

Plotted: 10/14/20 - 1:23 PM, By: etolman, Product Ver: 23.1s (LMS Tech)
File: E:\CEPC PROJECTS\3387 Bumm Holdings Co LLC\98-001 Falls Township PA\DWG\Land Dev Plans\0338799001SA1.dwg, ----> 02 AERIAL MAP

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GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY FURNISHED BY "NEARMAP, HERE" AND DATED 02/15/20. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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TITLE: **AERIAL MAP**

PROJECT: **BUMM HLDG CO. LLC
PROPOSED STORAGE BUILDING & LEASED PARKING AREA**

PARCEL NO: 13-003-001-001
140-A OLD OXFORD VALLEY ROAD (T-806)
TOWNSHIP OF FALLS, BUCKS COUNTY, PENNSYLVANIA

JOB No: 3387-99-001
DATE: 08/13/2020
DRAWN BY: AJW
SCALE: (H) 1"=50'
(V)
DESIGNED BY: DCR
SHEET No:
CHECKED BY: JAG
CHECKED BY: -

JUSTIN A. GEONNOTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 780629

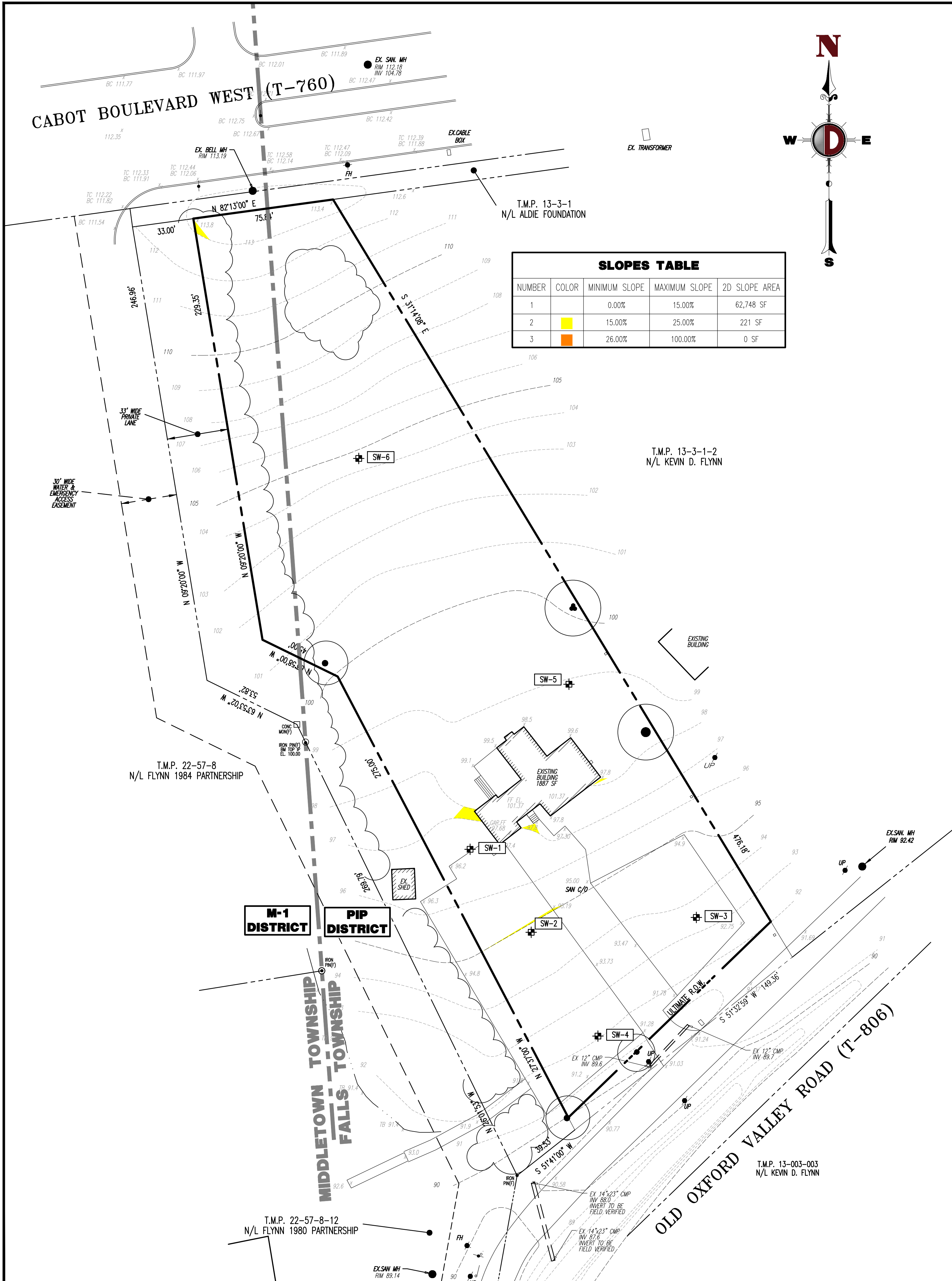
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File: P:\BCEPC PROJECTS\3387 Bumm Holdings Co LLC\98-001 Falls Township PA\DWG\Land Dev Plans\0338799001NRI.dwg, ----> 03 NATURAL RESOURCES PLAN

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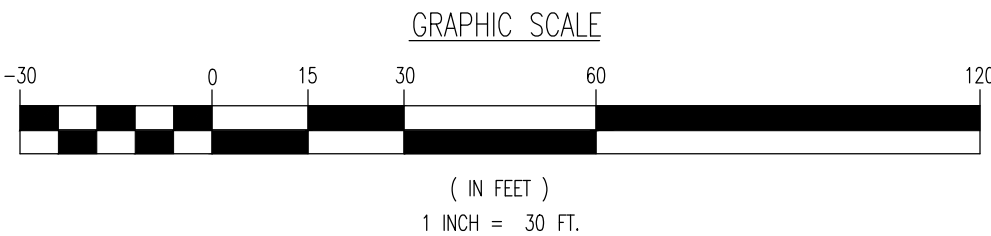


