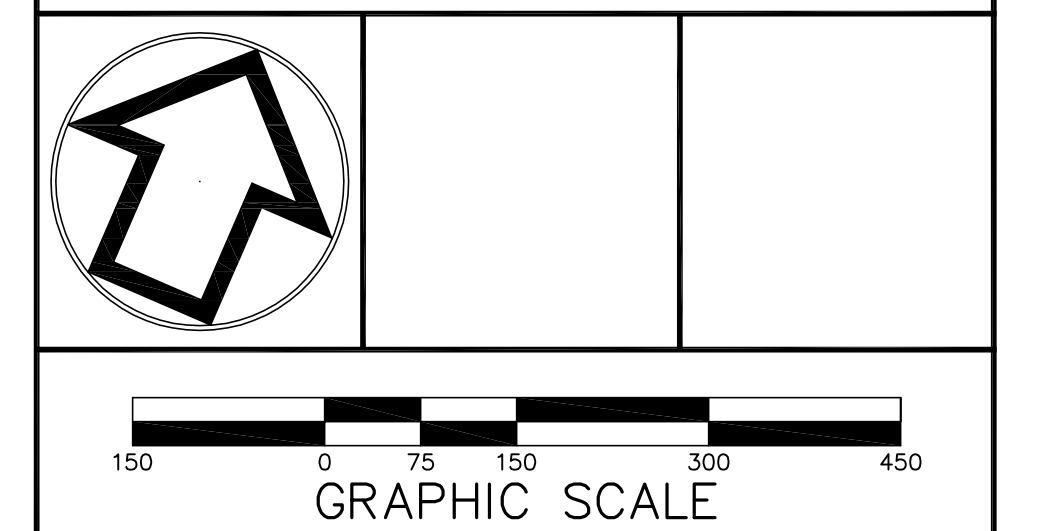


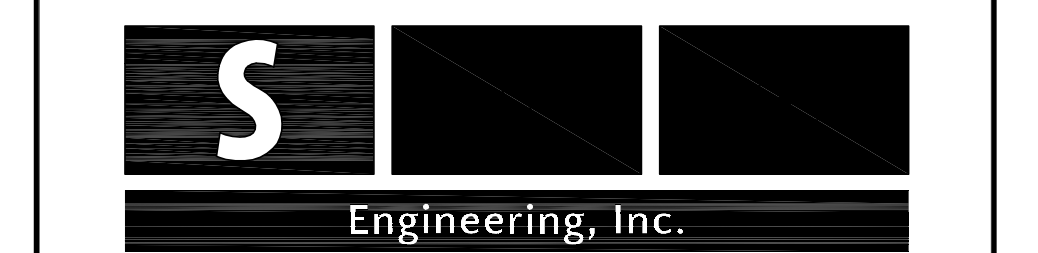
LEGEND

PROPOSED WATER SERVICE	— WS —
PROPOSED SANITARY LATERAL	— L —
PROPOSED SANITARY SEWER	— SS —
PROPOSED STORM SEWER	— SS —
PROPOSED CURB	— C —
PROPOSED EDGE OF ROAD	— EOR —
PROPOSED EASEMENT	— E —
PROPOSED RIGHT-OF-WAY	— ROW —
PROPOSED CENTERLINE	— CL —
PROPOSED CONCRETE WALKWAY	— CW —
SPEED LIMIT SIGN	Ⓡ2-1
NO PARKING SIGN	ⓇB-3



No.	INT.	REVISIONS	DATE
		S.T.A. PLAN ORIGINATION DATE	DEC. 17, 2018

OVERALL UTILITY & SIGNAGE PLAN
OF THE
GLASGOW TRACT
PREPARED FOR
GLASGOW, INC.
SITE SITUATE IN
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

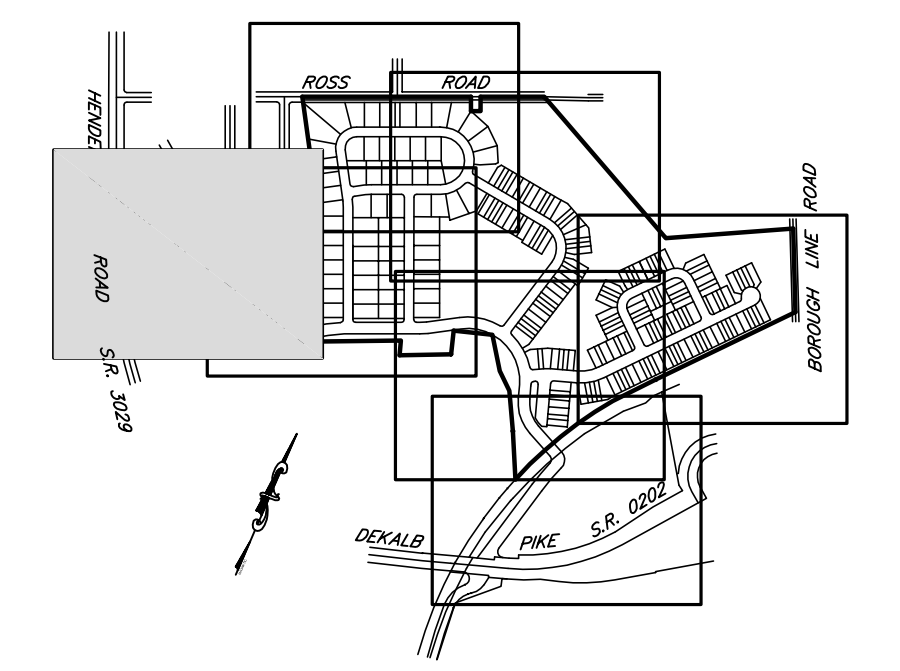
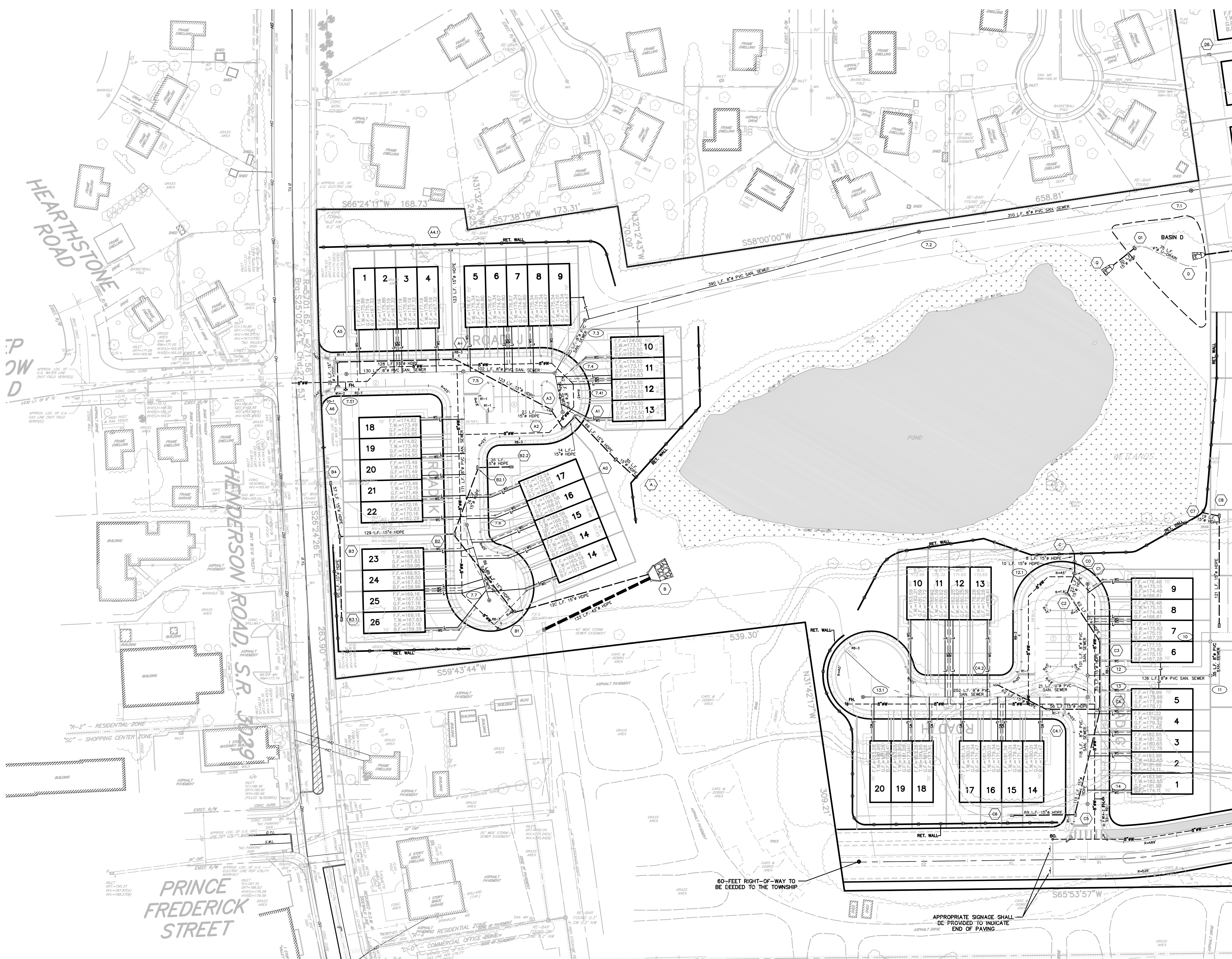


