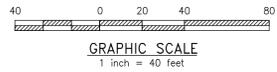


SECTION 73-32.4(3) - STEEP SLOPE DISTURBANCE
ON ANY LOT CONTAINING AN AREA OR AREAS OF PROHIBITED OR PRECAUTIONARY SLOPE, THE TOTAL AMOUNT OF IMPERVIOUS SURFACE THAT MAY BE INSTALLED OR MAINTAINED WITHIN THE TOTAL AREA OR AREAS OF SUCH SLOPE SHALL NOT EXCEED 50% OF THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE PERMITTED FOR SUCH USE ON ANY LOT IN THE UNDERLYING BASE ZONING DISTRICT.

MAXIMUM PERMITTED IMPERVIOUS AREA = 60% = 0.6 X 9.76 ACRES = 5.856 ACRES
50% OF MAXIMUM PERMITTED IMPERVIOUS = 2.928 ACRES = 127,544 SF
IMPERVIOUS SURFACE PROPOSED ON STEEP SLOPES = 2.290 ACRES = 99,770 SF

VARIANCE PLAN
SCALE: 1" = 40'



GENERAL NOTES:

- PROPERTY INFORMATION:
UPI: 54-1-217
ADDRESS: 14 INDUSTRIAL BOULEVARD
PAOLI, PA 19301
ZONING DISTRICT: I - RESTRICTED INDUSTRIAL
- APPLICANT/EQUABLE OWNER:
HK INDUSTRIAL, LLC
1273 BUTLER PIKE
BLUE BELL, PA 19422
ATTN: THOMAS G. KESSLER
EMAIL: TKESSLER@GMAIL.COM
- TOTAL SITE AREA TO TITLE LINES = 10.3 ACRES(±).
TO ULTIMATE R/W LINES = 1.69 ACRES(±).
- THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER SERVICES.

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. OPENING SPACES
- PROP. OPENING SPACES
- EX. TELE LINE
- PROP. TELE LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- PROPOSED OPEN SPACE

VARIANCES REQUESTED

- A VARIANCE FROM SECTION 139-107.B OF THE ZONING ORDINANCE TO PERMIT THE REMOVAL OF DESIRABLE SPECIES WITH TRUNKS GREATER THAN 18 INCHES IN CIRCUMFERENCE AT CHEST HEIGHT IN LIEU OF TRANSPLANTING SUCH TREES FOR USE IN THE ARAD PROPOSAL'S LANDSCAPING SCHEME;
- A VARIANCE FROM SECTION 73-11.1.F WHICH PROVIDES THAT PROTECTED LANDS MAY NOT BE DISTURBED UNLESS SPECIFICALLY PERMITTED IN CHAPTER 73, WHERE DISTURBANCE TO WOODLANDS IS NECESSARY AND REPLACEMENT IS IMPOSSIBLE IN FULL COMPLIANCE WITH SECTIONS 73-13.A(1)(A) AND (1)(B) DUE TO THE UNIQUE EXISTING FEATURES OF THE PROPERTY AND VARIANCES ARE BEING REQUESTED FROM THESE SECTIONS;
- A VARIANCE FROM SECTION 73-13.A(1)(A) OF THE EPO TO PERMIT THE DISTURBANCE OF 66.8% (234 HEALTHY TREES OUT OF 350 HEALTHY TREES) ON-SITE HAVING A CALIPER OF SIX INCHES OR GREATER EXISTING ON THE LOT WHERE NO MORE THAN 25% IS PERMITTED, SO AS TO ALLOW FOR THE REASONABLE AND APPROPRIATE DEVELOPMENT OF THE PROPERTY FOR THIS PERMITTED ARAD PROPOSAL;
- A VARIANCE FROM SECTION 73-13.A(1)(B) OF THE EPO, TO PERMIT THE PROPOSED LANDSCAPING PLAN (INCLUDING 412 NEW TREES AND 508 NEW SHRUBS) FOR THE ARAD PROPOSAL TO PROVIDE ADEQUATE TREE REPLACEMENT ON-SITE, WHERE THE ORDINANCE OTHERWISE WOULD NECESSITATE THE PLANTING OF 423 TREES WITH A CALIPER OF 5" ON THE PROPERTY, WHICH WOULD IMPEDE THE REASONABLE AND SAFE DEVELOPMENT OF THE PROPERTY;
- SUCH OTHER RELIEF AS THE BOARD DEEMS NECESSARY AND SUFFICIENT TO AUTHORIZE THE ARAD PROPOSAL AS DESCRIBED HEREIN.