NATURAL RESOURCE PROTECTION REQUIREMENTS (§191-52.1)

1. CALCULATION FOR BASE SITE AREA	
	AREA (AC.)
A. GROSS SITE AREA:	1.50
B. SUBTRACT THE FOLLOWING:	
(1) ULTIMATE RIGHT-OF-WAY	0.05
(2) COVENANTS OR EASEMENTS	N/A
EQUALS BASE SITE AREA:	1.45

2. CALCULATION FOR LAND WITH RESOURCE PROTECTION			
SITE CAPACITY CALCULATION TABLE			
NATURAL RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	TOTAL NATURAL RESOURCE LAND IN ACRES	TOTAL RESOURCE PROTECTION LAND IN ACRES
FLOODPLAINS	100%	0.00	0.00
WETLANDS	100%	0.00	0.00
WETLANDS MARGIN	80%	0.00	0.00
LAKES AND PONDS	100%	0.00	0.00
LAKES AND POND SHORELINES	80%	0.00	0.00
WATERCOURSES	100%	0.00	0.00
SLOPES (15-25%)	70%	0.00	0.00
SLOPES (GREATER THAN 25%)	85%	0.00	0.00
ENVIRONMENTALLY SENSITIVE AREAS	80%	0.00	0.00
OTHER WOODED AREAS	50%	0.00	0.00
TOTALS:		0.00	0.00

3. CALCULATION FOR NET BUILDABLE SITE AREA	
	AREA (AC.)
A. BASE SITE AREA:	1.45
B. RESOURCE PROTECTION LAND	0.00
EQUALS NET BUILDABLE SITE AREA:	1.45



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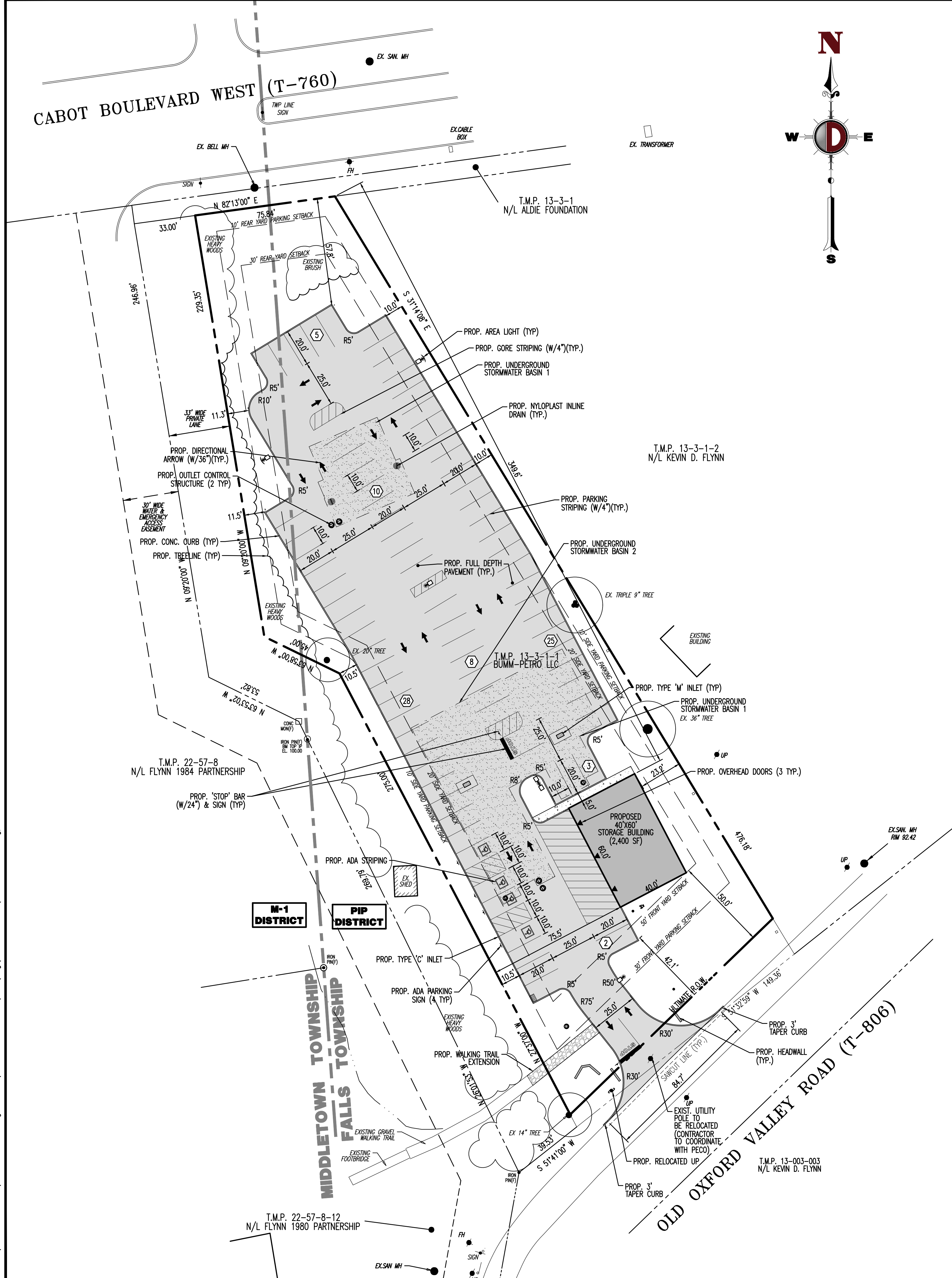
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NATURAL RESOURCES PLAN

