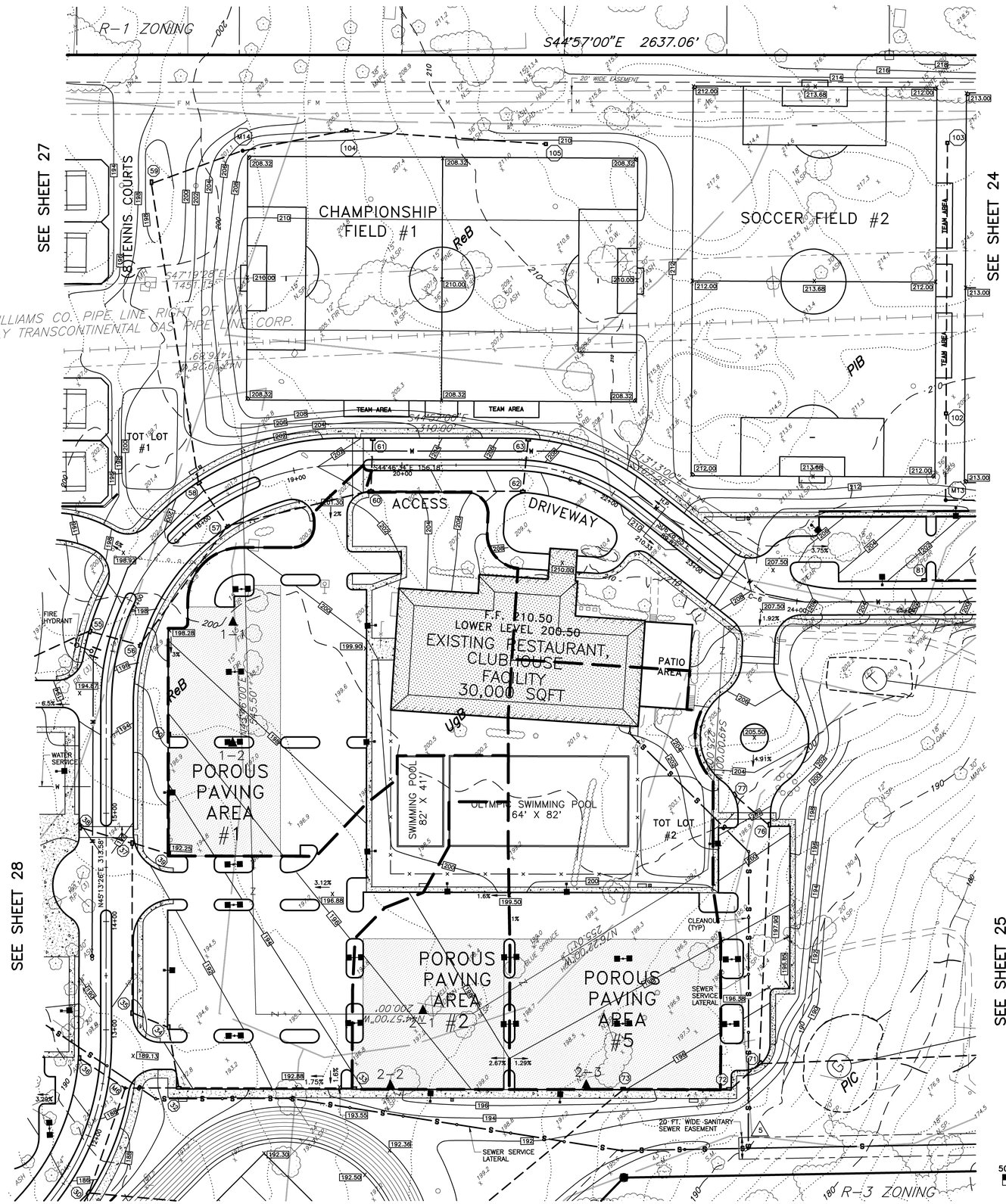

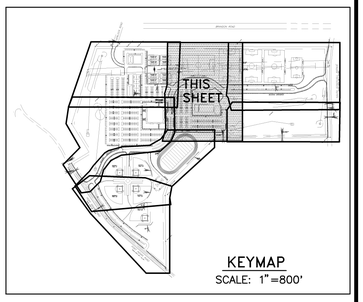

KEYMAP
SCALE: 1"=800'