PARKING REQUIREMENTS

REQUIRED	REQUIRED	PROPOSED
MULTI-FAMILY	2 SP. / DWELLING UNIT	68 SPACES
		68 GARAGE SPACES + 4 VISITOR SPACES = 72 SPACES

ZONING DATA TABULATION

WILLISTOWN TOWNSHIP ZONING ORDINANCE

ARTICLE XV : I - RESTRICTED INDUSTRIAL DISTRICTS

PERMITTED USES BY AREA: AGE-RESTRICTED APARTMENT DEVELOPMENT OPTION

SECTION 139-75.2.B. - USE REGULATIONS

	REQUIRED	PROPOSED
MIN. TRACT AREA	7 ACRES	10.27 ACRES
MAX. DENSITY (UNITS/ACRE)	20 DU/AC	4.77 DU/AC
MIN. LOT WIDTH - BUILDING LINE	200 FT.	50 FT.*
MIN. LOT WIDTH - STREET LINE	150 FT.	50 FT.*
MAX. BUILDING COVERAGE	30%	14.97%
MAX. FLOOR AREA	80%	38.30%**
MAX. OVERALL IMPERVIOUS SURFACE	60%	26.28%
MIN. BUILDING SETBACK FROM:		
- STREET LINE	35 FT.	>35 FT.
- SIDE OR REAR PROPERTY LINE	40 FT.	>40 FT.
MIN. BUILDING HEIGHT	35 FT.	<35 FT.
MIN. OPEN SPACE	25% (2.44 ACRES)**	50.72% (4.95 ACRES)

*EXISTING NON-CONFORMITY - REPRESENTS THE SOUTHERN 50' WIDE ACCESS STRIP.

**MASSES EACH UNIT HAS A BASEMENT PLUS TWO FLOORS (FOOTPRINT TIMES THREE).

***OPEN SPACE - 25% OF NET TRACT AREA - 9.76 ACRES * 0.25 = 2.44 ACRES

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LAND DEVELOPMENT OF 34 AGE-RESTRICTED DWELLING UNITS, ROADWAYS, OPEN SPACE, AND STORMWATER MANAGEMENT.

SECTION 73-11.1 - NATURAL RESOURCE PROTECTION AND DENSITY CALCULATION
C. CALCULATION FOR TOTAL PROTECTED LAND AND DEVELOPEABLE ACREAGE

AREA	ACRES				
GROSS TRACT AREA	10.27 ACRES				
EXISTING AND PROPOSED RIGHT-OF-WAY	0.00 ACRES				
EXISTING AND PROPOSED EASEMENTS	0.51 ACRES				
BASE SITE AREA	9.76 ACRES				
NATURAL RESOURCES/PROTECTED LAND	TOTAL AREA	PERCENTAGE TO BE NETTED OUT	AREA TO BE NETTED OUT	AREA OVERLAPPING ALREADY EXCLUDED AREAS	AREA NETTED OUT
100% FLOODPLAIN/FLOODWAY	0.00 ACRES	100%	N/A	N/A	N/A
100% WETLAND	0.21 ACRES	100%	0.21 ACRES	N/A	0.21 ACRES
100% RIPARIAN BUFFER	1.33 ACRES	100%	1.33 ACRES	0.21 ACRES(a)	1.12 ACRES
100% STEEP SLOPES >25%	3.71 ACRES	100%	3.71 ACRES	1.06 ACRES(b)	2.65 ACRES
75% WOODLAND	10.27 ACRES	75%	7.70 ACRES	4.49 ACRES(c)	3.21 ACRES
50% STEEP SLOPES 15%-25%	4.71 ACRES	50%	2.36 ACRES	4.71 ACRES(d)	0.00 ACRES
50% HYDRIC SOILS	0.00 ACRES	50%	N/A	N/A	N/A
TOTAL PROTECTED LANDS					7.19 ACRES
BASE SITE AREA - TOTAL PROTECTED LANDS = DEVELOPEABLE LAND					9.76 ACRES - 7.19 ACRES = 2.57 ACRES