PROJECT: **BUMM HLDG CO. LLC**
PROPOSED STORAGE BUILDING & LEASED PARKING AREA
PARCEL NO. 13-003-001-001
140-A OLD OXFORD VALLEY ROAD (T-806)
TOWNSHIP OF FALLS, BUCKS COUNTY, PENNSYLVANIA

JOB No: 3387-99-001
DATE: 08/13/2020
DRAWN BY: AJW
DESIGNED BY: DCR
CHECKED BY: JAG
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3
OF 18
Rev. # 1



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

EXISTING FEATURES PLAN
BURNSWICK SURVEYORS AND SITE PLANNERS
323 COATES STREET
BRIDGEPORT, PA 19405
SURVEYOR FILE NO: 842250

2. APPLICANT/OWNER: BUMM HLDG CO, LLC
140-A OLD OXFORD VALLEY ROAD
LANHORN, PA 19047
3. PARCEL DATA: PARCEL NO. 13-003-001-001
TOWNSHIP OF FALLS
BUCKS COUNTY, PENNSYLVANIA
4. ZONE: PLANNED INDUSTRIAL PARK (PIP) DISTRICT
5. EXISTING USE: STORAGE BUILDING (PERMITTED USE) (§209-28.8)
6. PROPOSED USE: STORAGE BUILDING (PERMITTED USE) (§209-28.8)
LEASED PARKING AREA (NON-PERMITTED USE) (§209-28.8) (V)

7. SITE CAPACITY CALCULATIONS (§191.51.2.C)

BASE SITE AREA CALCULATION	AREA	
	SF	AC.
GROSS SITE AREA:	65,172 SF	1.50 AC.
LAND WITHIN ULTIMATE R.O.W.:	2,202 SF	0.05 AC.
RESOURCE PROTECTED LAND:	0	0
BASE SITE AREA:	62,970 SF	1.45 AC.

8. SCHEDULE OF ZONING REQUIREMENTS (§209.28.F)

ZONE REQUIREMENT	PIP ZONE	EXISTING*	PROPOSED*
MINIMUM LOT AREA (MBSA)	5.0 AC.	62,970 SF (1.45 AC.) (E)	62,970 SF (1.45 AC.) (E)
MINIMUM LOT FRONTAGE	60 FT	151.47 FT	151.47 FT
MINIMUM LOT WIDTH	60 FT	148.1 FT	148.1 FT
MINIMUM LOT DEPTH	150 FT	476.18 FT	476.18 FT
MINIMUM FRONT YARD SETBACK (OLD OXFORD VALLEY ROAD)			
- BUILDING	50 FT	119.4 FT	50 FT
- PARKING	30 FT	N/A	42.1 FT
MINIMUM REAR YARD SETBACK			
- BUILDING	20 FT	301.3 FT	349.6 FT
- PARKING	10 FT	N/A	57.8 FT
MINIMUM SIDE YARD SETBACK			
- BUILDING	20 FT	316 FT	23.2 FT
- PARKING	10 FT	N/A	10 FT
MAXIMUM BUILDING HEIGHT	80 FT	<80 FT	< 80 FT / 1 STORY
MAXIMUM LOT COVERAGE (BY BUILDINGS)	40%	3% (1,887 SF)	3.8% (2,400 SF)
MAXIMUM IMPERVIOUS COVERAGE	50%	9.9% (6,207 SF)	62.3% (39,233 SF) (V)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
*MEASUREMENT TAKEN FROM ULTIMATE RIGHT OF WAY.

9. PARKING REQUIREMENTS

- A. SHARED PARKING: MAY BE PERMITTED TO SERVICE MORE THAN ONE (1) LOT IN PLANNED INDUSTRIAL PARK (PIP) DISTRICTS, PROVIDED THAT NO PARKING SPACE SHALL BE LOCATED MORE THAN FIVE-HUNDRED (500') FEET FROM THE NEAREST EMPLOYEES' ENTRANCE AND ANY BUILDING SERVED BY THE SPACES AND THAT NO STREET DESIGNATED AS A COLLECTOR ROAD, ARTERIAL ROAD OR EXPRESSWAY IS LOCATED BETWEEN THE PARKING AREA AND ANY BUILDING SERVED BY THE PARKING AREA. (§209-42.1(f)(1)(a)(i))
- B. PARKING CALCULATION PER §209-42.H(22)(9)(2):

INDUSTRIAL: 1.25 SPACES FOR EACH EMPLOYEE ON THE MAJOR SHIFT, 2 SPACES FOR EACH MANAGERIAL PERSONNEL AND 1 ADDITIONAL PARKING SPACE FOR EACH BUSINESS-RELATED VEHICLE LOCATED ON THE PREMISES.

(2 EMPLOYEE MAX SHIFT) X (1.25 PARKING SPACES/EMPLOYEE) = 3 SPACES REQUIRED
= 81 SPACES PROVIDED (COMPLIES)

10. LOADING REQUIREMENTS

- A. ALL ACTIVITIES IN THE PIP DISTRICT SHALL PROVIDE FOR LOADING AND UNLOADING OF MATERIAL IN LOCATIONS WHICH ARE REMOVED FROM STREETS AND HIGHWAYS. (§209-28.6(f))