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CONSTRUCTION NOTES

STORM SEWER	WATER DISTRIBUTION
<ol style="list-style-type: none"> UNLESS OTHERWISE NOTED, ALL STORM SEWER INLETS SHALL BE EITHER PENNDOT TYPE "C" OR TYPE "M" AND SHALL CONFORM TO FORM 408 (LATEST EDITION), SECTION 605. UNLESS OTHERWISE NOTED, ALL STORM SEWER PIPING SHALL BE HOPE PIPE. THE TOP OF GRATE ELEVATION FOR ALL CURBSIDE STORM SEWER INLETS IS FOR THE CENTER OF THE INLET AT THE FACE OF THE CURB. THE CONTRACTOR SHALL PROJECT THE ROADWAY GRADE ALONG THE LENGTH OF THE INLET. ALL LOTS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE AWAY FROM HOUSES TO THE NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED ON ALL GRASSED AREAS. ANY SPRINGS ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE OULETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE TOWNSHIP ENGINEER. ALL ROOF DRAINS AND SUMP PUMP DISCHARGE PIPES SHALL DISCHARGE INTO NATURAL WATERCOURSES, GRADED SWALES, LAWN AREAS OR BMP'S WITH APPROPRIATE DRAINAGE. ROOF DRAINS OR SUMP PUMP DISCHARGE PIPES SHALL NOT DISCHARGE DIRECTLY ONTO PAVED SURFACES. ALL INLETS SHALL HAVE BICYCLE SAFE GRATES. 	<ol style="list-style-type: none"> ALL WATER MAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH AQUA PENNSYLVANIA, INC. STANDARDS AND SPECIFICATIONS. REFER TO WATER MAIN PLANS FOR CONSTRUCTION DESIGN AND DETAILS. A MINIMUM OF FOUR FEET OF COVER SHALL BE PROVIDED OVER ALL WATER MAINS AND SERVICES.
SANITARY SEWER	GENERAL CONSTRUCTION
<ol style="list-style-type: none"> ALL MATERIALS AND DETAILS OF CONSTRUCTIONS, INSTALLATION PROCEDURES, AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE UPPER MERION TOWNSHIP STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS (LATEST EDITION). AN 18-INCH VERTICAL CLEARANCE OR A 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER MAINS. WHERE IMPOSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL CLEARANCE, AN 18-INCH VERTICAL CLEARANCE MUST BE MAINTAINED. ALL GRAVITY SANITARY SEWER PIPING AT DEPTHS LESS THAN 14 FEET SHALL BE 8" DIA. P.V.C. SDR-35 PIPE CONFORMING TO ASTM D-3034 SPECIFICATIONS. ALL GRAVITY SEWER MAINS AT DEPTHS BETWEEN 14 AND 20 FEET SHALL BE SDR-26 AND ANY PIPE OVER 20 FEET DEEP SHALL BE CLASS 50 DUCTILE IRON PIPE. LATERALS SHALL BE 4" DIA. P.V.C. SDR-35 PIPE AND SHALL EXTEND ONE (1) FEET BEYOND THE RIGHT-OF-WAY (OR EASEMENT, WHERE APPLICABLE) AND SHALL BE CAPPED. ALL SANITARY SEWER LATERALS SHALL BE LAID ON A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT. ALL PROPOSED SANITARY SEWER MANHOLES LOCATED IN UNPAVED AREAS SHALL BE PROVIDED WITH WATERTIGHT FRAMES AND COVERS SET TWELVE INCHES ABOVE FINISHED GRADES. GRAVITY SANITARY SEWER SERVICE, AT A MINIMUM, WILL BE PROVIDED TO THE FIRST FLOOR ELEVATION OF EACH DWELLING. BASEMENT SANITARY SEWER SERVICE CANNOT BE GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, SHOP DRAWINGS FOR ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MUST BE SUBMITTED. ALL CONCRETE ENCASUREMENT SHALL BE SHOWN ON THE DRAWINGS AND NO OTHER ENCASUREMENT SHALL BE INSTALLED WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER AS WELL AS WRITTEN APPROVAL OF THE DEPARTMENT ENGINEER. ALL ENCASUREMENTS SHALL EXTEND TO THE NEXT JOINT BEYOND THE MINIMUM DISTANCE REQUIREMENT. A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE IS REQUIRED BETWEEN ALL UTILITIES AND THE SANITARY SEWER LINES. THIS INCLUDES STREET LATERALS. NO TREE OR BUSH SHALL BE PLACED WITHIN 10 FEET OF A SANITARY SEWER MAIN OR LATERAL. LATERALS SHALL BE A MINIMUM OF 5 FT. HORIZONTALLY FROM WATER SERVICES. SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM END OF PIPE TO END OF PIPE. 	<ol style="list-style-type: none"> A MINIMUM VERTICAL CLEARANCE OF 18 INCHES SHALL BE PROVIDED AT ALL UTILITY CROSSINGS. WHERE 18 INCHES OF CLEARANCE CAN NOT BE OBTAINED, THE LOWER UTILITY LINE SHALL BE CONCRETE ENCASED FOR A LENGTH OF 20 FEET, CENTERED ABOUT THE CROSSING. ALL CONSTRUCTION SHALL CONFORM TO UPPER MERION TOWNSHIP STANDARDS AND SPECIFICATIONS OR PENN. D.O.T. STANDARDS AND FORM 408 (LATEST EDITION), WHICHEVER IS APPLICABLE. GAS, ELECTRIC AND CABLE TELEVISION FACILITIES FOR ALL LOTS SHALL BE PROVIDED BY UNDERGROUND SERVICE. CURB RAMPS SHALL BE LOCATED AT ALL INTERSECTIONS OR WHERE OTHERWISE NOTED. TOPSOIL SHOULD BE REMOVED FROM ALL AREAS OF CONSTRUCTION AND STORED SEPARATELY PRIOR TO BULKY EXCAVATION. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHOULD BE REDISTRIBUTED ON THE SITE UNIFORMLY. NO PLANTINGS OR STRUCTURES SHALL BE PERMITTED WITHIN EASEMENTS EXCEPT AS SHOWN ON THESE PLANS. ALL EASEMENT AREAS SHALL BE MAINTAINED AS LAWN AREA BY THE PROPERTY OWNER. BASEMENTS ARE PROPOSED FOR ALL UNITS. NO SUMP PUMPS SHALL DISCHARGE DIRECTLY ONTO DRIVEWAYS, SIDEWALKS, STREETS OR INTO THE SANITARY SEWER COLLECTION SYSTEM. ANY WATER ORIGINATING FROM SUMP PUMPS AND ROOF DRAINS SHALL BE COLLECTED AND DISCHARGED TO THE REAR YARD OF THE DWELLING (WITH APPROPRIATE OVERLAND DRAINAGE). THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND FOR PAVED AREAS THE SLOPE SHALL NOT BE LESS THAN 1%. LOCATIONS OF ALL SHOWN UTILITY SERVICE CONNECTIONS TO EXISTING DWELLINGS ARE RECOMMENDED. THE CONTRACTOR SHALL CONFIRM LOCATION WITH THE OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL TERMINATE SERVICE CONNECTION INSTALLATION TO WITHIN FIVE (5) FEET OF THE DWELLING. ALL SIGNPOSTS SHALL BE "TELSPAR QUICK PUNCH" WITH AN ANCHOR BASE. THE ANCHOR BASE SHALL BE 14 GAUGE, 30" LONG, WITH A 12 GAUGE SIGNPOST. ALL PROPOSED GRADING SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM ALL PROPERTY LINES. REFER TO HOP PLANS PREPARED BY S.T.A. ENGINEERING, INC. FOR ROAD IMPROVEMENTS AND CONSTRUCTION DETAILS FOR WORK WITHIN THE PENNDOT RIGHT-OF-WAY OF HENDERSON ROAD.