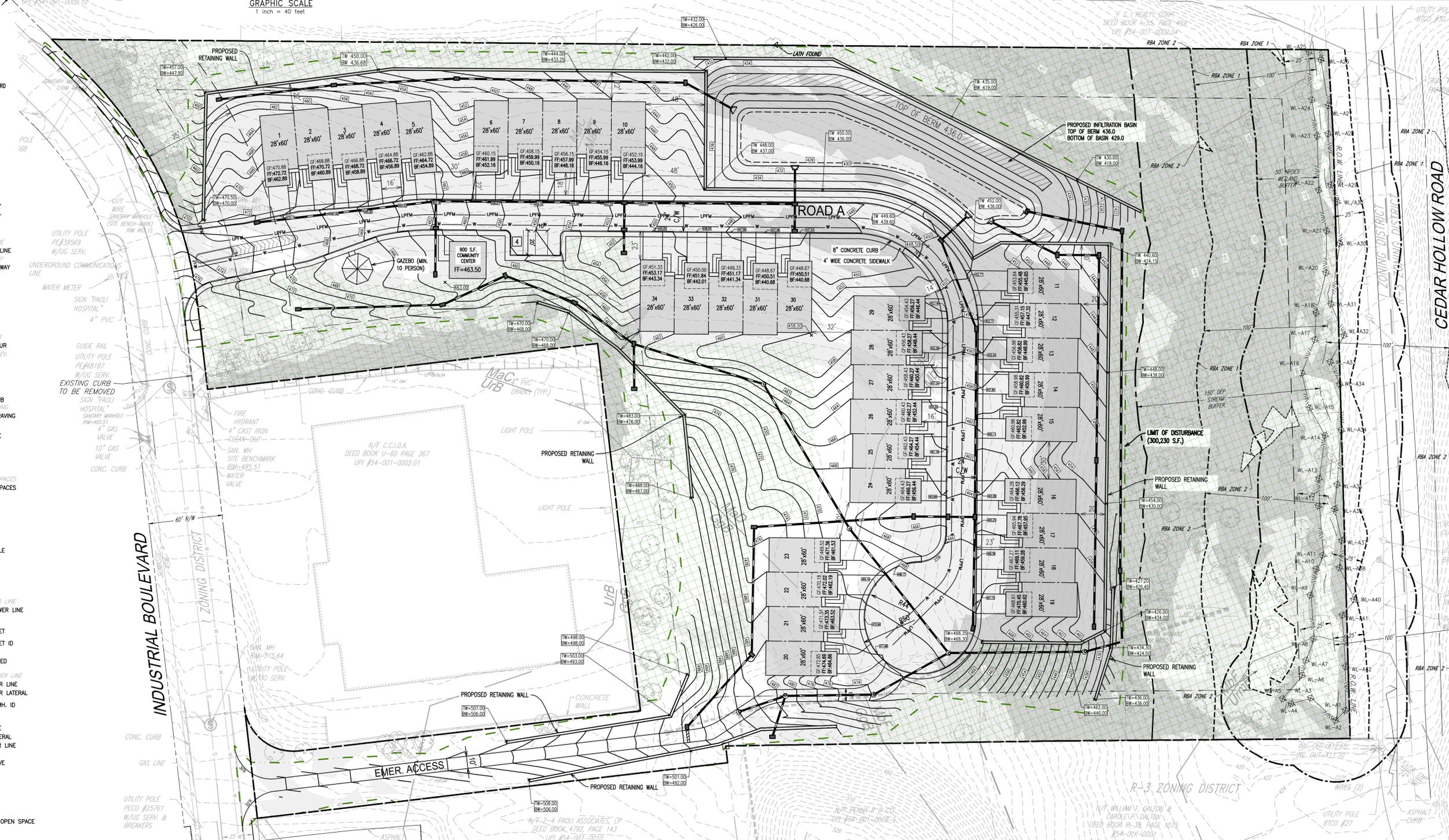
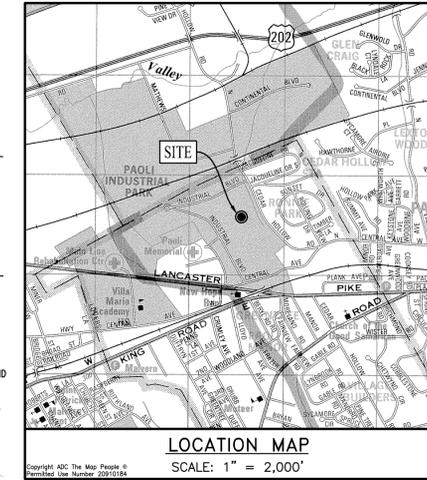
(a) 9,306 SF OVERLAP WETLAND AREA