11. DRIVEWAY REQUIREMENTS

- A. ACCESS POINTS FROM ANY ONE NONRESIDENTIAL LOT, CROSSING THE STREET LINE, SHALL BE LIMITED TO A MAXIMUM OF TWO ALONG THE FRONTAGE OF ANY SINGLE STREET. THE CENTER LINES OF ANY SEPARATE ACCESS POINTS SHALL BE SPACED AT LEAST 65 FEET APART, AND SUCH ACCESS POINTS SHALL HANDLE NO MORE THAN FOUR LANES OF TRAFFIC. CONTINUOUS OPEN DRIVEWAYS IN EXCESS OF 30 FEET AT THE STREET LINE SHALL BE PROHIBITED, EXCEPT THAT FOR NONRESIDENTIAL USES, THIS DIMENSION SHALL BE MEASURED AT THE STRAIGHT PORTION OF THE DRIVEWAY PRIOR TO THE RADIUS RATHER THAN THE STREET LINE. HOWEVER, THIS DIMENSION SHALL NOT BE MEASURED AT A POINT MORE THAN 55 FEET FROM THE STREET LINE. CURBING SHALL BE DEPRESSSED AT THE DRIVEWAY CONNECTED WITH THE STREET AT THE ACCESS POINT. (§209-42.6)

12. BUFFER YARD AND LANDSCAPING REQUIREMENTS

- A. AT LEAST THE FIRST THIRTY (30') FEET ADJACENT TO ANY STREET LINE AND TEN (10') FEET ADJACENT TO ANY LOT LINE SHALL NOT BE USED FOR PARKING AND SHALL BE PLANTED AND MAINTAINED IN LAWN AREA, GRASS COVER OR LANDSCAPED WITH EVERGREEN SHRUBBERY. (§209-28.6(2))
- B. BUFFER AREAS SHALL BE MAINTAINED AND KEPT CLEAR OF ALL DEBRIS, RUBBISH, WEEDS AND TALL GRASS. NO STRUCTURE, STORMWATER MANAGEMENT FACILITY, ACTIVITY, STORAGE OF MATERIALS OR PARKING OF VEHICLES SHALL BE PERMITTED IN THE BUFFER AREA, AND ALL BUFFER AREAS SHALL BE MAINTAINED WITH GRASS OR GROUND COVER AND SCREENED WITH CLUSTERED PLANTINGS OF TREES, SHRUBS OR OTHER PLANT MATERIALS MEETING THE FOLLOWING REQUIREMENTS (§209-38.1):
- PLANT MATERIALS USED IN SCREEN PLANTING SHALL BE AT LEAST SIX FEET IN HEIGHT WHEN PLANTED. (§209-38.1.A)
 - THE SCREEN PLANTING SHALL BE SO DESIGNED THAT AT MATURITY, THE PLANT MATERIAL WILL BE NO CLOSER THAN THREE FEET FROM ANY STREET OR PROPERTY LINE AND SHALL NOT INTERFERE WITH SIGHT DISTANCE REQUIREMENTS. (§209-38.1.C)
 - INDUSTRIAL USES OR DISTRICTS AGAINST ALL OTHER USES OR DISTRICTS SHALL PROVIDE A BUFFER YARD WITH A MINIMUM WIDTH OF FIFTY (50') FEET. (§209-38.1(1))
- C. EXCEPT FOR DETACHED DWELLING UNITS, A CLUSTERED PLANTING OF DENSE PLANT MATERIAL NOT LESS THAN FOUR FEET IN HEIGHT AND TEN (10') FEET IN WIDTH SHALL BE PROVIDED AND MAINTAINED BETWEEN THE OFF-STREET PARKING AREAS AND ANY LOT LINE OR STREET LINE, EXCEPT WHERE A BUILDING INTERVENES OR WHERE THE DISTANCE BETWEEN SUCH AREA AND THE LOT LINE OR THE STREET LINE IS GREATER THAN ONE-HUNDRED AND FIFTY (150') FEET. (§209-42.8(1))
- D. NO PARKING OF VEHICLES SHALL BE PERMITTED IN FIRE LANES, DRIVE AISLES, SIDEWALKS, BUFFER AREAS OR TURNING AREAS OR IN FRONT OF DRIVEWAYS. (§209-42.1(f)(8))

13. FENCE REQUIREMENTS

- A. NO FENCES OR WALLS MAY BE CONSTRUCTED IN THE CLEAR SIGHT TRIANGLE AT STREET INTERSECTIONS OR ANY PORTION OF THE STREET RIGHT-OF-WAY OR IN A PUBLIC EASEMENT. (§209-37.8)

14. REFUSE REQUIREMENTS

- A. ALL OUTDOOR STORAGE OR OPERATIONS SHALL BE ADEQUATELY SCREENED BY USE OF PLANTS OR FENCES SO THAT THEY ARE NOT VISIBLE FROM THE STREET OR FROM NEIGHBORING PROPERTIES. (§209-28.6(3))
- B. ALL DUMPSTERS AND TRASH STORAGE AREAS SHALL BE SCREENED BY USE OF PLANTS OR FENCES SO THAT THEY ARE NOT VISIBLE FROM THE STREET OR FROM NEIGHBORING PROPERTIES. (§209-38.1.7)

15. OFF-STREET PARKING FACILITY LANDSCAPING REQUIREMENT

- A. ALL PARKING AREAS SHALL HAVE AT LEAST ONE (1) TREE OF 1.5 INCH CALIPER MINIMUM FOR EVERY SIX (6) PARKING SPACES IN SINGLE ROWS AND ONE (1) TREE OF 1.5 INCH CALIPER MINIMUM FOR EVERY TWELVE (12) PARKING SPACES IN DOUBLE-LOADED ROWS OF PARKING SPACES. TREES SHALL BE PLANTED IN SUCH A MANNER AS TO AFFORD MAXIMUM PROTECTION FROM THE SUN FOR PARKED VEHICLES. THE SELECTION OF TREES SHALL BE FROM THE APPROVED SHADE TREE LISTING IN §191-48.H. (§191.37.6(f)(4))

THEREFORE:

