406		SUBJECT 398 NORTH LEWIS ROAD LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA	
SEAL		1860 WEAVERTOWN ROAD, SUITE 100 DOUGLASSVILLE, PA 19518 PHONE: 610-689-8021 FAX: 610-689-4538	
		PROJECT NO. 22-452	
		DWG. NO. SP122452	
		SHEET NO. 5 OF 9	
		DESIGN BDB	CHKD. BY
		DRAWN BY SSR	CHKD. BY BDB
		DATE 2022-07-13	SCALE 1" = 20'




2.				
1.	PER PENNONI REVIEW LTR DATED SEPTEMBER 27, 2022	02-23-23	JLK	BDB
NO.	REVISION	DATE	BY	APP.

SEAL

SEAL



Boyer
ENGINEERING LLC



Boyer
ENGINEERING LLC

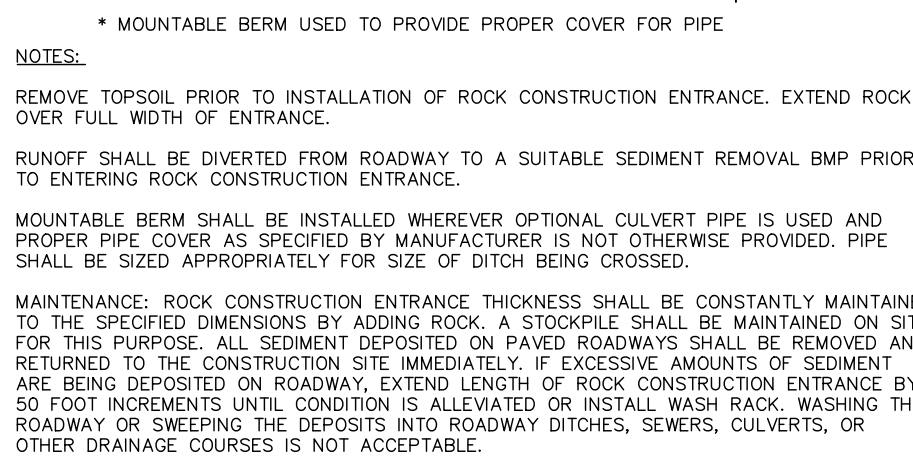
EROSION AND SEDIMENTATION
PLAN

SUBJECT

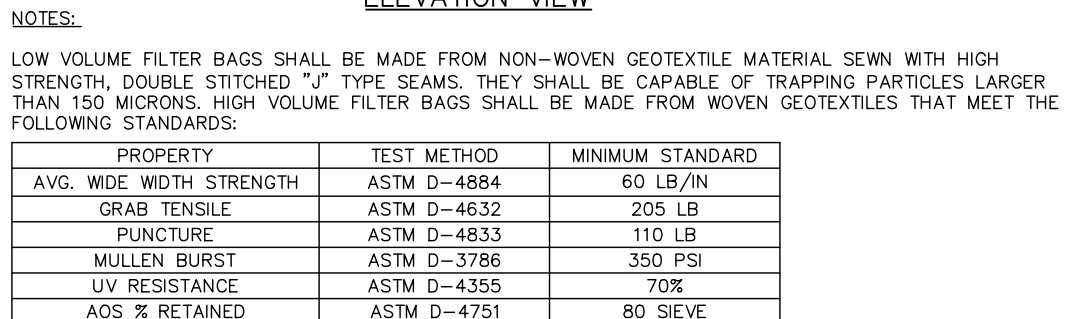
398 NORTH LEWIS ROAD

LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

1860 WEAVERTOWN ROAD, SUITE 100 DOUGLASSVILLE, PA 19518 PHONE: 610-689-8021 FAX: 610-689-4538		PROJECT NO. <div style="font-size: 24pt; text-align: center;">22-452</div>
DESIGN	BDB	CHKD. BY
DRAWN BY		CHKD. BY
SSR		BDB
DATE	2022-07-13	SCALE
		1" = 20'
		DWG. NO. <div style="font-size: 24pt; text-align: center;">ES122452</div>
		SHEET NO. <div style="font-size: 24pt; text-align: center;">6 OF 9</div>