(b) 4,091 SF OVERLAP PROPOSED EASEMENT, 4,297 SF OVERLAP WETLAND AREA, AND 37,725 SF OVERLAP RIPARIAN BUFFER AREA

(c) 22,221 SF OVERLAP PROPOSED EASEMENT, 9,306 SF OVERLAP WETLAND AREA, 48,611 SF OVERLAP RIPARIAN BUFFER AREA, AND 115,644 SF OVERLAP >25% SLOPE AREAS

(d) 17,011 SF OVERLAP PROPOSED EASEMENT, 4,910 SF OVERLAP WETLAND AREA, 8,399 SF OVERLAP RIPARIAN BUFFER AREA, AND 174,933 SF OVERLAP WOODLAND

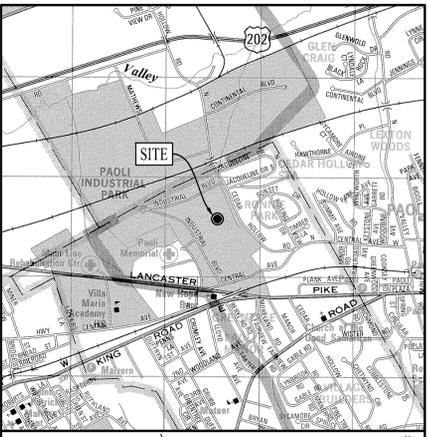
* MORE THAN 50% OF 15-25% SLOPES ARE OVERLAPPING ALREADY EXCLUDED NATURAL FEATURES



HOWELL ENGINEERING
Local Knowledge. Engineered.

Client: HK INDUSTRIAL, LLC
Project: PROPOSED ARAD DEVELOPMENT
Location: 14 INDUSTRIAL BOULEVARD
WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA.

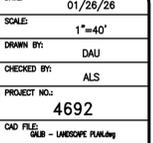
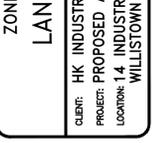
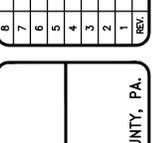
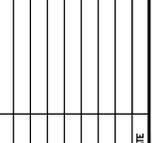
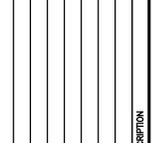
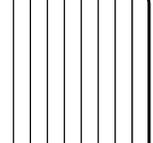
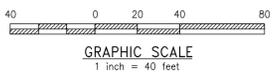
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CHECKED BY: ALS
PROJECT NO.: 5192
CAD FILE: GUB - CURRENT W/WORK/1-21-26.dwg
PLOTTED: 01/26/26
DRAWING NO.: C02.1
SHEET 02 of 04



LOCATION MAP
SCALE: 1" = 2,000'



LANDSCAPE PLAN
SCALE: 1" = 40'



ZONING VARIANCE PLAN
LANDSCAPE PLAN
CLIENT: HK INDUSTRIAL BLVD, LLC
PROJECT: PROPOSED ARAD DEVELOPMENT
LOCATION: 14 INDUSTRIAL BOULEVARD
WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA.

73-13 Conservation measures.

A. (1) (a) No wooded lot of two acres or more, either created by subdivision or currently existing, shall be disturbed in such a manner that the number of trees having a caliper of six inches or greater on the lot prior to any disturbance shall be reduced by more than 25% by such disturbance. Where a unified development or grading plan for a subdivided tract is to be submitted, this standard may be applied to the entire tract proposed for development or grading, rather than to the individual lots of which the tract consists.

BASED ON AN OCTOBER 2025 "WOODLAND SAMPLING/URBAN FOREST REVIEW" PERFORMED BY A CERTIFIED ARBORIST, MR. JOHN ROCKWELL HOSBACH OF ROCKWELL ASSOCIATES, IT IS ESTIMATED THAT BETWEEN 60-65% OF THE EXISTING TREES ARE IN "POOR OR DEAD CONDITION." AS SUCH, 60% OF THE TREES HAVE BEEN EXCLUDED FROM THE TREE CALCULATIONS.

TOTAL TREES ON-SITE	= 874	
TOTAL TREES TO BE REMOVED	= 584	
TOTAL HEALTHY TREES	= 874 X 40%	= 350
PERMITTED TREE REMOVAL	= 350 X 25%	= 87
TOTAL HEALTHY TREES TO BE REMOVED	= 584 X 40%	= 234
REMOVAL EXCEEDING ALLOWED 25%	= 234 - 87	= 147
PERCENTAGE REMOVED	= 234/350	= 66.8%

VARIANCE REQUESTED

(b) In instances where disturbance or tree cutting of more than 25% of those existing trees having a caliper of six inches or greater is considered desirable, as determined by a forester in accordance with sound forest management practices, the individual removing such trees shall replace 110% of the total caliper inches removed in excess of 25% with new plantings of trees having at least a five-inch caliper. Upon approval of the Township, applicants of predominantly wooded sites shall be permitted to substitute vegetation other than trees for required tree plantings.

