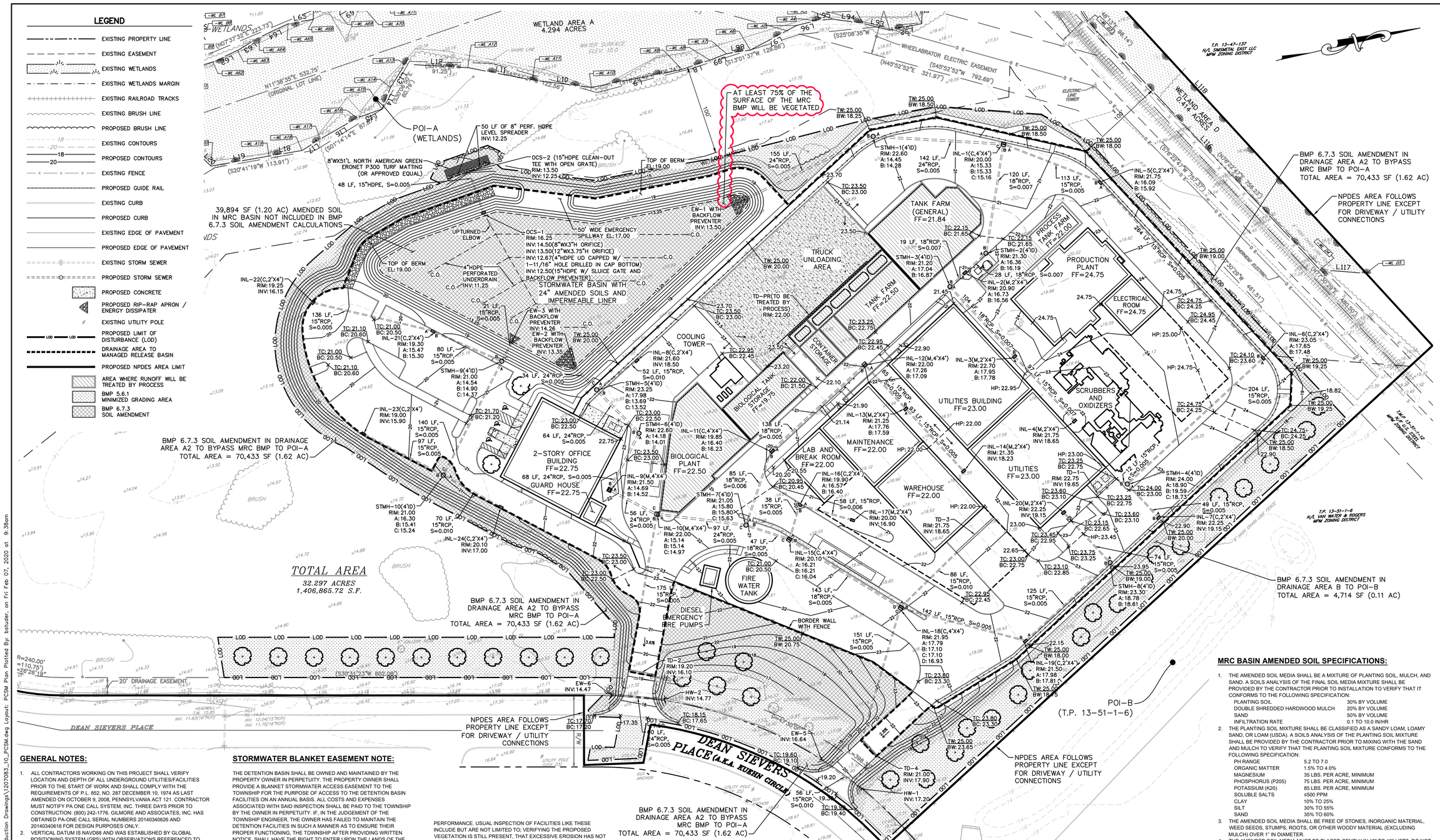

GENERAL NOTES:

1. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121. CONTRACTOR MUST NOTIFY PA ONE CALL SYSTEM, INC. THREE DAYS PRIOR TO CONSTRUCTION: (800) 242-1776. GILMORE AND ASSOCIATES, INC. HAS OBTAINED PA-ONE CALL SERIAL NUMBERS 20140340626 AND 20140340618 FOR DESIGN PURPOSES ONLY.
2. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BAS STATION NETWORK.
3. WETLANDS TAKEN FROM SHOWALTER PLAN AS REFERENCED IN PLAN REFERENCE NO. 1. WETLAND DELINEATION OCCURRED IN 2014 AND A JURISDICTIONAL DETERMINATION, WHICH IS VALID FOR A PERIOD OF FIVE (5) YEARS, WAS ISSUED BY MR. LAWRENCE SLAVITTER WITH THE ARMY CORPS OF ENGINEERS ON JANUARY 5, 2015.
4. ENTIRE SITE IS LOCATED IN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD PER FEMA MAP 42017C0467J EFFECTIVE 03-16-2015.
5. THE BURYING OF TREES, STUMPS AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED. TREES AND STUMPS MAY BE CHIPPED OR GROUND AND SPREAD ON THE SITE. ALL CONSTRUCTION WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
6. CONTRACTOR SHALL NOT ENCROACH ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN FIVE FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
7. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF FALLS TOWNSHIP & PENNDOT PUBLICATION 408.
8. ALL STORMWATER DETENTION FACILITIES AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE CREATION OF ANY IMPERVIOUS SURFACE.
9. ALL STORM SEWER PIPES SHALL BE CONSTRUCTED WATER TIGHT.