(81 PARKING SPACES) X (1 SHADE TREE/6 SPACES) = 14 SHADE TREES REQUIRED
= 4 SHADE TREES EXISTING
= 10 SHADE TREES PROPOSED
= 14 SHADE TREES TOTAL (COMPLIES)

16. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL THE PERMITTING AUTHORITIES.
17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
18. THE SOLS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOLS REPORT & PLANS.
19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
21. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR CRANES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
22. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
23. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
24. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
25. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CG). ALL CONTRACTORS MUST HAVE THEIR CGI POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
26. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
27. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
28. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
29. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
30. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALTHOUGH OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
31. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
32. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
33. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
34. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
35. BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, MAP NO. 420170C04533, WHICH BEARS AN REVISED DATE OF MARCH 16, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
36. AN INVOICES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
37. CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION AS REQUIRED BY PENNSYLVANIA ACT 172 (FORMER ACT 287), CONTACT PENNSYLVANIA ONE CALL AT (800) 242-1776 PRIOR TO BREAKING GROUND.
38. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH FALLS TOWNSHIP CODES AND SPECIFICATIONS AND PENNDOT PUBLICATION 408 LATEST REVISION, OR AS LATER AMENDED, UNLESS OTHERWISE NOTED.
39. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.
40. ANY WELL FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH THE WATER WELL DRILLERS LICENSE ACT AND CURRENT PAPER REQUIREMENTS, SECTION 3.3.5.1.1 OF THE PAPER "PUBLIC WATER SUPPLY," AND ANNA STANDARD A100-87 ON WATER WELLS.
41. ANY SOLID WASTE DISPOSAL SYSTEM FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PADEP AND BUCKS COUNTY HEALTH DEPARTMENT REQUIREMENTS.
42. THE TOWNSHIP ENGINEER AND BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED BY THE OWNER OR CONTRACTOR AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY WORK ON REQUIRED IMPROVEMENTS.

VARIANCES GRANTED:

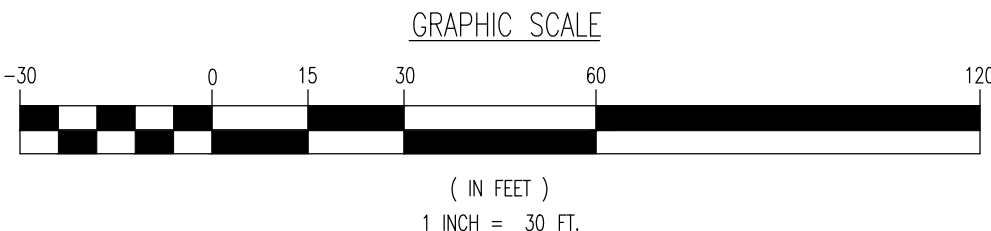
THE FOLLOWING VARIANCES WERE GRANTED BY THE FALLS TOWNSHIP ZONING HEARING BOARD ON JUNE 9, 2020:

- TO §209-28.8: TO PERMIT A LEASED PARKING AREA IN COMBINATION WITH ANOTHER PRINCIPAL PERMITTED USE LOCATED ON A SEPARATE LOT WITHIN THE PLANNED INDUSTRIAL PARK (PIP) DISTRICT; WHEREAS THE PROPOSED USE IS NOT OTHERWISE PERMITTED WITHIN THE PIP DISTRICT.
- TO §209-28.8.F: TO PERMIT AN IMPERVIOUS SURFACE COVERAGE OF 62.9%; WHEREAS AN IMPERVIOUS SURFACE COVERAGE OF 50% IS OTHERWISE REQUIRED.

WAIVERS REQUESTED:

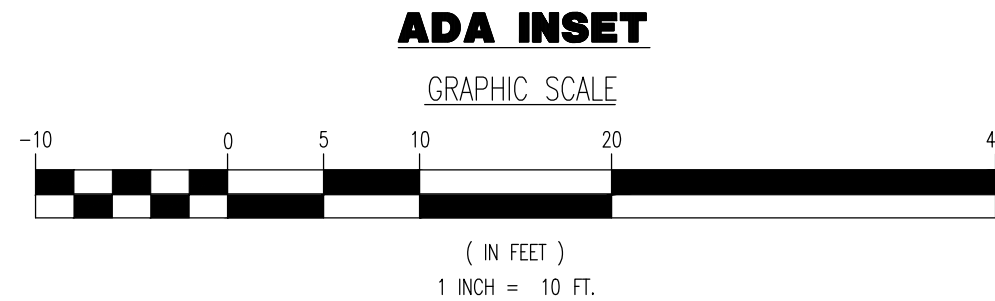
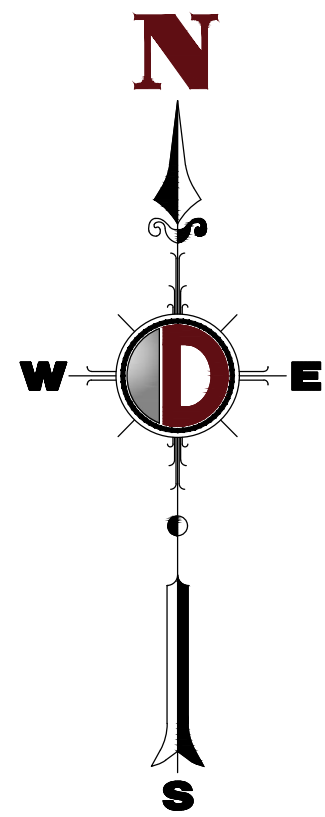
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE FALLS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) AND STORMWATER MANAGEMENT (SMM) ORDINANCE:

- SALDO §191.37.B: TO PERMIT LESS THAN FIFTEEN (15') FEET OF OPEN SPACE BETWEEN THE CURBLINE OF AN UNCOVERED PARKING AREA AND A BUILDING AND TO PERMIT LESS THAN TWELVE (12') FEET BETWEEN VEHICLE PARKING AND A PROPERTY LINE.
- SALDO §191-37.6(1): TO PERMIT A CONTIGUOUS ROW OF PARKING STALLS IN EXCESS OF TWENTY (20) SPACES WITHOUT PLANTING BEDS AND TO NOT REQUIRE CURBED RAISED PLANTING BEDS AT THE END OF PARKING ROWS.
- SMM §187-9.2(2): TO PERMIT A DEVIATION FROM THE POSTDEVELOPMENT RUNOFF RATE REDUCTION FOR THE DELAWARE RIVER SOUTH WATERSHED (DISTRICT B).



