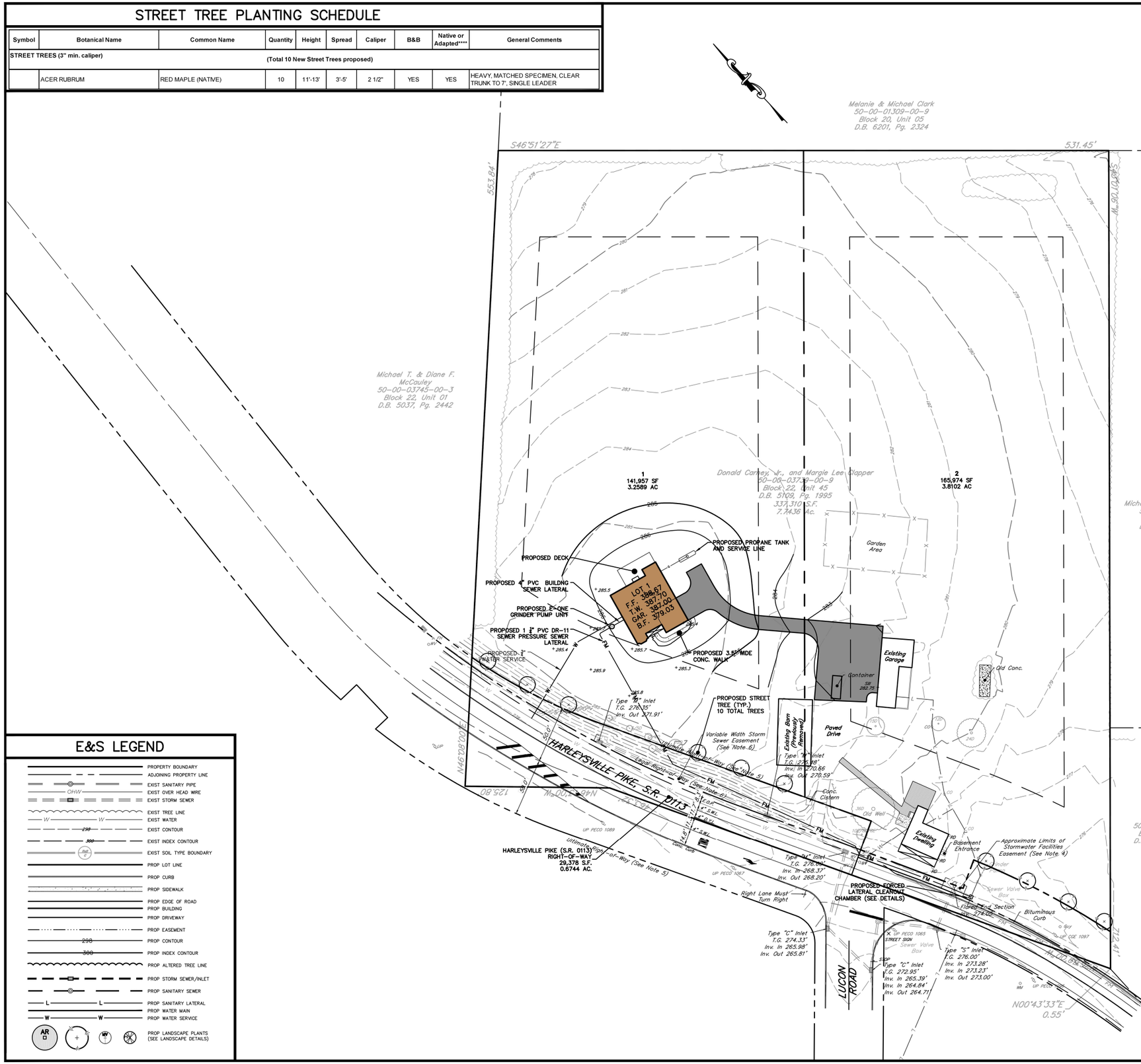
STREET TREE PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	Quantity	Height	Spread	Caliper	B&B	Native or Adapted****	General Comments
STREET TREES (3" min. caliper)		(Total 10 New Street Trees proposed)							
	ACER RUBRUM	RED MAPLE (NATIVE)	10	11'-13'	3'-5'	2 1/2"	YES	YES	HEAVY, MATCHED SPECIMEN, CLEAR TRUNK TO 7', SINGLE LEADER



E&S LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXIST SANITARY PIPE
- OHW — EXIST OVER HEAD WIRE
- EXIST STORM SEWER
- EXIST TREE LINE
- W — W — EXIST WATER
- 298 — EXIST CONTOUR
- 300 — EXIST INDEX CONTOUR
- EXIST SOIL TYPE BOUNDARY
- PROP LOT LINE
- PROP CURB
- PROP SIDEWALK
- PROP EDGE OF ROAD
- PROP BUILDING
- PROP DRIVEWAY
- PROP EASEMENT
- 298 — PROP CONTOUR
- 300 — PROP INDEX CONTOUR
- PROP ALTERED TREE LINE
- PROP STORM SEWER/INLET
- PROP SANITARY SEWER
- L — L — PROP SANITARY LATERAL
- W — W — PROP WATER MAIN
- W — W — PROP WATER SERVICE
- PROP LANDSCAPE PLANTS (SEE LANDSCAPE DETAILS)

SITE LOCATION MAP 1"=2000'