NOT TO SCALE



NOT TO SCALE

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

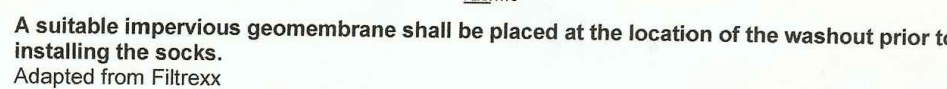
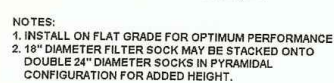
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY.

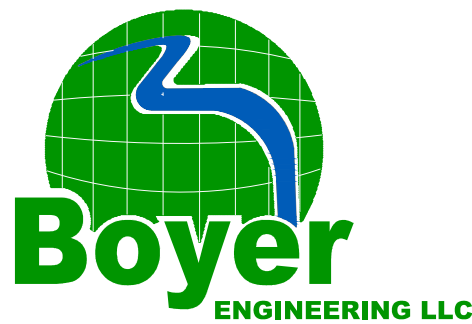


CONCRETE WASHOUT

2.			
1.	PER PENNONI REVIEW LTR DATED SEPTEMBER 27, 2022	02-23-23	JLK BDB
NO.	REVISION	DATE	BY APP.

SEAL

SEAL



**1860 WEAVERTOWN ROAD, SUITE 100
DOUGLASSVILLE, PA 19518
PHONE: 610-689-8021
FAX: 610-689-4538**

DESIGN	CHKD. BY
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BDB	
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DRAWN BY	CHKD. BY
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SSR

BDB

11

PROJECT NO.

22-452

NO.

ES222452

SHEET NO.

7 OF 9

STANDARD WORKSHEET #3

Standard Silt Fence

PROJECT NAME: 398 North Lewis Road	
LOCATION: Limerick Township Montgomery County	
PREPARED BY: SNC	DATE: 8/5/2022
CHECKED BY: SSR	DATE:

*STAKES SPACED @ 8' MAX
USE 2" x 2" (± 3/8") WOOD
OR EQUIVALENT STEEL
(U OR T) STAKES

[illegible]

P:\PROJECTS\22-452 Dan Andrews SWM\DWG\22-452.dwg, 2/25/2023, 11:42:19 AM

Construction Sequence Notes

1. All earth disturbance activities shall proceed in accordance with the following sequence. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
2. All earth disturbances, including clearing and grubbing as well as cuts and fills, be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed, and dated by the Montgomery County Conservation District) must be available at the project site at all times. The Montgomery County Conservation District shall be notified of any changes to the approved plan prior to implementation of those changes. The Montgomery County Conservation District may require a written submittal of those changes for review.
3. Each stage shall be completed in compliance with Chapter 102 regulations before any following stage is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
4. At least seven (7) days before starting any earth disturbance activities, the O/RP shall invite all contractors involved in that activity, the landowner, all appropriate municipal officials, the erosion and sediment control plan designer and the Montgomery County Conservation District to a pre-construction meeting.
5. At least three (3) days before starting any earth disturbance activity, all O/RPs involved in that activity shall notify the Pennsylvania One Call System Inc. at 1-800-242-1776 to determine underground utilities locations.
6. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the Montgomery County Conservation District.
7. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of construction sequence. General site clearing, grubbing, and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
8. All building material and wastes must be removed from the site and recycled in accordance with DEP's Solid Waste Regulations (25 PA Code 260.1 et seq., 271.1 et. seq. and 287.1 et seq.), and/or any additional local, state , or federal regulations. No building materials (used or unused) or waste materials shall be burned, buried, dumped, or discharged at the site.
9. Before disposing of soil or receiving borrow for the site, the operator must assure that each spoil or borrow area has an erosion and sediment control plan approved by the local County Conservation District or the Department of Environmental Protection, and which is fully implemented and maintained according to Chapter 102 regulations prior to being activated. The operator shall also notify the Montgomery County Conservation District in writing of all receiving spoil and borrow areas when they have been identified.
10. The operator is responsible for ensuring that any material brought to the 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.
The general sequence of construction is as follows. If any modifications are necessary or desired by the O/RP, they must be approved by the Berks County Conservation District prior to implementing the changes.