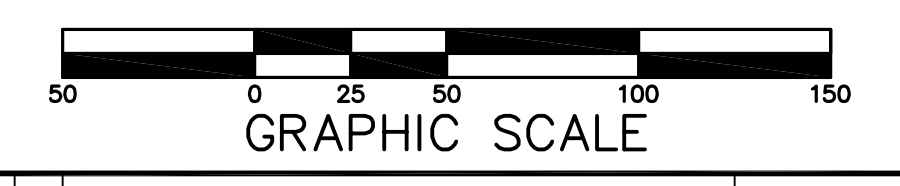
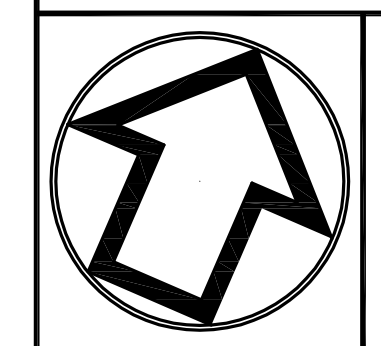
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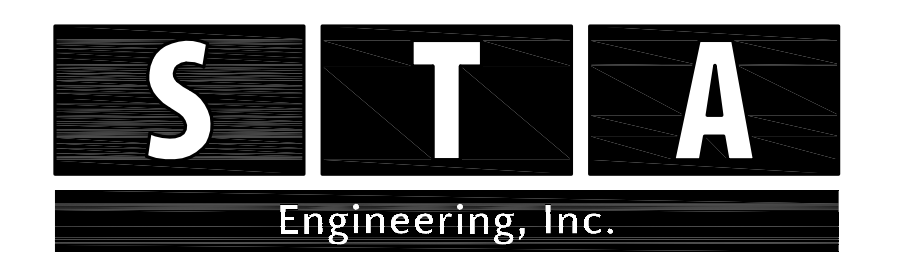
LEGEND

- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED STORM SEWER
- PROPOSED CURB
- PROPOSED EDGE OF ROAD
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED CONCRETE WALKWAY
- SPEED LIMIT SIGN
- NO PARKING SIGN