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING		828 Newtown Yardley Road, Suite 201 Newtown, PA 18840 T: 267.885.0276 F: 267.885.0261 www.dynamiceng.com	
TITLE: SITE PLAN			
PROJECT: BUMM HLDG CO, LLC PROPOSED STORAGE BUILDING & LEASED PARKING AREA		JOB No: 3387-99-001	DATE: 08/13/2020
PARCEL NO. 13-003-001-001 140-A OLD OXFORD VALLEY ROAD (T-806) TOWNSHIP OF FALLS, BUCKS COUNTY, PENNSYLVANIA		DRAWN BY: AJW	SCALE: (H) 1"=30' (V)
DESIGNED BY: DCR		CHECKED BY: JAG	SHEET No: 5
JUSTIN A. GEONNOTTI		CHECKED BY: -	OF 18
PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 78554		PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 78554	
10/14/20 REV. PER TOWNSHIP COMMENTS		Rev. # 1	

[illegible]

1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT
2 REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS
3 IDENTIFIED BY THE SOILS REPORT. MATERIALS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED LOCATION. THE CONTRACTOR SHALL MAINTAIN A
4 PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM
5 PROCTOR. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED,
6 INDICATING ALL FILL AREAS TO BE COMPACTED. ALL FILL AREAS TO BE COMPACTED SHALL HAVE BEEN PREVIOUSLY INSPECTED AND APPROVED IN ACCORDANCE WITH
7 THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

8 2. MAINTAIN EXISTING UTILITIES AND UTILITIES NOTED IN ELEVATIONS PRIOR TO COMMENCEMENT OF ANY
9 CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE ALONG ALL ISLAND CURBS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. OF
10 ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EXIST THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING
11 PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE OR DESTRUCTION.
12 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF
13 1% SLOPE GRADE ALONG CURB. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING OUT SHEETS PRIOR TO INSTALLATION OF UTILITIES. CONTRACTOR SHALL
14 SUBMIT MATERIALS FOR SOILS CURB AND ASPHALT SHALL BE FREE OF ALL ORGANIC MATERIALS. SHOULD SUBGRADE BE DEEMED
15 UNSUITABLE, MATERIAL IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY PROCTOR
16 TEST).

17 4. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

18 5. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT
19 PRIOR TO ANY CONSTRUCTION.

20 6. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWAYS.

21 7. EXISTING ASPHALT SHALL BE MAINTAINED IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF
22 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS.
23 CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
24 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RETENTION BENCHES TO PROTECT EXISTING UTILITIES AND STRUCTURES FROM DAMAGE OR DESTRUCTION.
25 9. CONTRACTOR SHALL PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPLY
26 WITH DESIGN CRITERIA.

27 10. CONTRACTOR IS TO REMOVE EXISTING UNDESIRABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE
28 OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
29 11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING RETENTION BENCHES TO PROTECT EXISTING UTILITIES AND STRUCTURES FROM DAMAGE OR DESTRUCTION.
30 12. CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND
31 PERMEABILITY.

32 13. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRAD CONVEYANCE UNLESS OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:

STANDARDLY ACCESSIBLE ROUTES

 RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)

 - CROSS SLOPE: 1:48 (2.08%) MAX., 1/2" MIN. (1.5% MAX. FOR NEW CONSTRUCTION)

 - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.

 - GAPS: 1/2" MAX. WITH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

CURB RAMP

 - SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)

 - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEDS CROSS RAMP)

 - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

 - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP: 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)

ACCESSIBILITY PHYSICAL STALLS

 - SPACE AND ACCESS SIDE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

CROSSWALKS

 RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)

 - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)

 - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.

 - GAPS: 1/2" MAX. WITH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

RAMP

 - SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)

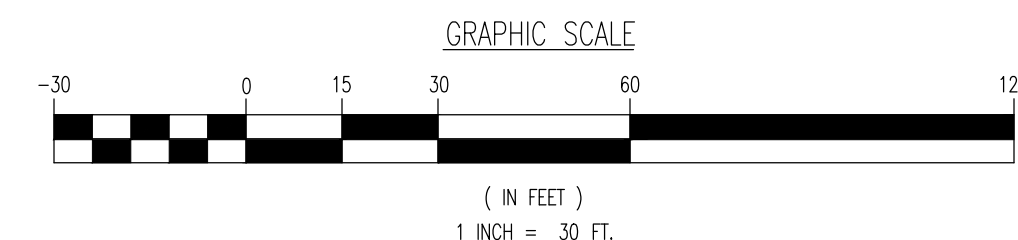
 - EXISTING RAMP: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6", 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"

 - MAX. RISE: 30"

 - MIN. CLEAR WIDTH: 36"

 - MIN. LANDING CLEAR LENGTH: 60"