1. The limit of disturbance (LOD) shall be marked with survey stakes, posts and rope, construction fence or some other acceptable material prior to disturbance activities.
2. Clear, grub, and install the Rock Construction Entrance area.
3. The area of the BMP's shall not be compacted or receive excessive heavy equipment traffic. The area shall be protected by using tape, fencing or other suitable method.
4. Any areas of tree canopy protections shall not be compacted or receive excessive heavy equipment traffic. The area shall be protected by using tape, fencing or other suitable method.
5. Clear trees to be removed and install the compost filter socks immediately after clearing in the locations shown on the plan for all disturbed areas. Clear trees only, no grubbing shall occur during this step until the downslope socks are in place.

Upon the installation or stabilization of all perimeter sediment control BMP's and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the Montgomery County Conservation District.

6. The access buildings, drive, parking improvements and site grading may begin using the following procedure:
 - The contractor shall ensure that the runoff from all possible earth disturbance activities shall constantly be directed into the Sediment Traps.
 - Remove and grub the root material.
 - Strip the topsoil from the proposed disturbed area.
 - Place the topsoil where shown on the plan.
 - Place fill and compact to proposed grades starting downhill working uphill.
 - The subgrade shall be rolled and the stone placed where shown on the plan.
 - Proposed storm sewers and structures shall be installed at this time. Each catch basin shall have a sediment filter device installed until final stabilization.
 - Stabilize the disturbed areas on the site with a minimum of six inches of topsoil, permanently seed and mulch. A slope protection blanket shall be installed where shown on the plan.
 - The fill areas shall be stabilized at the end of each day.
 - No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations on areas proposed to be lawn areas.
7. Begin Building construction.
8. Begin installing the utilities using the following procedure. The utility lines may be installed simultaneously if desired by the O/RP:
 - The sewer line connection, pump, lateral, and electric line
 - The water line connection
 - The gas, electric, telephone and cable lines if proposed shall be installed. The open trenches shall be backfilled and stabilized at the end of each day.
9. Pave areas shown on the plans and stabilize any disturbed areas.
10. After upslope areas are stabilized, install the capture and reuse tank and basin.

A. A licensed Professional Engineer shall be present for this step.
 - Any sediment entering the BMP shall be removed with light equipment. The underlying soil shall be scarified a minimum of twelve inches with a york rake, rototiller or other suitable equipment. A licensed professional shall provide oversight during the scarifying of the subgrade.
 - The topsoil shall be stripped and be placed where shown on the plan.
 - Excavate the bstone basin and place and compact the fill for the berm. The structural soil shall be placed where shown on the plan.
 - Install the outlet structure and outlet pipe. A licensed Professional shall provide oversight during the backfilling of the outlet pipe.

- Stabilize the entire outside of the berm and on the inside of the berm with topsoil.
- Immediately apply the permanent seeding and mulch for the entire area. A slope protection blanket shall be installed where shown on the plan and all slopes greater than 3:1.
- Amended topsoil per the procedure outlined on the plans shall be installed on the inside of Rain Gardens, permanently seeded and mulched. A slope protection blanket shall be installed where shown on the plan and all slopes greater than 3:1.

11. Install soil amendment, trees and landscaping in areas of lawn shown on the plans using light tracked equipment. Do not run equipment over areas of soil amendment to avoid compaction. Stabilize all disturbed areas with seed and mulch. Licensed professional oversight and inspection shall occur at this critical stage.

12. When all of the disturbances on the site are completely stabilized (a minimum of 70% uniform perennial vegetative cover), all temporary BMP's should be removed from the site and any disturbance created when removing them shall immediately be permanently seeded and mulched. Compost filter socks shall be split open and the compost distributed in landscaped areas of the site.