U.S.G.S. COLLEGEVILLE & PERKIOMENVILLE QUADRANGLE 7.5' SERIES

CONSTRUCTION NOTES

GENERAL

1. ALL DEMOLITION WORK, CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH LOWER SALFORD TOWNSHIP STANDARDS AND SPECIFICATIONS, WITH PADOT SPECIFICATIONS (PUB. 408) AND STANDARD DETAILS AND WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES. IN THE CASE OF CONFLICTING STANDARDS OR SPECIFICATIONS, THE GREATER OR MORE STRINGENT STANDARD OR SPECIFICATION SHALL APPLY.
2. COORDINATE DEMOLITION AND CONSTRUCTION ACTIVITIES WITH THE EARTHWORK STAGING REQUIREMENTS SPECIFIED IN THE E&S CONTROL NOTES.
3. CONTRACTOR SHALL VERIFY ALL BENCHMARKS, DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. DISCREPANCIES AND VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF RCMA IN WRITING BY THE CONTRACTOR AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED CONSTRUCTION PERMITS AND APPROVALS HAVE BEEN OBTAIN PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH PADOT, OSHA AND MUNICIPAL STANDARDS AND REQUIREMENTS.
6. IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY RCMA.

TOPSOIL

7. TOPSOIL IS PROHIBITED FROM BEING REMOVED FROM ANY PARCEL OF LAND WITHIN LOWER SALFORD TOWNSHIP.

SANITARY SEWER AND UTILITIES

8. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AND ACCESSING UPDATED SITE UTILITY DATA AND FOR REQUESTING UTILITY OWNER MARKOUTS. CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY OWNERS AND VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO THE START OF CONSTRUCTION. EXISTING UTILITY SERVICES SHALL REMAIN OPERATIONAL AND SHALL NOT BE DISRUPTED DURING CONSTRUCTION UNLESS APPROVED BY OWNER.
9. ALL UTILITY CROSSINGS SHALL BE INSTALLED WITH A MINIMUM 18 INCHES OF VERTICAL CLEARANCE.
10. SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOWER SALFORD TOWNSHIP, THE MONTGOMERY COUNTY DEPARTMENT OF HEALTH AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES STANDARD SPECIFICATIONS, AS APPLICABLE.
11. A HORIZONTAL SEPARATION OF 10 FEET AND/OR A VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY OTHER UTILITY PIPELINES. WHERE PROPER VERTICAL CLEARANCE CAN NOT BE PROVIDED WHEN ANOTHER PIPELINE CROSSES OVER THE SEWER, THE SEWER SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. WHERE ANOTHER PIPELINE MUST CROSS UNDER A SEWER WITH INADEQUATE VERTICAL CLEARANCE, THE INSTALLATION SHALL PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION AND BREAKING OF THE SEWER.
12. A MINIMUM OF FOUR FEET OF COVER SHALL BE MAINTAINED FOR THE SEWER LATERAL.
13. ALL PIPE LENGTHS, AND THE DISTANCE BETWEEN STRUCTURES, ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL LINE UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL NOTIFY AND COORDINATE WORK WITH AFFECTED UTILITY OWNERS TO ENSURE THAT ALL UTILITY EXCAVATION WORK IS COMPLETED PRIOR TO INSTALLATION OF THE ROADWAY.

EXCAVATION/GRADING/DRAINAGE

15. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION. SHORING SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS REQUIRED TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF ITS MAXIMUM DRY DENSITY AND WITHIN MINUS 2% AND PLUS 2% OF ITS OPTIMUM MOISTURE CONTENT AS DETERMINED PER ASTM D1557.
17. THE BURYING OF TREES, STUMPS AND DEBRIS ON-SITE IS PROHIBITED.
18. ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
19. TO PREVENT SURFACE WATER PONDING, CONTRACTOR SHALL ENSURE CONSTRUCTED MINIMUM SLOPES OF; 0.75% ALONG ALL GUTTERS, CURBS AND ISLANDS, 1% ON ALL CONCRETE PAVEMENT SURFACES, 1.5% ON ALL BITUMINOUS PAVEMENT SURFACES AND 2% ON ALL LAWN SURFACES. SPOT ELEVATION SHOWN TAKE PRECEDENCE OVER CONTOUR LINES AND SLOPES SHOWN. SPOT ELEVATIONS AND SPECIFIC PROFILE DETAILS SHALL BE USED TO FOR SETTING ELEVATIONS OF CURB, GUTTERS, STORM SEWER AND UTILITIES.
20. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
21. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM FRY DENSITY (ASTM D698). BACKFILLED MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS.
22. ANY SPRING ENCOUNTERED DURING ROADWAY, DRIVEWAY AND PARKING AREA CONSTRUCTION SHALL BE OUTLETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE TOWNSHIP ENGINEER.
23. ROOF DRAIN PIPES SHALL MAINTAIN 12-INCHES COVER IN GRASS AREAS AND 18-INCHES IN PAVED AREAS.

UNDERGROUND UTILITY NOTE

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 DIGGER'S HOTLINE DIAL 811 DIAL BEFORE YOU DIG

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS, THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

DESIGN SERIAL NO.: 2024 2812616 (OCTOBER 7, 2024)

40 0 20 40 80 120

DRAWING SCALE: 1"= 40'

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST REVISION LISTED BELOW IS NOTED AS "ISSUED FOR CONSTRUCTION"

No.	REVISION	DATE
	PLAN ORIGINATION DATE	JANUARY 10, 2025

CONSTRUCTION IMPROVEMENT PLAN

FOR

862 HARLEYSVILLE PIKE

PREPARED FOR

DONALD J. CARNEY, JR., AND MARGIE LEE CLAPPER

SITE SITUATE IN

LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RICHARD C. MAST ASSOCIATES, P.C. RCMA

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