STORMWATER BLANKET EASEMENT NOTE:

THE DETENTION BASIN SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY. THE PROPERTY OWNER SHALL PROVIDE A BLANKET STORMWATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE DETENTION BASIN FACILITIES ON AN ANNUAL BASIS. ALL COSTS AND EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY THE OWNER IN PERPETUITY. IF, IN THE JUDGEMENT OF THE TOWNSHIP ENGINEER, THE OWNER HAS FAILED TO MAINTAIN THE DETENTION FACILITIES IN SUCH A MANNER AS TO ENSURE THEIR PROPER FUNCTIONING, THE TOWNSHIP AFTER PROVIDING WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND TO MAKE ANY REPAIRS AS MAY BE NECESSARY TO THE BASIN FACILITIES TO ENSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE OWNER. A LIEN OR LIENS MAY BE PLACED AGAINST THE PROPERTY IF THE OWNER FAILS TO REMIT PAYMENT WITHIN SIXTY (60) DAYS.

STORMWATER SYSTEM MAINTENANCE NOTES:

THE STORMSEWER SYSTEM SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER IN PERPETUITY AS SPECIFIED IN THE DEVELOPER'S AGREEMENT THAT WILL BE RECORDED AT THE TIME OF RECORDATION OF THE LAND DEVELOPMENT PLANS IN THE RECORDER OF DEEDS OFFICE IN THE COUNTY OF BUCKS. POTENTIAL PROBLEMS THAT ARE COMMONLY ASSOCIATED WITH THESE TYPES OF STORMWATER MANAGEMENT AREAS ARE EXCESS SEDIMENTATION, INLET AND OUTLET STRUCTURE OBSTRUCTION AND DETERIORATION, AND EROSION OF BASIN BANKS AND VEGETATION.

INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE PERFORMED AT LEAST SEMI-ANNUALLY BY THE LICENSED PROFESSIONAL APPOINTED BY THE PROPERTY OWNER OR BY FALLS TOWNSHIP AS DEEMED NECESSARY TO ENSURE PROPER PERFORMANCE. USUAL INSPECTION OF FACILITIES LIKE THESE INCLUDE BUT ARE NOT LIMITED TO; VERIFYING THE PROPOSED VEGETATION IS STILL PRESENT, THAT EXCESSIVE EROSION HAS NOT OCCURRED ANYWHERE IN THE BASIN LIMITS, SIGNIFICANT SEDIMENTATION HAS NOT ACCUMULATED AND ALL PERMANENT OUTLET STRUCTURES ARE FREE FROM DEBRIS AND ARE STRUCTURALLY STABLE. THE PROPERTY OWNER SHALL PERFORM ALL SHORT-TERM AND LONG-TERM MAINTENANCE AT A MINIMUM ANNUALLY (SPRING) OR UNDER DIRECTION OF FALLS TOWNSHIP.

TYPICAL SHORT-TERM MAINTENANCE CAN INCLUDE REPLACEMENT OF REGULATORY PLANTINGS AND DEBRIS REMOVAL FROM INLETS AND OUTLET STRUCTURES. LONG-TERM MAINTENANCE CAN INCLUDE RESTABILIZATION OF BASIN BANKS, RECONSTRUCTING DETERIORATED BASIN STRUCTURES AND REMOVING EXCESS SEDIMENTATION IN THE DETENTION FACILITIES AS DETERMINED BY THE ANNUAL INSPECTION OR AS REQUIRED BY FALLS TOWNSHIP.

SPECIFICALLY, BASIN MAINTENANCE SHOULD INCLUDE THE REMOVAL OF SEDIMENT, DEBRIS, OILS AND OTHER FOREIGN MATERIALS THAT MAY PROHIBIT THE PROPER FUNCTIONING OF THE BASIN. ADDITIONALLY, ALL SEDIMENT AND DEBRIS THAT HAS ACCUMULATED IN THE TRIBUTARY SUMPED INLETS SHOULD ALSO BE REMOVED (QUARTERLY). IF ANY STRUCTURAL REPAIR TO THE INLETS OR MANHOLES ARE NEEDED THE REPAIR SHOULD ALSO BE PERFORMED IN ORDER TO ENSURE THE BASIN FUNCTIONS PROPERLY. THESE MAINTENANCE ACTIVITIES AND INSPECTION OF THE DETENTION SYSTEM SHOULD BE PERFORMED SEMI-ANNUALLY OR UNDER THE DIRECTION OF FALLS TOWNSHIP.