2.				
1.	PER PENNONI REVIEW LTR DATED SEPTEMBER 27, 2022	02-23-23	JK	BOB
NO.	REVISION	DATE	BY	APP.

SEAL

SEAL



CLIENT

DAN ANDREWS
103 WEST BEIDLER ROAD
KING OF PRUSSIA, PA 19406

SUBJECT

EROSION AND SEDIMENTATION
NARRATIVE

398 NORTH LEWIS ROAD

LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**1860 WEAVERTOWN ROAD, SUITE 100
DOUGLASSVILLE, PA 19518
PHONE: 610-689-8021
FAX: 610-689-4538**

PROJECT NO.

22-452

DWG. NO.

ES322452

DESIGN

BDB

CHKD. BY

DRAWN BY

SSR

CHKD. BY

BDB

SHEET NO.

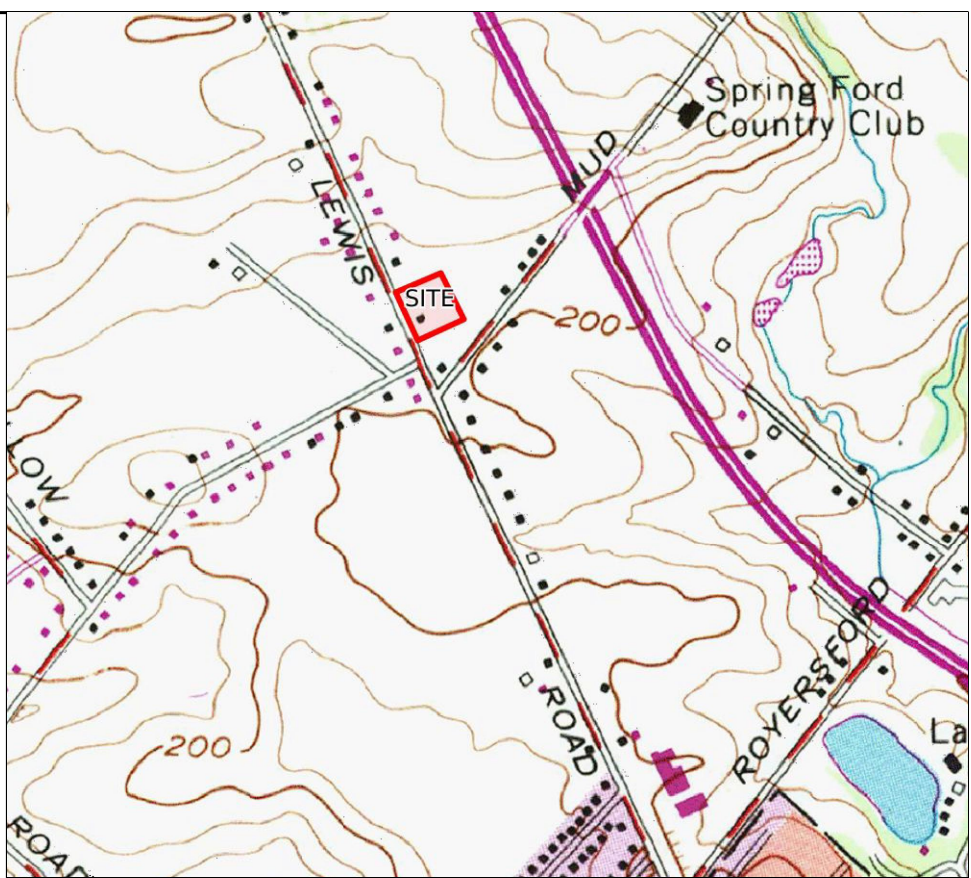
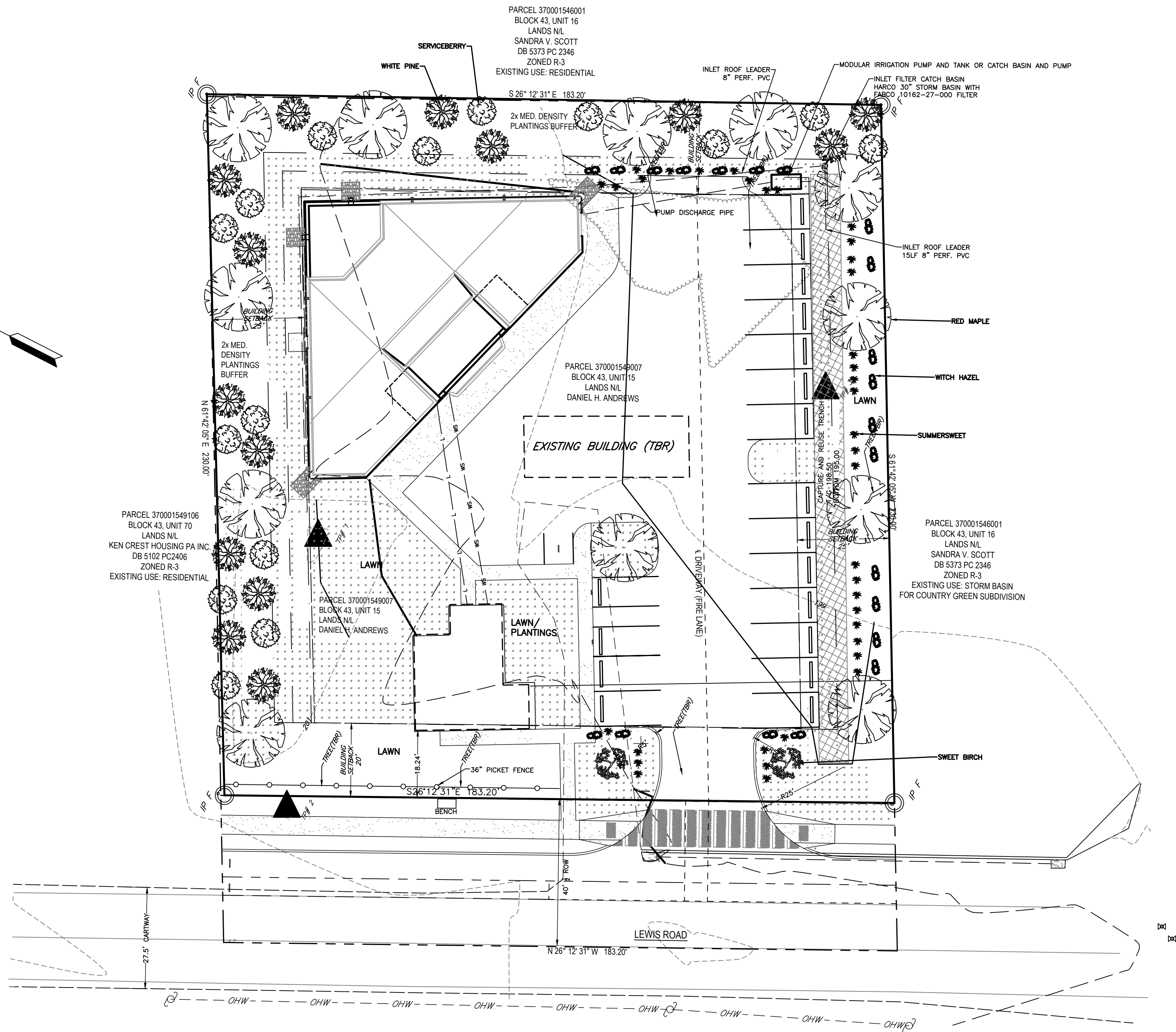
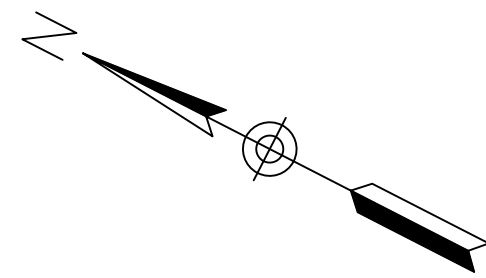
DATE