SOILS CLASSFICATION

LeA – LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.
LeB – LAWRENCEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
PIB – PENN–LANDSDALE COMPLEX, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
PIC – PENN–LANDSDALE COMPLEX, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED.
ReA – READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
ReB – READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
UgB – URBAN LAND, 0 TO 8 PERCENT SLOPES
Urxb – URBAN LAND–PENN COMPLEX, 0 TO 8 PERCENT SLOPES
UusD – URBAN LAND–UDORTHENTS, SHALE AND SANDSTONE COMPLEX, 8 TO 25 PERCENT SLOPES

NOTE: PRIOR TO FINAL PLAN APPROVAL THE DEPTH OF THE EXISTING SANITARY SEWER FORCE MAIN ALONG THE NORTHERN TRACT BOUNDARY MUST BE CONFIRMED. IF NECESSARY TO MAINTAIN PROPER COVER THE FORCE MAIN MAY NEED TO BE LOWERED. THIS DESIGN, IF REQUIRED, MUST BE REVIEWED AND APPROVED WITH THE FINAL PLANS.

POST–CONSTRUCTION MAINTENANCE OF STORMWATER FACILITIES AND OVERALL SITE

THE OPERATION AND MAINTENANCE OF THE STORMWATER BMP's ON THE SITE ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

A. SYSTEM DEWATERING:
SHOULD DEWATERING OF THE RETENTION PONDS BE REQUIRED THE WATER MUST BE DISCHARGED TO A DEP APPROVED DEWATERING FACILITY (DIRT BAG OR EQUAL).

B. THE POROUS PAVEMENT MUST BE INSPECTED MONTHLY TO ENSURE SEDIMENT IS NOT CLOGGING THE VOIDS IN THE SURFACE. SHOULD THIS BE OCCURING THE PARKING LOT MUST BE VACUUMED TO REMOVE THE SEDIMENT.

C. THE FOREBAYS MUST BE INSPECTED TO ENSURE THE VEGETATION IS HEALTHY AND TO VERIFY SEDIMENT IS NOT ACCUMULATING IN THE BOTTOM OF THE SYSTEM. ALL SEDIMENT FOUND MUST BE REMOVED. ANY DEAD VEGETATION MUST BE REPLACED.

D. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS, INCLUDING POROUS PAVING, STORM INLETS, STORM DRAIN PIPES, DETENTION/RETENTION SYSTEMS, PLUNGE POOLS AND FOREBAYS ARE PERMANENT AND ARE NOT TO BE REMOVED. THE PROPERTY OWNER, HIS SUCCESSOR OR DESIGNS SHALL ASSUME THE RESPONSIBILITY FOR PERPETUAL MAINTENANCE OF THE SAID FACILITIES. IF THE OWNER, HIS SUCCESSOR OR ASSIGNS, FAILS IN ANY WAY TO MAINTAIN THE SAID FACILITIES OR CAUSES THE FACILITIES TO BE ALTERED OR REMOVED, UPON WRITTEN NOTIFICATION BY THE MUNICIPALITY, THE DEFECTS SHALL PROMPTLY BE CORRECTED AT THE OWNERS EXPENSE. UPON THE OWNERS FAILURE TO CORRECT THE DEFECT WITHIN THE TIME SPECIFIED BY THE MUNICIPALITY, THE OWNER, HIS SUCCESSOR OR ASSIGNS DO HEREBY AUTHORIZE THE MUNICIPALITY TO ENTER UPON THE SAID PROPERTY AND CAUSE THE REPAIRS, MAINTENANCE AND/OR CORRECTIONS TO BE MADE. A LIEN MAY BE FILED AGAINST THE PROPERTY FOR ALL COSTS OF ALL CORRECTIONS INCLUDING APPLICABLE ENGINEERING AND/OR ATTORNEY'S FEES, ALTHOUGH THE MUNICIPALITY IS UNDER NO OBLIGATION TO TAKE ACTION. THE PERMISSION GRANTED HEREIN SHALL CONSTITUTE AN ACCESS EASEMENT FOR MAINTENANCE PURPOSES SHOULD SAME BE NECESSARY BY THE MUNICIPALITY IN THE SOLE OPINION OF THE MUNICIPALITY. THE MAINTENANCE RESPONSIBILITY SHALL BE WRITTEN INTO THE DEED.