BASED ON AN OCTOBER 2025 "WOODLAND SAMPLING/URBAN FOREST REVIEW" PERFORMED BY A CERTIFIED ARBORIST, MR. JOHN ROCKWELL HOSBACH OF ROCKWELL ASSOCIATES, IT IS ESTIMATED THAT BETWEEN 60-65% OF THE EXISTING TREES ARE IN "POOR OR DEAD CONDITION." AS SUCH, 60% OF THE TREES HAVE BEEN EXCLUDED FROM THE TREE CALCULATIONS.

TOTAL CALIPER INCHES	= 11,624	
TOTAL CALIPER INCHES TO BE REMOVED	= 7,716	
TOTAL HEALTHY CALIPER INCHES	= 11,624 X 40%	= 4,650
PERMITTED TREE REMOVAL NOT REQUIRING REPLACEMENT	= 4,650 CAL. INCHES X 25%	= 1,162
TOTAL HEALTHY CALIPER INCHES TO BE REMOVED	= 7,716 X 40%	= 3,086
REMOVAL EXCEEDING ALLOWED 25%	= 3,086 - 1,162	= 1,924
REQUIRED REPLACEMENT	= 1,924 X 110%	= 2,116
	= 2,116 CALIPER INCHES / 5" = 423 5-INCH TREES	

423 TREES (20) SHADE @ 2.5" (71) FLOWER @ 8-10' HT. VARIANCE REQUESTED

73-54 Minimum planting standards.

Table 1 Minimum Planting Standards

Improvement/ Conditions	Deciduous Trees	Shrubs	Evergreen Trees	Shrubs
1. Per 1,000 square feet gross building footprint area	2	4	1	2
63,100 sf/1000=63.1 or 63	126	252	63	126
2. Per 40 linear feet of new paved street frontage (private or public)	1	*	1	*
1110 lf/40=27.75 or 28	28		28	
4. Per 40 linear feet of existing public road frontage	1	*	1	*
310 lf/40=7.75 or 8	8		8	
5. Per 100 linear feet of property boundary along adjoining residential or institutional properties	3	3	3	10
A=328/100=3.28 or 4	12	12	12	40
B=570/100=5.7 or 6	18	18	18	60

126 SHADE 126 SHADE
252 SHRUBS 252 SHRUBS
63 EVERGREEN 63 EVERGREEN
126 SHRUBS 126 SHRUBS

28 SHADE 28 SHADE
28 EVERGREEN 28 EVERGREEN

8 SHADE 8 SHADE
8 EVERGREEN 8 EVERGREEN

12 SHADE 12 SHADE
12 SHRUBS 12 SHRUBS
12 EVERGREEN 12 EVERGREEN
40 SHRUBS 40 SHRUBS

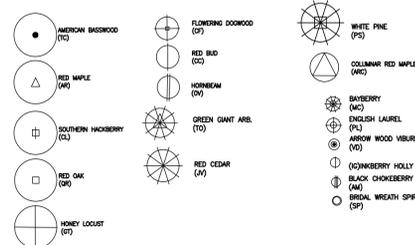
18 SHADE 18 SHADE
18 SHRUBS 18 SHRUBS
18 EVERGREEN 18 EVERGREEN
60 SHRUBS 60 SHRUBS

412 TOTAL TREES
508 TOTAL SHRUBS

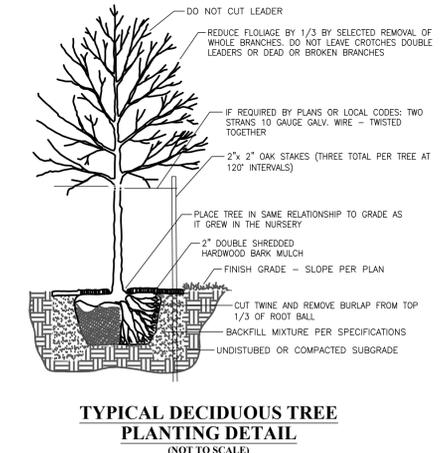
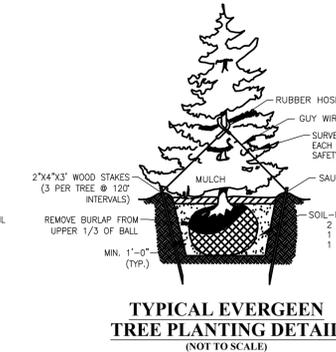
73-55 Landscaping of stormwater management basins and related facilities.