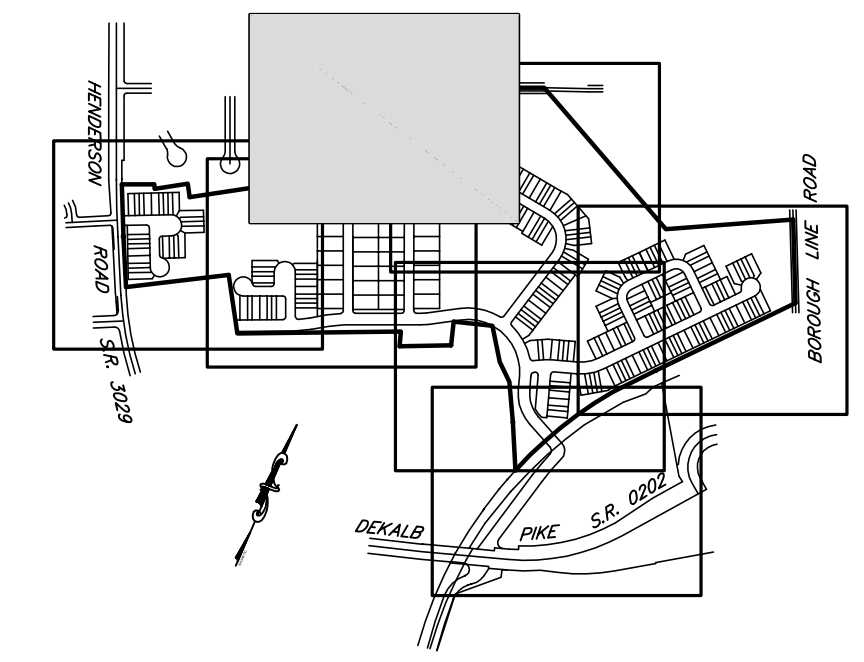
No. INT.	REVISIONS	DATE
	S.T.A. PLAN ORIGIN DATE	DEC. 17, 2018

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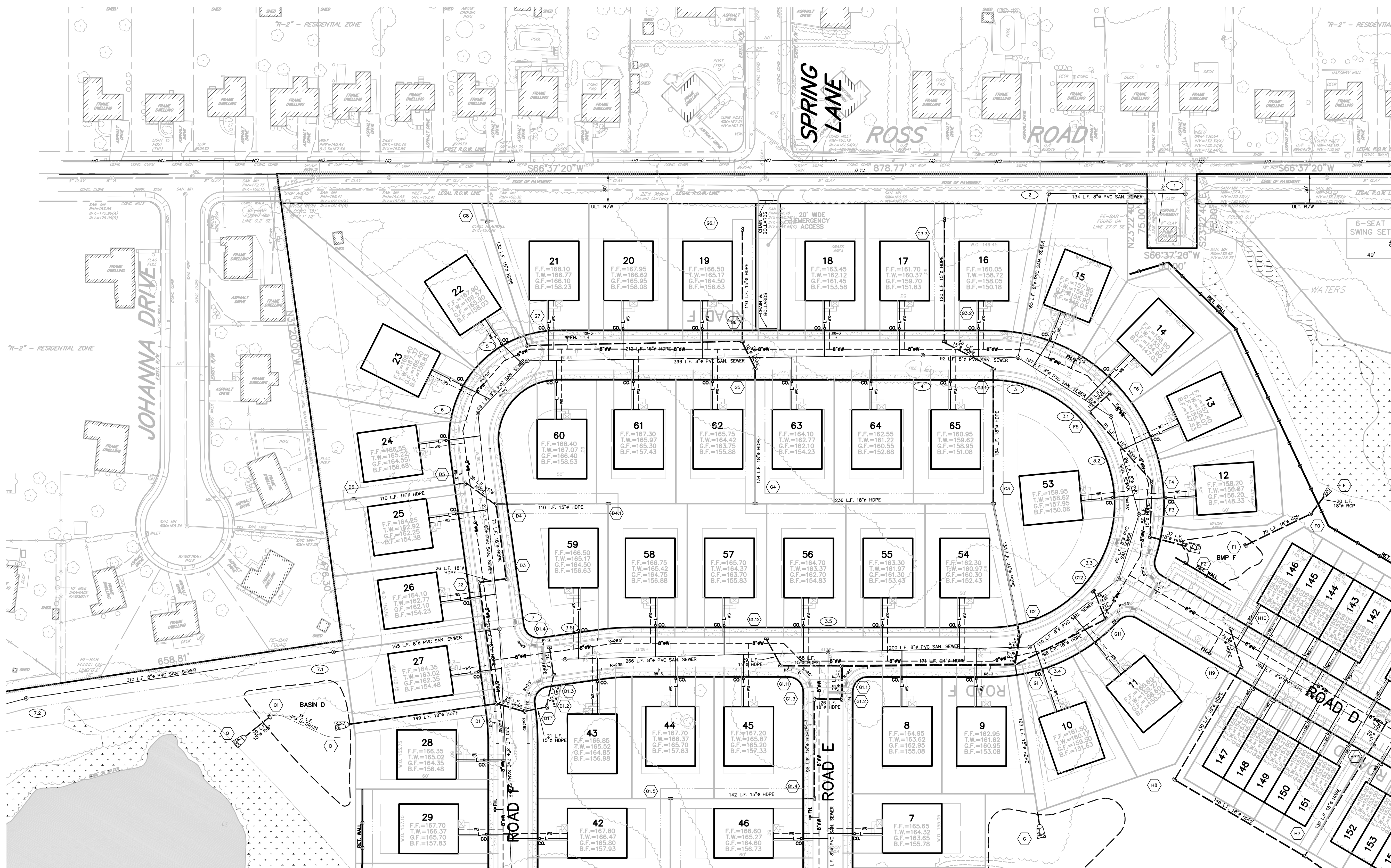


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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
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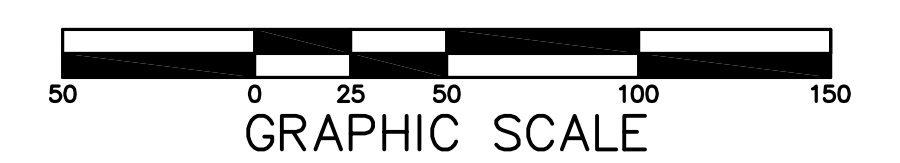
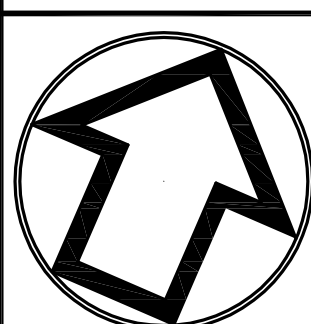


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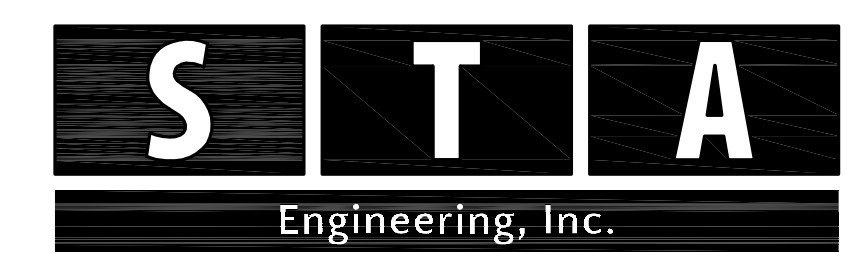
LEGEND

- PROPOSED WATER SERVICE WS
- PROPOSED SANITARY LATERAL L
- PROPOSED SANITARY SEWER S
- PROPOSED STORM SEWER SS
- PROPOSED CURB C
- PROPOSED EDGE OF ROAD EOR
- PROPOSED EASEMENT E
- PROPOSED RIGHT-OF-WAY ROW
- PROPOSED CENTERLINE CL
- PROPOSED CONCRETE WALKWAY CW
- SPEED LIMIT SIGN R2-1
- NO PARKING SIGN R8-3