MRC BASIN AMENDED SOIL SPECIFICATIONS:

1. THE AMENDED SOIL MEDIA SHALL BE A MIXTURE OF PLANTING SOIL, MULCH, AND SAND. A SOILS ANALYSIS OF THE FINAL SOIL MEDIA MIXTURE SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO INSTALLATION TO VERIFY THAT IT CONFORMS TO THE FOLLOWING SPECIFICATION:

PLANTING SOIL	30% BY VOLUME
DOUBLE SHREDDED HARDWOOD MULCH	20% BY VOLUME
SAND	50% BY VOLUME
INFILTRATION RATE	0.1 TO 10.0 IN/HR

2. THE PLANTING SOIL MIXTURE SHALL BE CLASSIFIED AS A SANDY LOAM, LOAMY SAND, OR LOAM (USDA). A SOILS ANALYSIS OF THE PLANTING SOIL MIXTURE SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO MIXING WITH THE SAND AND MULCH TO VERIFY THAT THE PLANTING SOIL MIXTURE CONFORMS TO THE FOLLOWING SPECIFICATION:

PH RANGE	5.2 TO 7.0
ORGANIC MATTER	1.5% TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P205)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K20)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	≤500 PPM
CLAY	10% TO 25%
SILT	30% TO 55%
SAND	35% TO 60%

3. THE AMENDED SOIL MEDIA SHALL BE FREE OF STONES, INORGANIC MATERIAL, WEED SEEDS, STUMPS, ROOTS, OR OTHER WOODY MATERIAL (EXCLUDING MULCH) OVER 1" IN DIAMETER.
4. THE AMENDED SOIL MEDIA MUST BE PLACED GENTLY IN 12" TO 18" LIFTS. DO NOT COMPACT SOIL MEDIA OR BASIN BOTTOM. PLACEMENT OF SOIL MEDIA SHOULD BE DONE FROM OUTSIDE THE BMP FOOTPRINT TO AVOID COMPACTION BY CONSTRUCTION EQUIPMENT. EQUIPMENT SHOULD NEVER DRIVE OVER PLACED SOIL MEDIA WITHOUT CONSTRUCTION MATTING.
5. AN ORGANIC MULCH LAYER SHOULD BE PLACED AROUND INDIVIDUAL PLANTINGS. THIS ORGANIC MULCH LAYER SHOULD BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE, SHREDDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHOULD BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WEED SEEDS, SOIL ROOTS, ETC. THE MULCH LAYER SHALL BE APPLIED TO A MAXIMUM DEPTH OF 3". GRASS CLIPPINGS SHALL NOT BE USED AS A MULCH LAYER.
6. ALL AREAS TO BE TREATED WITH SEED MIXES SPECIFIED ON THE PLANS SHALL BE TREATED WITH A PULVERIZED STRAW MULCH OR CELLULOSE MULCH TO REDUCE POTENTIAL EROSION. STRAW MATTING (NORTH AMERICAN GREEN S75 OR APPROVED EQUAL) SHALL BE USED WHERE SEED MIXES ARE SPECIFIED ON SIDE SLOPES OF BMPS.

SOILS CLASSIFICATION:

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS

SYMBOL	SOIL NAME	RATING	SLOPE
UfuB	URBAN LAND		0–8%
Na	NANTICOKE–HATBORO SILT LOAMS	C/D	0–1%
W	WATER		

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES J. HERSH ENGINEER PE-081807

DATE: 02/07/2020

REV.	DESCRIPTION	DATE	BY
5	PA DEP RESUBMISSION	02/07/20	JJH
4	PA DEP RESUBMISSION	01/17/20	JJH
3	NPDES RESUBMISSION	10/07/19	JJH
2	NPDES SUBMISSION	07/12/19	JJH
1	FALLS TOWNSHIP RESUBMISSION	04/18/19	JJH

SHEET NO.: 2

GILMORE & ASSOCIATES, INC.
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JOB NO.: 2012-07083
MUNICIPAL FILE NO.: N/A
TAX MAP PARCEL NO.: 13-51-1-5

SCALE: 50 0 50 100 IN FEET

DESIGNED BY: BMS | DRAWN BY: BMS | CHECKED BY: JJH

APPLICANT:
ELCON RECYCLING SERVICES
1720 WALTON ROAD
BLUE BELL, PA 19422
(585) 463-5384

TOTAL AREA: 32.297 AC. | TOTAL LOTS: 1
DATE: 12/10/18 | SCALE: 1"=50'

LAND DEVELOPMENT PLAN
PCSM PLAN
ELCON RECYCLING
FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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