A. Landscaping shall be required in and around all stormwater management facilities with a minimum surface area of 1,000 square feet for the purposes of:

NOTE: 73-54 Minimum planting standards. Gross floor area to satisfy requirement.



R= TREE REPLACEMENTS



REQUIRED PROPOSED

73-55.1 Enhancement standards for riparian buffer areas.

A. Emphasis shall be given to preserving existing native vegetation that conforms to the requirements of this section. Other than select planting of native vegetation and management of riparian areas in accordance with this Code, disturbance of riparian areas shall be minimized. Planting of trees and shrubs within the RBA shall be performed in accordance with this section where native vegetation is not present.

B. All planting shall be done by zone. The zone closest to the stream, Zone 1, shall consist of species native to the riparian zone and selected for their value in stream bank stabilization. A mix of species that provides prolonged stable leaf fall necessary to meet energy and pupation needs of aquatic insects shall be selected. In Zone 2, plant species shall be matched to the existing habitat. To the extent possible, species shall be selected to assist with sediment control and nutrient uptake at the outer edges of RBAs.

C. Combinations of trees, shrubs and grasses protect the stream more than any one species. Overall design can be modified to fit the landscape, provided that the applicant supplements existing vegetation with additional native riparian trees and shrubs, where needed, to conform to the overall requirements of this section.

D. Planting standards.

(1) Zone 1. A minimum of eight canopy trees having a two-inch caliper and eight understory trees between five feet and six feet in height shall be planted per 1,000 square feet of open area. Where site conditions warrant, two shrubs may be substituted for each tree required, provided that no more than 10% of the trees required are replaced by shrubs. Planting requirements may be fully or partially waived where the applicant documents that existing vegetation substantially achieves this standard.

(2) Zone 2. A minimum of six canopy trees having a two-inch caliper and 10 shrubs of two to three feet in height shall be planted per 1,000 square feet of open area. Planting requirements may be fully or partially waived where the applicant documents that existing vegetation substantially achieves this standard.

REQUIRED PROPOSED

73-64 Riparian buffer area management plan requirements

An RBA management plan shall be submitted and approved prior to plan recordation. In the case of a conditional use, the RBA management plan shall be submitted along with the application for conditional use approval. All information relevant to site maintenance and guaranty pursuant to § 73-57 shall be included in the management plan. In addition, the plan shall include the following:

A. A narrative describing the development of the subject property, a description of the features of the RBA within the subject property and the impacts within the delineated RBA.

B. Description and depiction of enhancements according to § 73-55.1, including surface mulch, guy-wires staking, and grazing protection details based on accepted standards. Also included shall be a clear statement describing how the enhancements meet the design standards contained in § 73-56F.

C. The number and placement of signs identifying the RBA and the need for minimal disturbance within.

D. A narrative describing the significance of the RBA and the maintenance activities which will be performed. Such narrative shall include, but shall not be limited to, the following language:

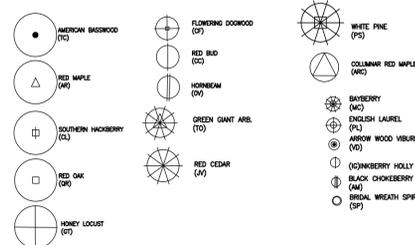
NOTE: Existing woodland cover to satisfy requirement. No management plan needed.

PLANT LIST LAND DEVELOPMENT						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	ROOT	REMARKS
SHADE TREE						
6 R	TA	Tilia americana	38	2-2 1/2" MIN.	B&B	Matched Specimens
	GT	Gleditsia triacanthos	31	2-2 1/2" MIN.	B&B	Matched Specimens
	AR	Acer Rubrum October Glory	22	2-2 1/2" MIN.	B&B	Matched Specimens
(1) R	QR	Quercus rubra	81	2-2 1/2" MIN.	B&B	Matched Specimens
	CL	Celtis laevigata	37	2-2 1/2" MIN.	B&B	Matched Specimens
R	ARC	Acer Rubrum "Armstrong"	3	2-2 1/2" MIN.	B&B	
FLOWERING TREE						
R	CF	Cornus florida	35	8-10' HT.	B&B	Single Stem
R	CC	Cercis canadensis	11	8-10' HT.	B&B	Multi-Stem
R	OV	Ostrya virginiana	30	8-10' HT.	B&B	Multi-Stem
EVERGREEN TREE						
	TO	Arborvitae "Green giant"	55	6-8' HT.	B&B	Full branched
	JV	Juniperus virginiana	45	6-8' HT.	B&B	Full branched
	PS	Pinus strobus	29	6-8' HT.	B&B	Full branched
SHRUBS						
	MC	Myrica carolinensis	70	18-24" HT.	CONT.	
	PL	Prunus laurocerasus	38	18-24" HT.	CONT.	
	VD	Viburnum dentatum	143	18-24" HT.	CONT.	
	IG	Ilex glabra	119	18-24" HT.	CONT.	
	AM	Aronia melanocarpa	117	18-24" HT.	CONT.	
	SB	Spirea x prunifolia	30	18-24" HT.	CONT.	