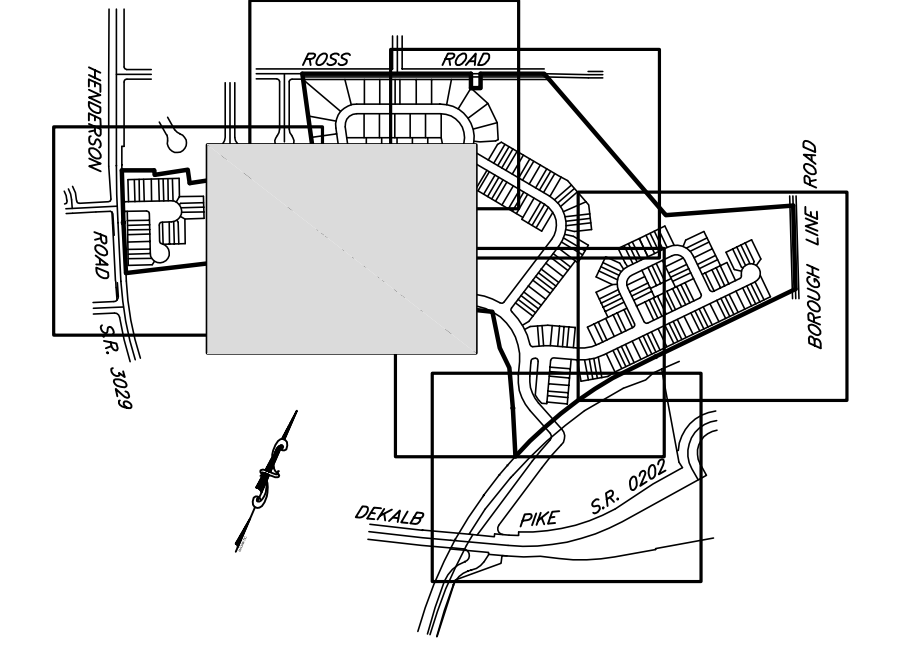
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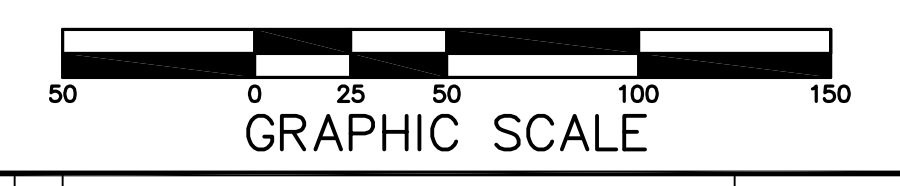
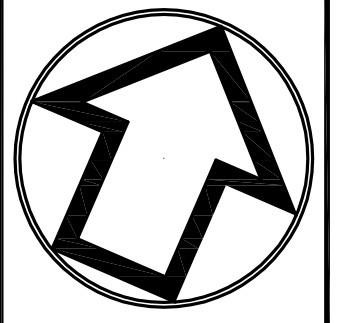
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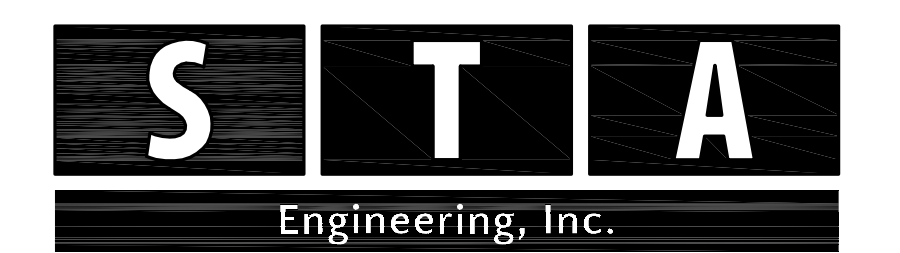
LEGEND

- PROPOSED WATER SERVICE WS
- PROPOSED SANITARY LATERAL L
- PROPOSED SANITARY SEWER S
- PROPOSED STORM SEWER SS
- PROPOSED CURB C
- PROPOSED EDGE OF ROAD EOR
- PROPOSED EASEMENT E
- PROPOSED RIGHT-OF-WAY ROW
- PROPOSED CENTERLINE CL
- PROPOSED CONCRETE WALKWAY CW
- SPEED LIMIT SIGN R2-1
- NO PARKING SIGN R8-3



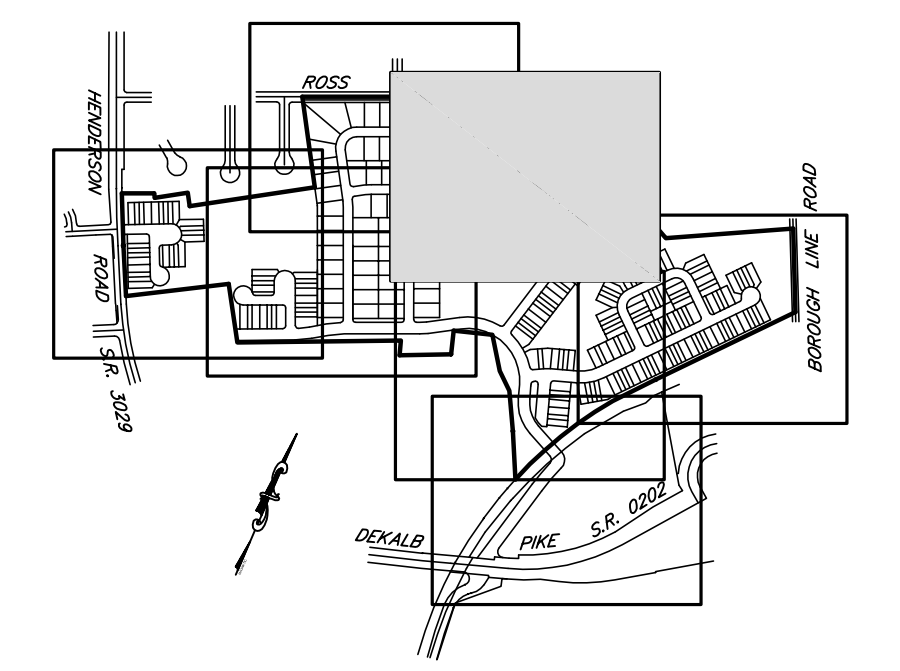
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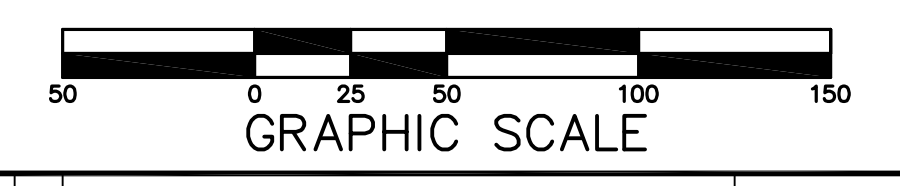
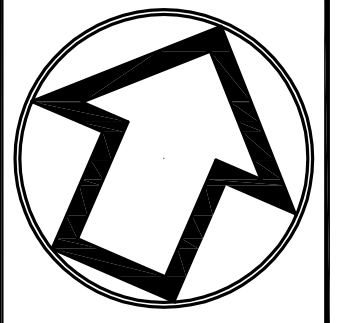
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KEY MAP 1"=1000'