E. DRIVEWAY AND PARKING LOT SWEEPING.
1. THE PARKING LOTS IN THE DEVELOPMENT MUST BE SWEPT A MINIMUM OF TWICE PER YEAR WITH A MECHANICAL OR VACUUM STREET SWEEPING DEVICE.
2. THE SWEEPING MUST BE CONDUCTED AFTER BUSINESS HOURS.
3. THE MANAGEMENT COMPANY FOR THE DEVELOPMENT MUST KEEP A RECORD OF ALL SWEEPING.

POST–CONSTRUCTION MAINTENANCE INSPECTION

A. STORMWATER MANAGEMENT FACILITIES AND WATER QUALITY STRUCTURES SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA ON BEHALF OF THE APPLICANT OR RESPONSIBLE ENTITY ON THE FOLLOWING BASIS:
1. TWO INSPECTIONS PER YEAR FOR THE FIRST TWO YEARS.
2. ONE INSPECTION PER YEAR EACH YEAR AFTER THE FIRST TWO YEARS.
3. DURING OR IMMEDIATELY AFTER CESSATION OF A 100–YEAR OR GREATER STORM EVENT.

B. 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 PICTURES REGARDING THE CONDITION OF THE FACILITY AND RECOMMEND NECESSARY REPAIRS, IF NEEDED. ANY NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE (1) MONTH OF THE REPORT ISSUANCE DATE. THE INSPECTION WILL VERIFY IF SEDIMENT HAS COLLECTED IN THE PIPE STORAGE SYSTEM.

POST–CONSTRUCTION MAINTENANCE OF STORMWATER FACILITIES

A. ANY SEDIMENT OR DEBRIS THAT IS FOUND IN THE STORMWATER MANAGEMENT SYSTEMS OR THE BOTTOMS OF THE STRUCTURES MUST BE REMOVED AND DISPOSED OF AT AN APPROVED FACILITY.

B. 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 PICTURES REGARDING THE CONDITION OF THE FACILITY AND RECOMMEND NECESSARY REPAIRS, IF NEEDED. ANY NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE (1) MONTH OF THE REPORT ISSUANCE DATE.

LEGEND

430	EXISTING INDEX CONTOUR
	EXISTING INTERIOR CONTOUR
430	PROPOSED CONTOUR
	EXISTING INLET
	PROPOSED INLET
	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
	EXISTING STORM MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED MONUMENT
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
S	EXISTING SANITARY SEWER PIPE
S	PROPOSED SANITARY SEWER PIPE
E	EXISTING ELECTRIC LINE
E	PROPOSED ELECTRIC LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
	GAS PIPELINE
	SOILS LINE
	EXISTING CURB
	PROPOSED CURB
	LIGHT POLE & FIXTURE
94.68 +	PROPOSED SPOT ELEVATION
	EXISTING SIGN
	PROPOSED SIGN
	WATER METER
WV	WATER VALVE
	EXISTING D–W ENDWALL
	PROPOSED D–W ENDWALL
	EDGE OF WOODLANDS
	STEEP SLOPES >15%
	RETAINING WALL
	PROPOSED POROUS PAVEMENT
▲ 1–1	INFILTRATION TESTING LOCATION
	POROUS PAVING DRAINAGE AREA BOUNDARIES

50 0 50 100 150 FEET
GRAPHIC SCALE

PRELIMINARY PLAN
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

1	9–28–15	REVISED PER TOWNSHIP CONSULTANT REVIEW COMMENTS

LAND DEVELOPMENT PLAN
FOR
WESTOVER SPORTING COMPLEX

WEST NORRITON TOWNSHIP — MONTGOMERY COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903–0060
Fax (610) 903–0080

Project–	2769
Date–	12–23–14
Scale–	1"= 50'
Drawn–	SLM
Checked–	A.J.B.
Sheet–	26 OF 65
Ver.–	000

Plotted: 9/25/2015 *File:* F:\JB\2769\FPS\2769–SPORTS–4.pro