LEGEND

- TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- ReB2 — SOILS LINE
- EXISTING TREE CANOPY
- EXISTING TREE
- CONTOUR
- INDEX CONTOUR
- EXISTING UTILITY POLE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- SOD

PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME		SPREAD
		SHADE TREES			
AR	3	ACER RUBRUM "RED SUNSET"	RED MAPLE "RED SUNSET"	2 – 3.5" CAL/14' – 18' HT.	5'
AS	6	ACER SACCHARUM "BONFIRE"	SUGAR MAPLE BONFIRE	2 – 3.5" CAL/14' – 18' HT.	5'
FP	1	FRAXINUS PENNSYLVANICA "SUMMIT"	SUMMIT ASH	2 – 3.5" CAL/14' – 18' HT.	5'
NS	3	NYSSA SYLVATICA	BLACK GUM	2 – 3.5" CAL/14' – 18' HT.	5'
QA	1	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2 – 3.5" CAL/14' – 18' HT.	5'
QC	1	QUERCUS COCCINEA	SCARLET OAK	2 – 3.5" CAL/14' – 18' HT.	5'
		FLOWERING TREES			
CB	1	CARPINUS BETULA	HORNBEAM	2–2.5" CAL / 8–10' HT	5'
CV	4	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN	2–2.5" CAL / 8–10' HT	5'
PC	5	PYRUS CALLERYANA "REDSPIRE"	REDSPIRE PEAR	2–2.5" CAL / 8–10' HT	5'
PS	3	PRUNUS SARGENTII	SARGENT CHERRY	2–2.5" CAL / 8–10' HT	5'
SJ	4	SOPHORA JAPONICA	SCHOLARTREE	2–2.5" CAL / 8–10' HT	5'
		SHRUBS			
AA	17	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	30–36" HT.	24"
BD	3	BUDDLEIA DAVIDII	BUTTERFLY BUSH	30–36" HT.	24"
CA	9	CLETHRA ALNIFOLIA	SUMMERSWEET	30–36" HT.	24"
CAL	5	CALLICARPA JAPONICA	BEAUTYBERRY	30–36" HT.	24"
IC	54	ILEX CRENATA "GREEN LUSTER"	GREEN LUSTER HOLLY	24–30" HT.	18"
IG	25	ILEX GLABRA "SHAMROCK"	SHAMROCK HOLLY	24–30" HT.	18"
IT	3	ITEA VIRGINIANA HENRY'S GARNET	HENRY'S GARNET VIRGINIA SWEETSPIRE	30–36" HT.	24"
IV	11	ILEX VERTICILATTA	WINTERBERRY HOLLY	30–36" HT.	24"
JC	12	JUNIPERUS CHINENSIS "SEA GREEN"	SEA GREEN JUNIPER	24–30" HT.	18"
MP	23	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30–36" HT.	24"
SN	5	SPIRAEA NIPPONICA "SNOWMOUND"	SNOWMOUND SPIRAEA	30–36" HT.	24"
VT	14	VIBURNUM TRILOBUM "COMPACTUM"	COMPACT AM. CRANBERRY BUSH	30–36" HT.	24"

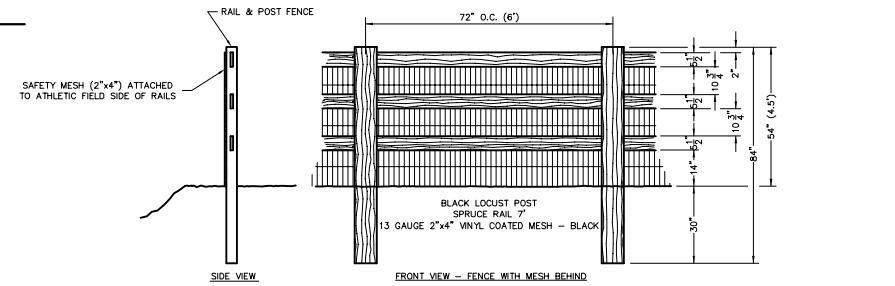
SEEDING SPECIFICATIONS

ALL DISTURBED AREAS SHALL BE SEEDED AS FOLLOWS:

TYPE OF COVER AND SPECIES OR MIXTURES	PROPORTION BY WEIGHT	MIN % GERM.	MIN % PURE SEED	MAX % WEED SEED
KENTUCKY BLUEGRASS	50%	80 / 85 / 0.5		
CHEWINGS 5 RED FESCUE	30%	85 / 98 / 0.5		
PERENNIAL RYEGRASS	10%	90 / 98 / 0.5		
REDTOP	10%	85 / 92 / 1.0		

SOD SPECIFICATIONS

ALL SOD SHALL BE UNIFORM BLEND OF 50% KENTUCKY BLUE, 30% FESCUE AND 20% PERENNIAL RYE GRASS.