2022-07-13

SCALE

1" = 20'

8 OF 9



LEGEND	
EX. BOUNDARY	---
EX. DRIVEWAY	---
EX. ROAD	---
EX. STORMWATER PIPE	---
EX. BUILDING	---
EX. OVERHEAD UTILITIES	--- OHW ---
EX. CONTOURS	230 229
PR. CONTOURS	230 229
PR. BUILDING	---
PR. CONCRETE	---

OWNERS CERTIFICATION	
I, DAN ANDREWS, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY LIMERICK TOWNSHIP AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.	
DAN ANDREWS	_____
DATE	_____
DESIGN ENGINEER CERTIFICATION	
I, BRIAN D. BOYER, PE, ON THIS DATE HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LIMERICK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.	
BRIAN D. BOYER, PE	_____
DATE	_____

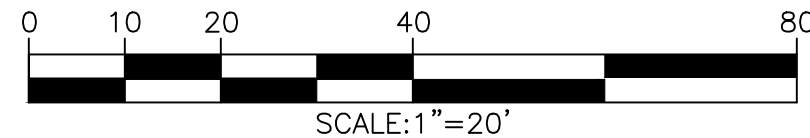
TOPSOIL NOTE:
THE PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE PROHIBITED, EXCEPT AS FOLLOWS:
1. DURING ACTUAL CONSTRUCTION ON PREMISES, THAT PORTION OF THE TOPSOIL PRESENT WHICH COVERS AN AREAS TO BE OCCUPIED BY PERMANENT STRUCTURES OR PERMANENTLY LOCATED MATERIALS OF AN IMPERVIOUS NATURES OR PONDS AND LAKES MAY BE CONSIDERED EXCESS AND MAY BE REMOVED BY THE OWNER.
2. DURING REGRADING OPERATIONS CONDUCTED UPON PREMISES, WHETHER OR NOT CARRIED ON IN CONJUNCTION WITH ON-SITE CONSTRUCTION, EXCESS TOPSOIL REMAINING AFTER RESTORING PROPER TOPSOIL COVER (AT LEAST EIGHT INCHES) TO THE AREAS OF THE PARCEL UPON WHICH REGRADING OPERATIONS WERE CONDUCTED MAY BE REMOVED BY THE OWNER.



**Know what's below
Call Before You Dig!**

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA!
CALL 1-800-242-1776
NON MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE
TO UTILITIES BEFORE YOU EXCAVATE, DRILL,
BLAST OR DEMOLISH

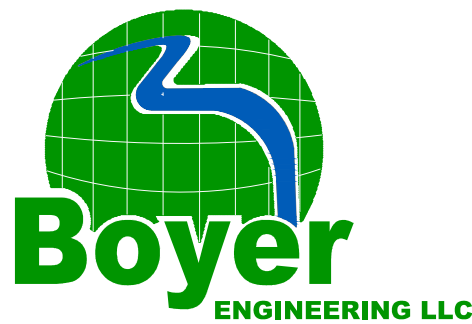
SERIAL NO. 20221941924 (LIMERICK TWP)



NO.	REVISION	DATE	BY	APP.
2.				
1.	PER PENNION REVIEW LTR DATED SEPTEMBER 27, 2022	02-23-23	JK	BOB

SEAL

SEAL



CLIENT		SUBJECT	
DAN ANDREWS 103 WEST BEIDLER ROAD KING OF PRUSSIA, PA 19406		PCSM PLAN 398 NORTH LEWIS ROAD LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA	
1860 WEAVERTOWN ROAD, SUITE 100 DOUGLASSVILLE, PA 19518 PHONE: 610-689-8021 FAX: 610-689-4538		PROJECT NO. 22-452	DWG. NO. SP122452
DESIGN BDB	CHKD. BY	DRAWN BY SSR	CHKD. BY BDB
DATE 2022-07-13	SCALE 1" = 20'	SHEET NO. 9 OF 9	