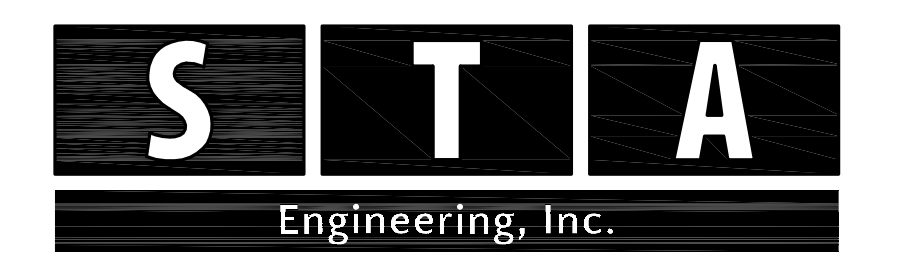
LEGEND

- PROPOSED WATER SERVICE — WS —
- PROPOSED SANITARY LATERAL — L —
- PROPOSED STORM SEWER — SS —
- PROPOSED CURB — C —
- PROPOSED EDGE OF ROAD — EOR —
- PROPOSED EASEMENT — E —
- PROPOSED RIGHT-OF-WAY — ROW —
- PROPOSED CENTERLINE — CL —
- PROPOSED CONCRETE WALKWAY — CW —
- SPEED LIMIT SIGN — R2-1
- NO PARKING SIGN — R8-3



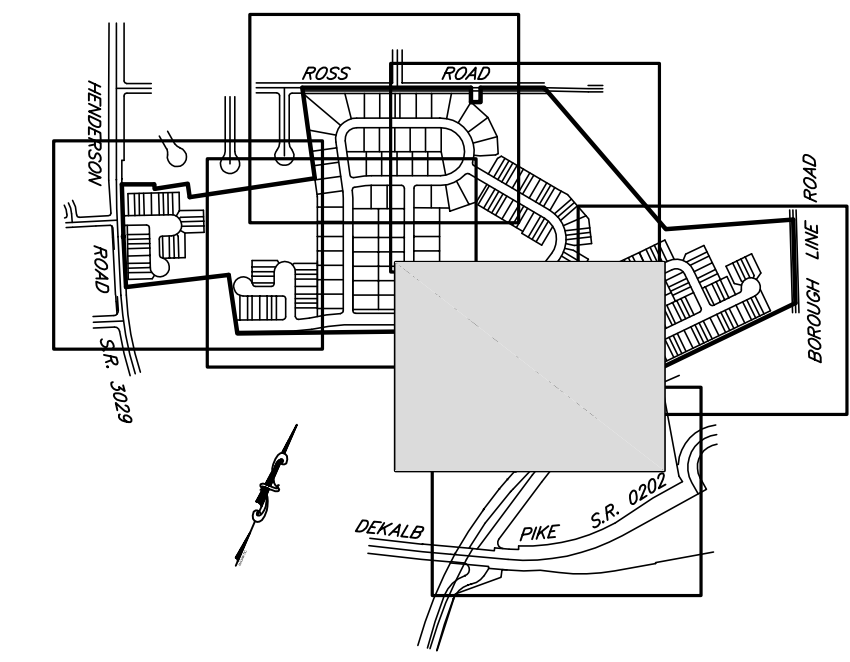
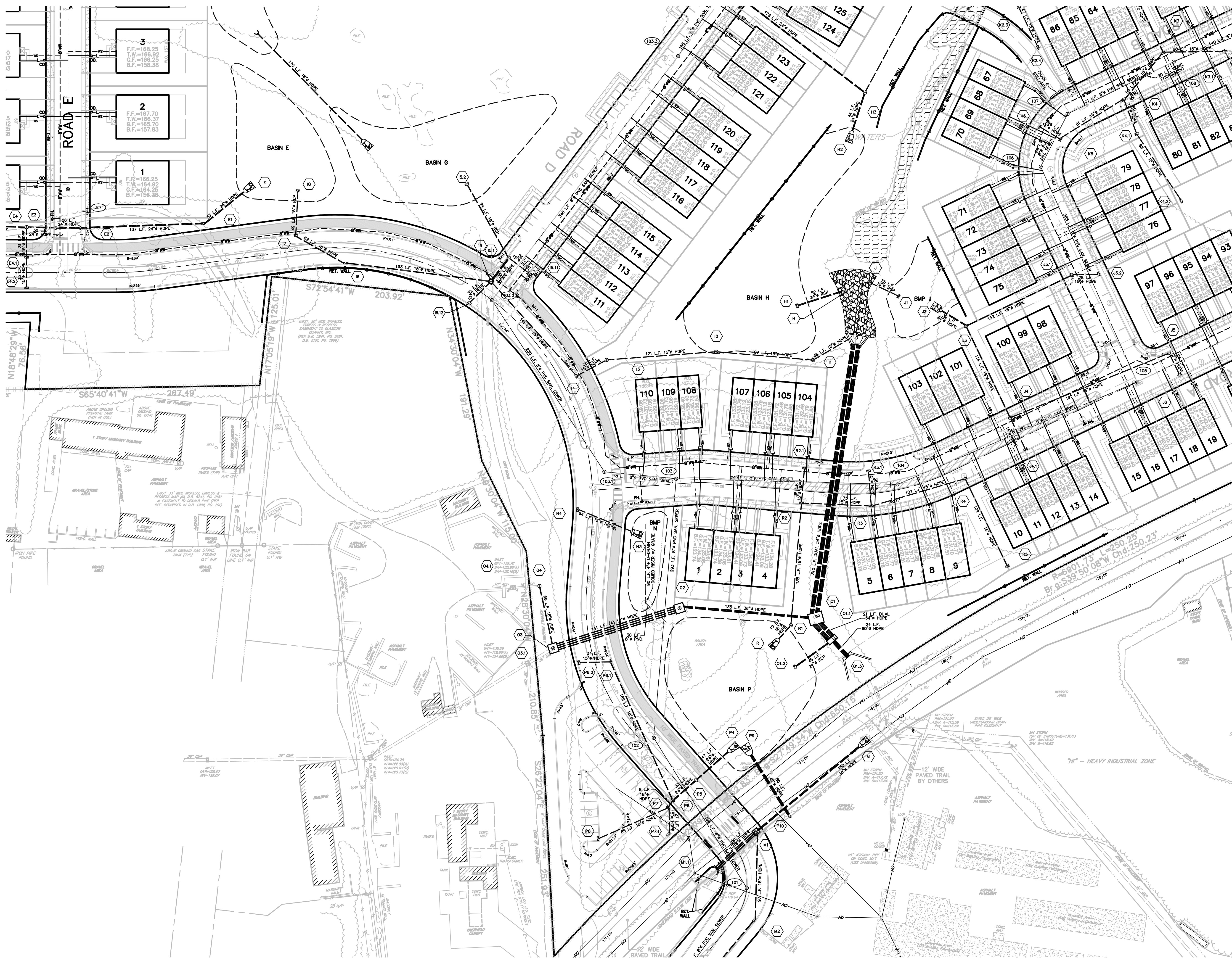
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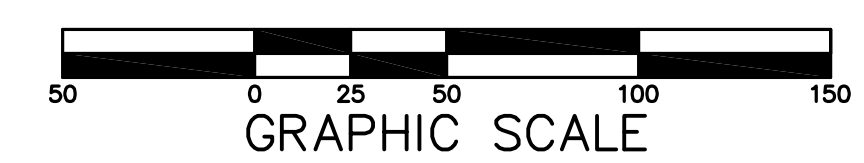
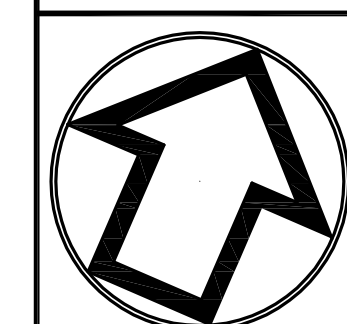
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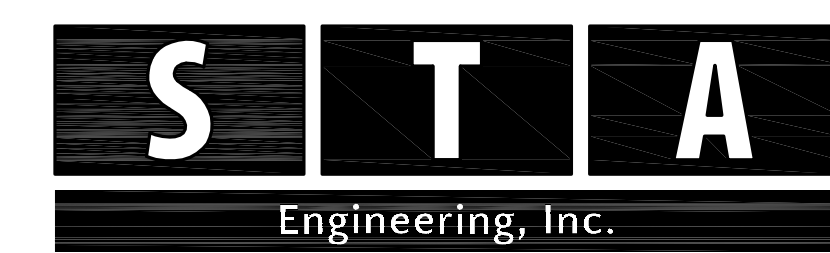
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- PROPOSED SANITARY LATERAL L
- PROPOSED SANITARY SEWER SS
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- NO PARKING SIGN R8-3