NOTE: REFER TO SHEET 1 OF 8 FOR FENCE LOCATION (258 L.F. ALONG SUSQUEHANNA ROAD FRONTAGE).

SAFETY RAIL (SPLIT RAIL FENCE WITH MESH) DETAIL

PLANTING NOTES

1. THE LOCATIONS OF PLANT MATERIAL SHOWN ON THIS PLAN ARE APPROXIMATE. EXACT LOCATION OF PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE LANDSCAPE CONTRACTOR AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT/ TOWNSHIP ENGINEER PRIOR TO PLANTING.

2. LANDSCAPE PLANS SHALL NOT BE UTILIZED TO DETERMINE LOCATIONS, DIMENSIONS OR MEASUREMENTS OF OTHER PROPOSED SITE STRUCTURES. REFER TO APPROPRIATE DRAWINGS BY THE ENGINEER FOR OTHER INFORMATION.

3. PLANT NAMES SHALL AGREE WITH THE NOMENCLATURE "STANDARD PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

4. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL HAVE WELL DEVELOPED BRANCHES, AND VIGOROUS FIBROUS ROOT SYSTEMS. THEY SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALE, INJURIES, ABRASIONS OF BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL COLLECTED MATERIAL SHALL BE CLEAN, SOUND STOCK, AND FREE FROM DECAYING STUMPS.

5. SIZE AND GRADING STANDARDS SHALL CONFORM TO THE "U.S.A. STANDARD FOR NURSERY STOCK". LOOSE, BROKEN, OR MANUFACTURED BALLS WILL BE REJECTED.

6. BALLED AND BURLAPED, AND BALLED AND PLATFORM PLANTS, SHALL HAVE SOLID BALL OF EARTH SECURELY HELD IN PLACE BY BURLAP AND STOUT ROPE. MINIMUM BALL SIZES SHALL BE SPECIFIED IN THE "U.S.A. STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

7. ALL PLANTS SHALL BE SUBJECT TO INSPECTION BEFORE ANY PLANTS ARE DUG AND REPLACED. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO THE THE APPROVAL OF THE LANDSCAPE ARCHITECT AND TOWNSHIP ENGINEER.

8. PLANTING SHALL BE CONDUCTED UNDER SEASONS WHICH ARE NORMAL FOR SUCH WORK. AT THE OPTION AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNREASONABLE CONDITIONS. IN GENERAL, PLANT DURING THE FOLLOWING SEASONS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT / TOWNSHIP ENGINEER.

DECIDUOUS TREES AND SHRUBS: WHEN PLANTS ARE DORMANT (FALL AND EARLY SPRING).

BROADLEAF EVERGREEN TREES AND SHRUBS: FROM THE TIME THE FROST LEAVES THE GROUND UNTIL NEW GROWTH IS WELL DEVELOPED. (SPRING)

GROUNDCOVER: AFTER THE DANGER OF FROST HAS PAST. (SPRING UNTIL EARLY SUMMER)

9. PROVIDE CONTINUOUS DOUBLE–SHREDDED HARDWOOD BARK (2–3" THICK) AT THE BASE OF THE SPECIMEN TREES AND SHRUBS AND IN ALL PLANTING BEDS. MULCH SHALL BE PLACED IN A "RING" FORMATION AS SHOWN ON PLANTING DETAILS. DO NOT MOUND MULCH AGAINST TRUNKS OF PLANTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHERE THE UNDERGROUND UTILITIES EXIST ON–SITE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING NEAR THESE UTILITIES.

11. ALL DISTURBED PERVIOUS AREAS EXCEPT PLANTING BEDS SHALL BE SEEDED AND MULCHED.

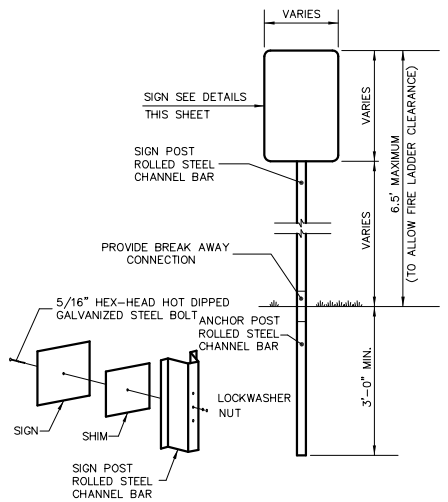
12. THE BEGINNING OF THE GUARANTEE PERIOD SHALL START AFTER THE ACCEPTANCE AT THE FINAL INSPECTION. ALL PLANTING MUST BE ALIVE AND HEALTHY TO BE CONSIDERED COMPLETE. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A 18 MONTH PERIOD.

13. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES. IN ADDITION, THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO COMMENCING WORK TO REVIEW THE EXISTING CONDITIONS. NOTIFY THE LANDSCAPE ARCHITECT AND THE TOWNSHIP ENGINEER OF ANY MAJOR DISCREPANCIES WHICH AFFECT THE WORK.

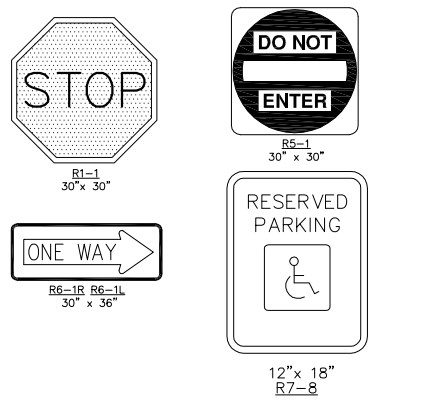
14. TOP SOIL MEETING PADOT SPECIFICATIONS SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.

15. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE, THE PLAN SHOULD GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.

16. NO STRUCTURE, FENCE, PLANTING OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE TWO (2) FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY ACROSS THE CORNER WITHIN THE CLEAR–SIGHT TRIANGLE.

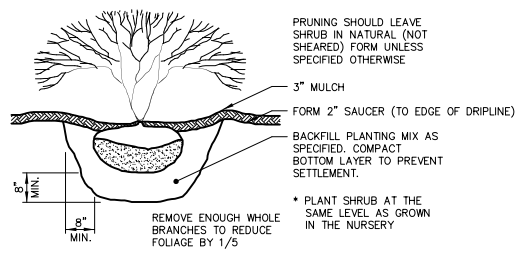


SIGN MOUNTING DETAIL

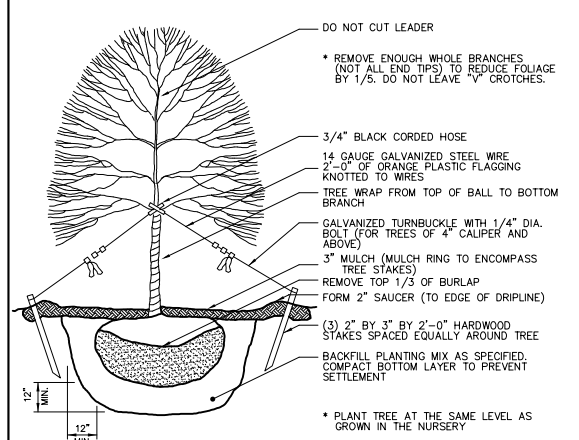


NOTE: ALL STREET SIGNAGE TO BE INSTALLED ON PADOT STANDARD BREAK AWAY POSTS. (SEE DETAIL THIS SHEET.)