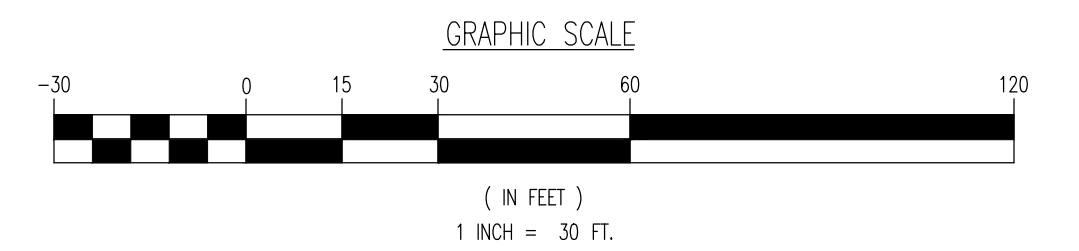
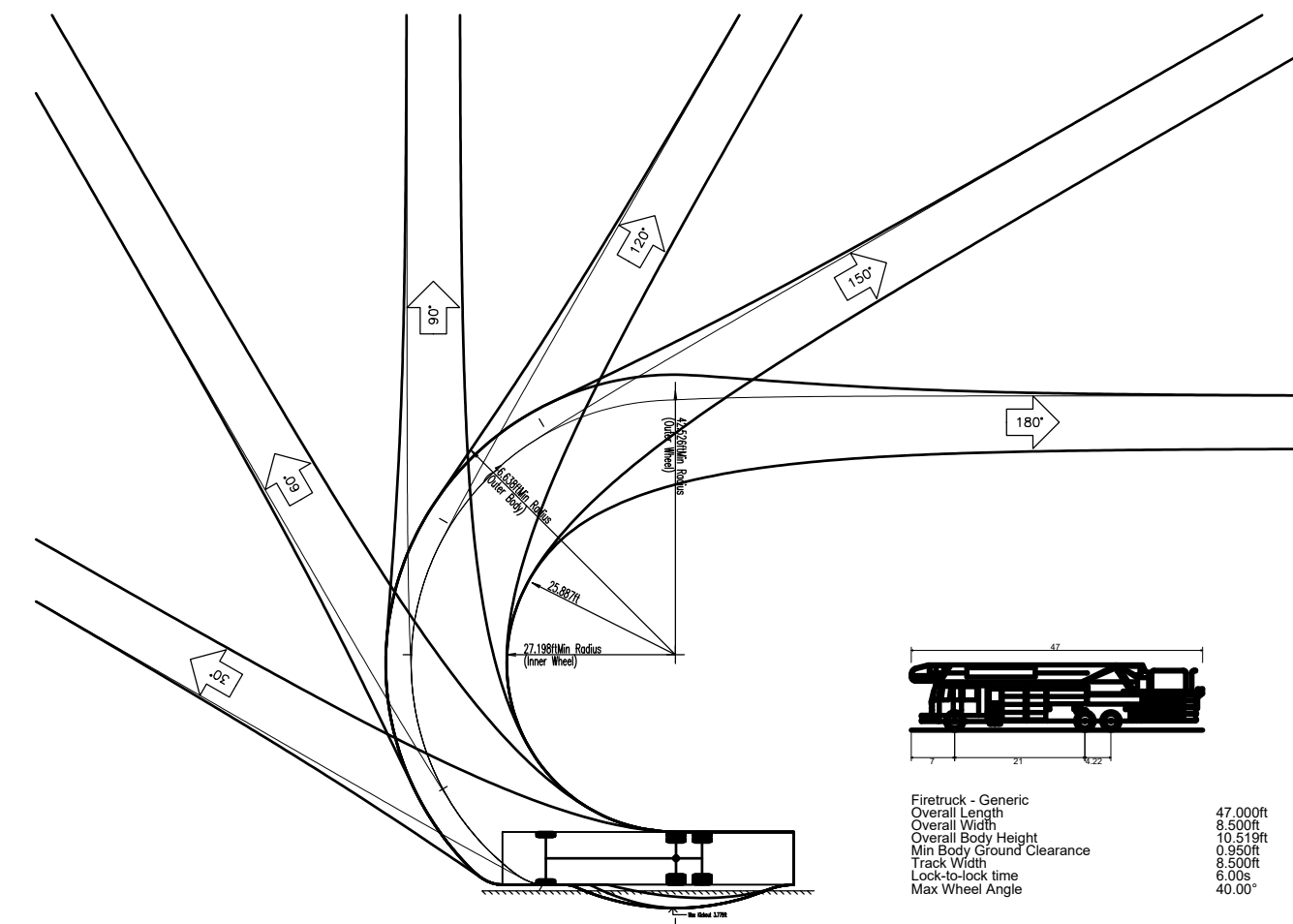
 - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)