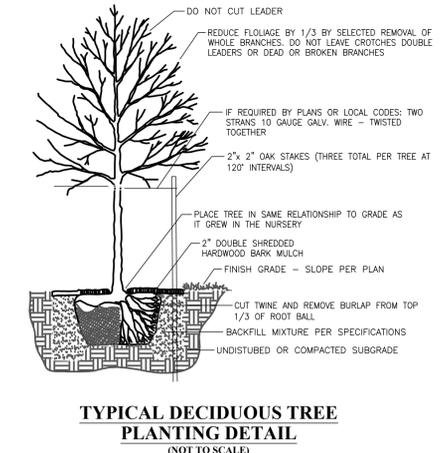
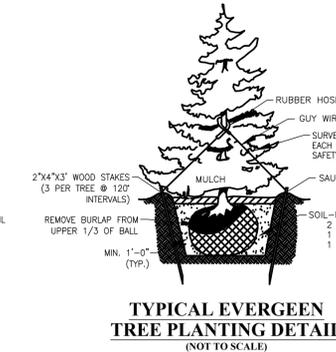
73-55 Landscaping of stormwater management basins and related facilities.

A. Landscaping shall be required in and around all stormwater management facilities with a minimum surface area of 1,000 square feet for the purposes of:

NOTE: 73-54 Minimum planting standards. Gross floor area to satisfy requirement.



R= TREE REPLACEMENTS



GENERAL SPECIFICATIONS

- A. NOTES & PLANTING INSTRUCTIONS
- THE EXECUTION OF THIS PLAN INCLUDES THE FURNISHING OF PLANT MATERIALS AS SPECIFIED, ACCURATE LAYOUT, SUFFICIENT TOPSOIL, NUTRIENT ADDITIVES, PEAT MOSS, PLANTING, PRUNING, STAKING, WATERING, LABOR, CLEAN-UP AND ALL OTHER NECESSARY SERVICES TO EXECUTE THE PLANTINGS PROPERLY AND IN FULL ACCORDANCE WITH THESE SPECIFICATIONS AND DETAILS.
 - ALL PLANT MATERIALS ARE TO BE NURSERY GROWN, OF EXCELLENT LANDSCAPE QUALITY AND FREE FROM INSECTS AND DISEASES. FURTHERMORE, PLANTS SHALL HAVE BEEN GROWN FOR AT LEAST TWO YEARS IN THE SAME HARDINESS ZONE AS THE SITE.
 - INSTALLATION TO BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
 - PLANT SIZES SHALL BE A FAIR AVERAGE BETWEEN THE SIZE RANGE INDICATED. CALIPER SHALL BE MEASURED AT 4.5' ABOVE GROUND.
 - TREES IN PAVED AREAS SHALL BE UNIFORM IN SHAPE, SIZE, AND CHARACTER. LOWEST BRANCHES SHALL BE AT LEAST 7' FROM GROUND.
 - IF TREES CANNOT BE LOCATED WHERE SHOWN DUE TO UTILITIES OR OTHER OBSTRUCTIONS, EXISTING OR PROPOSED, TREES SHALL BE RELOCATED IN THE FIELD AS APPROVED BY THE OWNER'S REPRESENTATIVE.
 - NO SUBSTITUTIONS ARE ACCEPTABLE UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE AND THE MUNICIPALITY.
 - LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 18 MONTHS FROM THE DAY OF FINAL INSPECTION OF THE LANDSCAPE INSTALLATION BY THE MUNICIPALITY.
 - BACKFILL MIXTURE SHALL BE A MIXTURE BY VOLUME OF 3/4 TOPSOIL (TO BE PROVIDED ON SITE) AND 1/4 PEAT MOSS.
 - ALL SHRUBS AND GROUND COVER SHALL BE PLACED IN CONTINUOUS BEDS AS DELINEATED ON THE PLANS.
 - MULCH TO BE SHREDDED OAK BARK OR APPROVED EQUAL AND SPREAD TO A MINIMUM DEPTH OF 2 INCHES.
 - A PRE-EMERGENT HERBICIDE SUCH AS "TRIFLORALIN" SHALL BE APPLIED TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATION PRIOR TO PLACEMENT OF MULCH. A SECOND APPLICATION OF PRE-EMERGENT HERBICIDE SHALL BE INCLUDED AS A PART OF THIS WORK.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO SELECT ALL PLANT MATERIAL AT THE NURSERY AND APPROVE STAKING OF ALL PLANT MATERIAL LOCATIONS AT THE SITE BEFORE DELIVERY.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING IN SUFFICIENTLY AT TIME OF PLANTING AND UNTIL JOB IS COMPLETED AND TURNED OVER TO OWNER.