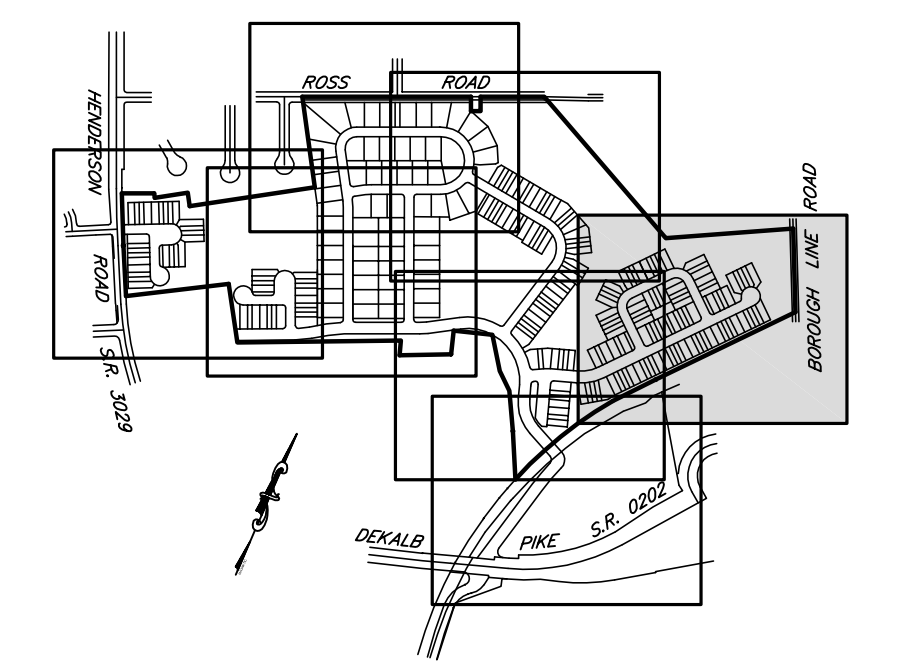
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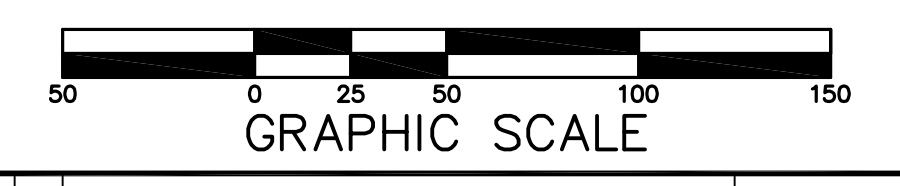
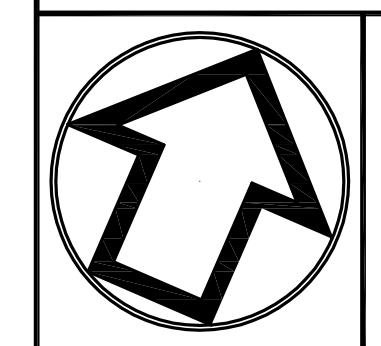
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1"=50'	5674	5674UT	31 OF 90



KEY MAP 1"=1000'

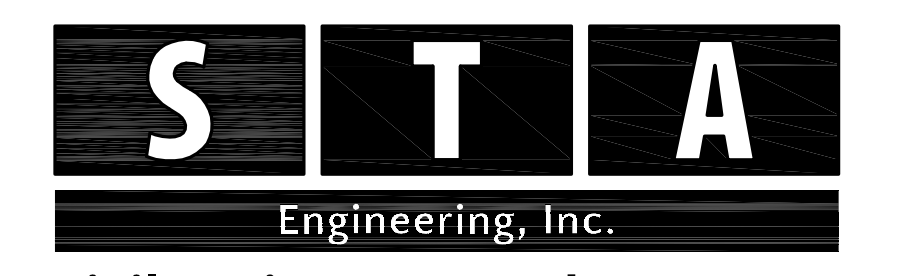
LEGEND

- PROPOSED WATER SERVICE — WS —
- PROPOSED SANITARY LATERAL — L —
- PROPOSED SANITARY SEWER — SS —
- PROPOSED STORM SEWER — SS —
- PROPOSED CURB —
- PROPOSED EDGE OF ROAD —
- PROPOSED EASEMENT —
- PROPOSED RIGHT-OF-WAY —
- PROPOSED CENTERLINE —
- PROPOSED CONCRETE WALKWAY —
- SPEED LIMIT SIGN — R2-1
- NO PARKING SIGN — R8-3