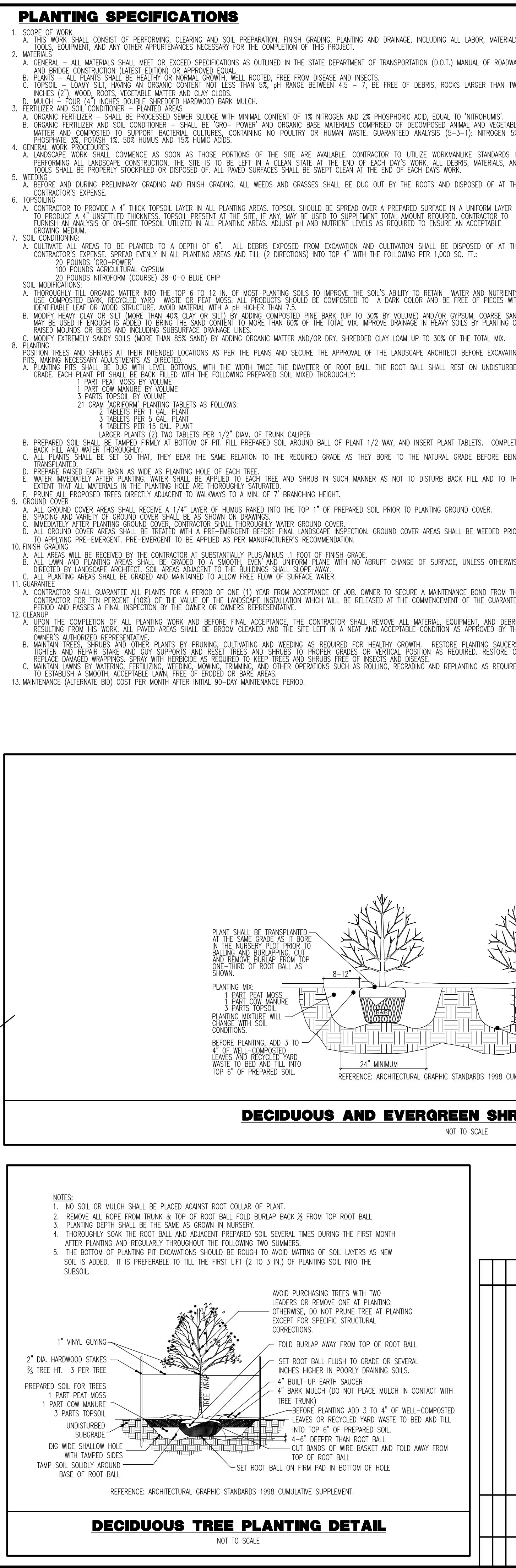
DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

PROJECT: BUMM HLDG CO, LLC PROPOSED STORAGE BUILDING & LEASED PARKING AREA PARCEL NO. 13-003-001-001 140-A OLD OXFORD VALLEY ROAD (T-806) TOWNSHIP OF FALLS, BUCKS COUNTY, PENNSYLVANIA	JOB No: 3387-99-001	DATE: 08/13/2020
	DRAWN BY: AJW	SCALE: (H) 1"=30' (V)
	DESIGNED BY: DGP	CHECK NAME:

JUS IN A CONNOTI  PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 80629		STEVEN R. CATTANI  PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 78554		<div style="border: 1px solid black; padding: 5px;">  PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF ENGINEERS, DESIGNERS, OR ANY PERSON PREPARING TO LOCATE OR EXCAVATE SURFACE ANCHORS IN ANY STATE FOR STATE SPECIFIC DIAL-ONE PHONE NUMBERS VISIT: WWW.CALL811.COM </div>		<div style="border: 1px solid black; padding: 5px;"> <div style="font-size: 2em; font-weight: bold; text-align: center;">6</div> <div style="text-align: right;">OF 18</div> </div>
Date: _____ Rev. # _____		Date: _____ Rev. # _____		Date: _____ Rev. # 1		



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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

1. PLANT MATERIAL shall be FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENTS. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND BE FREE OF DEFECTS AND DISEASES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. REPLACEMENTS OF PLANTS THAT DO NOT SURVIVE SHALL BE MADE FOR GROWTH GUARANTEE PERIOD. REPLACEMENTS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE COLOR TO THAT STATED ABOVE.
6. IF IT IS PROVED THAT PLANT MATERIAL WAS NOT SUITABLE FOR THE SITE, OR IF AN EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THE GROWTH GUARANTEE PERIOD WILL BE REBUILT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. CONTRACTOR SHALL NOT BE ALLOWED TO TAMPER AS BACK FILLING PROCEEDS. PLANTING MAY BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS NOT TO BE PLANTED WITH MORE THAN ONE (1) INCH OF SOIL ON THE ROOTS. PLANTS TO BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS TO BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAWLED WITH "MULCH" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. PLANTING SHALL BE COMPLETED WITHIN THE PLANTING SEASON. PLANTS SHALL BE PLANTED AT LEAST TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL, OR NORMAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE IS MAINTAINED.
13. ALL INURED ROOTS SHALL BE PRUNED TO MAKE CLEAN DENDS BEFORE PLANTING. USING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC.
14. THE GROWTH OF TREES WILL BE CUT BACK TO THE MAIN TRUNK. BRANCHES MUST BE PRUNED TO THE MAIN TRUNK.
15. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE IN A CLEAN MANNER.
16. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-10) UPON COMPLETION OF WORK. THE ENTIRE LINES OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS.
17. PLANTING AREAS SHALL BE SOIL PREPARED TO A DEPTH OF 12" AND FERTILIZED TO SATISFACTION. PLANTING AREAS SHALL BE SOIL PREPARED TO A DEPTH OF 12" AND COMPLETELY SATURATED THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT THE TREES TO REMAIN FROM ANY DAMAGE TO THE TRUNKS OR BRANCHES. THERE SHALL BE NO COMPACTION OF THE ROOT MASS.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF DOUBLE SHIPPED HARDWOOD BARK MULCH.
19. NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY IRRIGATED OR WATERED TO SATISFACTION THE PROPOSED PLANTS AND LAWN.
20. THE USUAL AND NECESSARY CENTER OF GRAVITY SHALL BE MAINTAINED. PLANTING SHALL BE MADE IN ACCORDANCE WITH THE PLANTING PLAN. SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT, THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONDITIONS IN THE PLANTING OF TREES AND SHRUBS. PLANTING SHALL BE MADE IN ACCORDANCE WITH THE PLANTING PLAN AND THE SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

LANDSCAPE SCHEDULE					
ACT	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AR	10	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
EVERGREEN SHRUB(S)					
BWVG	10	BUXUS MICROPHYLLA "WINTER GEM"	WINTER GEM BOXWOOD	30-36"	B+B
IGC	5	ILEX GLABRA COMPACTA	DWARF INKBERRY HOLLY	24-30"	#5 CAN
	T5				
GROUND COVER					
JHBH	7	JUNIPERUS HORIZONTALIS "BAR HARBOR"	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
JS	7	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	#3 CAN
	T4				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