SEEDING SPECIFICATIONS:

- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED.
- SEEDING SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND FINDED GRADED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". REMOVE FROM THE SITE ALL DEBRIS AND STONES.
- INCORPORATE BY DISCING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
 - A) AGRICULTURAL LIMESTONE AT 50 LBS./1000 S.F.
 - B) FERTILIZER (5-10-5) AT 30 LBS./1000 S.F.
- SEEDING MIX: APPLY GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.

MIXTURE A: SEED RATE @ 4-1/2 LBS./1,000 S.F. OR 200 LB./ACRE	PROP.	MIN. %	MIN. %	MAX %
BY WT. COMMON NAME			GERMINATION	PURE SEED WEED SEED
30% HYBRID KY BLUEGRASS	80	95	0.02	
30% HYBRID TURF TYPE TALL FESCUE	80	95	0.02	
40% HYBRID PERENNIAL RYE	80	95	0.02	
- FIRM SEED BED WITH ROLLER AND MULCH WITH SALT HAY AND ASPHALTIC TACK COAT OR HYDRO MULCH AT THE RATE OF 1,500 LBS. PER ACRE.
- ALL LAWN WORK INCLUDING THE REPAIR OF WASHOTS, GULLIES, ETC., SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
- SOD (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOD PRODUCERS' STANDARDS.

NOTES

- ALL STREET TREES...AND OTHER REQUIRED PLANT MATERIAL SHALL BE PLANTED ON OR BEFORE THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED AND OR RELEASE OF SITE DEVELOPMENT ESCROW AS APPLICABLE. PLANTINGS TO BE INSTALLED DURING APPROPRIATE PLANTING SEASONS THE OWNER SHALL DETERMINE.
- ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF TREE MAINTENANCE BY T.P. PIRONE.
- THE DEVELOPER IS TO CONTACT THE MUNICIPALITY IN WRITING TO REQUEST A FINAL INSPECTION OF ACCEPTANCE AT THE END OF THE GUARANTY PERIOD.
- PLANT MATERIAL IN CLOSE PROXIMITY TO PROPOSED AND EXISTING UTILITIES TO BE ADJUSTED AT TIME OF PLANTING TO AVOID ANY CONFLICT WITH THE UTILITIES.
- STREET TREE CALIPER SHALL BE AT LEAST 3 INCHES IN DIAMETER.
- STREET TREES SHALL BE PLANTED NOT LESS THAN 35 FEET APART NOR MORE THAN 50 FEET APART.
- STREET TREES SHALL BE PROPERLY BALLED AND BURLAPPED.
- PERMISSION IS GIVEN TO ASK FOR ADDITIONAL SCREENING MATERIALS FOR THE BUFFER IF THE TOWNSHIP REQUESTS IT.



REV	DATE	DESCRIPTION
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2		
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ZONING VARIANCE PLAN NOTES & DETAILS

CLIENT: HK INDUSTRIAL BLVD., LLC
 PROJECT: PROPOSED ARAD DEVELOPMENT
 LOCATION: 14 INDUSTRIAL BOULEVARD
 WILLISTOWN TOWNSHIP, CHESTER COUNTY, PA.

DATE:	01/26/26
SCALE:	AS SHOWN
DRAWN BY:	DAU
CHECKED BY:	ALS
PROJECT NO.:	4692
CAD FILE:	04B - LANDSCAPE PLAN.dwg
PLOTTED:	01/26/26
DRAWING NO.:	C03.2
SHEET:	04 of 04