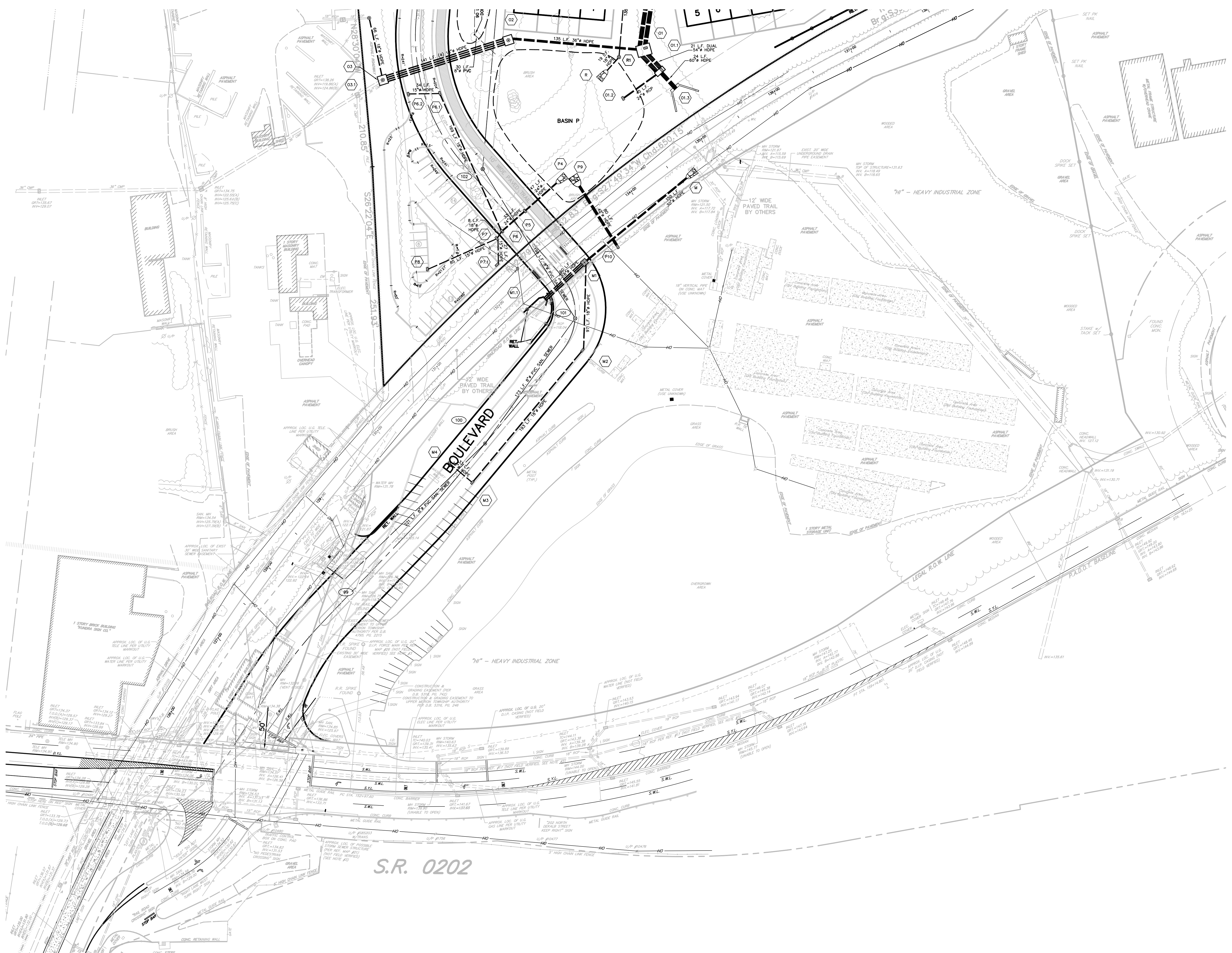
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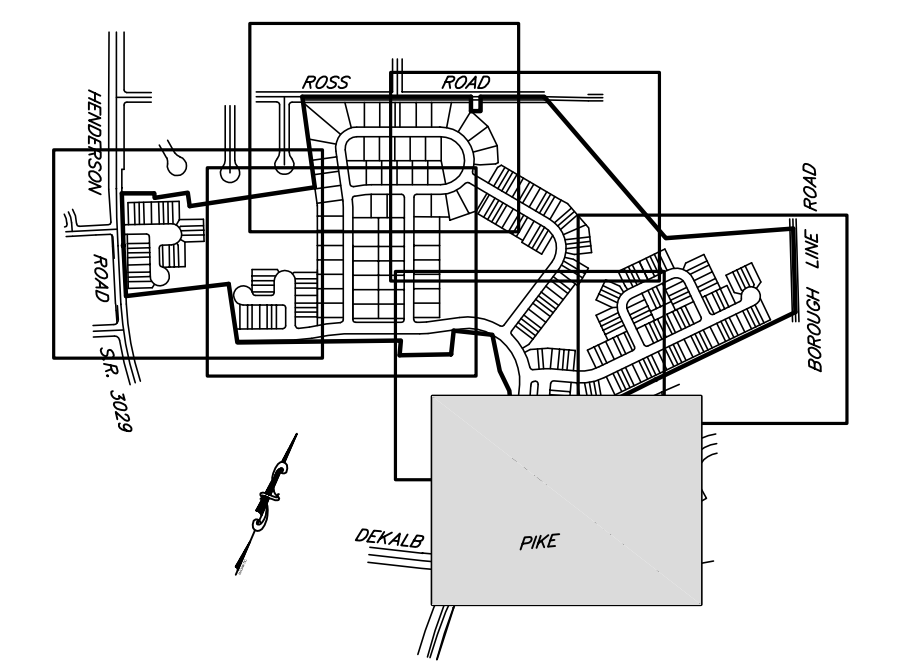


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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	A.C.H.	S.A.R.	32 OF 90
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
	5674	5674UT	



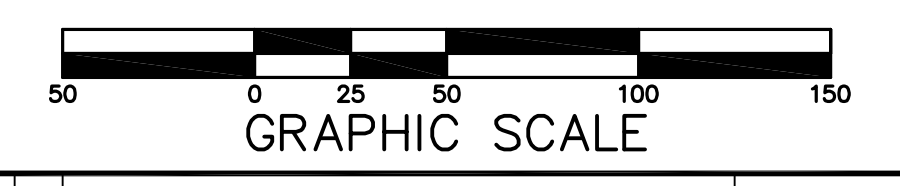
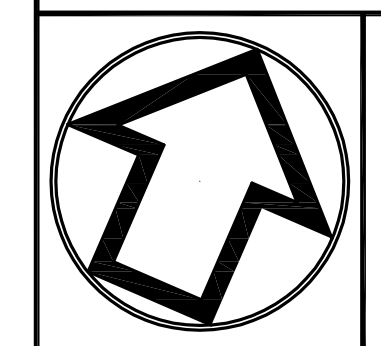
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KEY MAP 1"=1000'

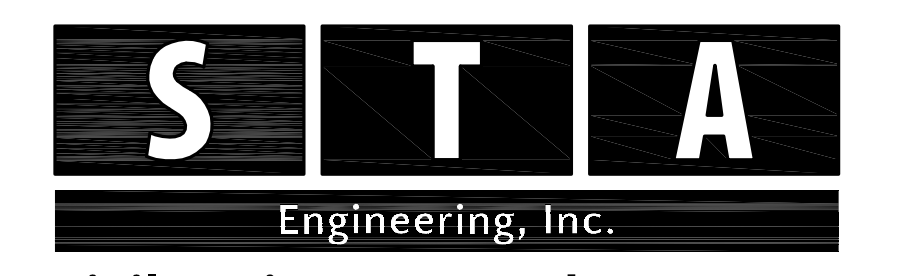
LEGEND

- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CURB
- PROPOSED EDGE OF ROAD
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED CONCRETE WALKWAY
- SPEED LIMIT SIGN
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HORIZONTAL:	A.C.H.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
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