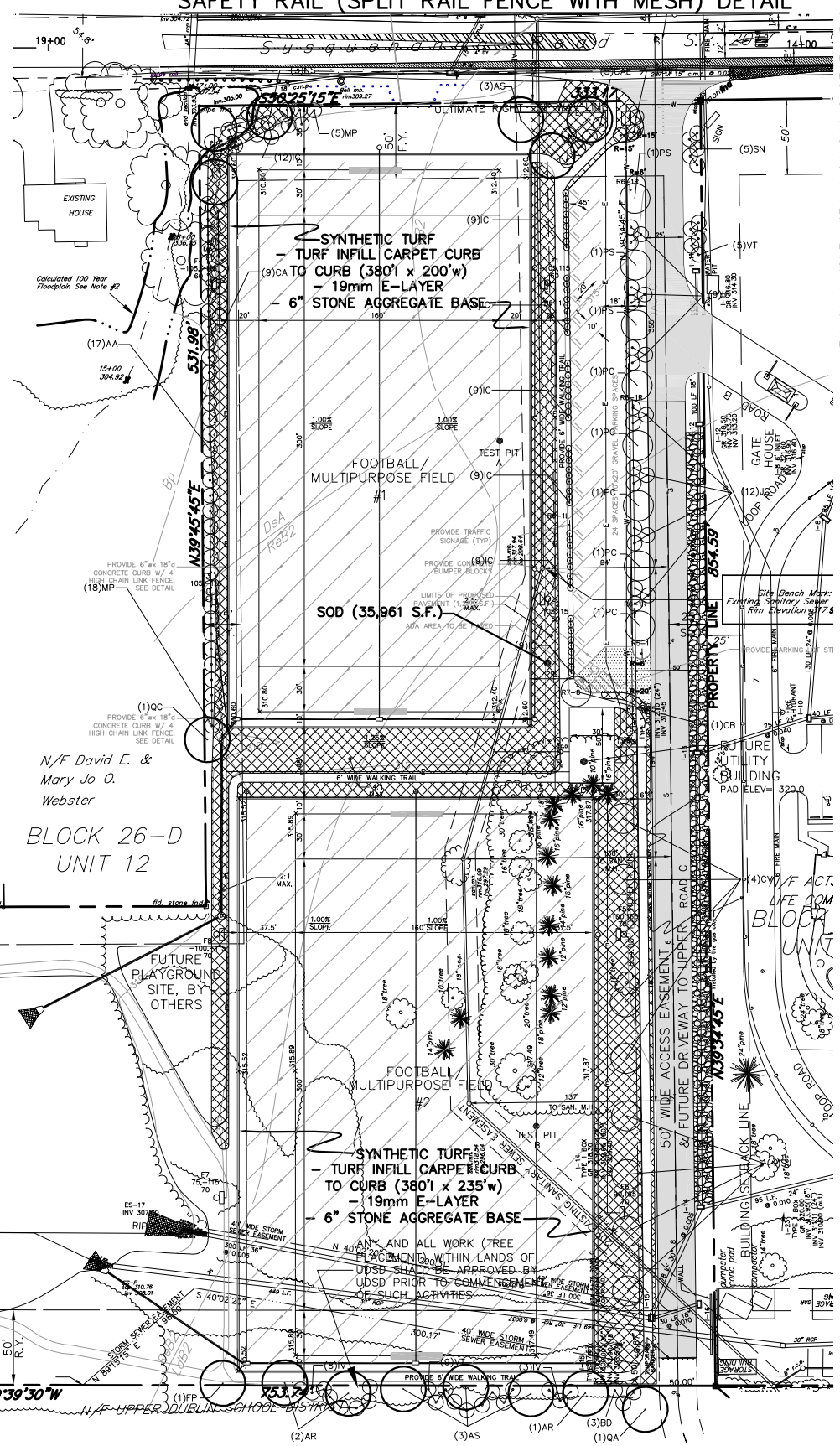
SIGNAGE DETAILS



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL


SYNTHETIC TURF – TURF INFILL CARPET CURB TO CURB (380'l x 200'w) – 19mm E–LAYER – 6" STONE AGGREGATE BASE
SOD (35,961 S.F.)
FOOTBALL/ MULTIPURPOSE FIELD #1
FOOTBALL MULTIPURPOSE FIELD #2
SYNTHETIC TURF – TURF INFILL CARPET CURB TO CURB (380'l x 235'w) – 19mm E–LAYER – 6" STONE AGGREGATE BASE
ANY AND ALL WORK (TREE PLACEMENT) WITHIN LANDS OF UDSD SHALL BE APPROVED BY UDSD PRIOR TO COMMENCEMENT OF SUCH ACTIVITIES.
EXISTING HOUSE
Calculated 100 Year Floodplain See Note #2
FUTURE PLAYGROUND SITE, BY OTHERS
DETENTION BASIN UNDER CONSTRUCTION, BY OTHERS
EXISTING SEDIMENT BASIN
OUTLET STRUCTURE
GR 305.50
INV 303.00 (12" ORIFICE)
INV 299.65 (OUT)
Existing Outlet Protection
PROVIDE 6' WIDE WALKING TRAIL
TRANSCO. PIPELINE EASEMENT
N/F David E. & Mary Jo O. Webster
BLOCK 26–D UNIT 12
N/F UPPER DUBLIN SCHOOL DISTRICT
LOT #2A
N/F Upper Dublin Township
S49°56'15"E 519.82'
N39°39'30"W 159.26'
315.87'
S39°39'30"E 264.97'
S40°02'25"E 149.12'
N39°45'45"E 531.39'
N39°45'45"E 284.59'
S39°45'45"W 253.24'
50' WIDE ACCESS EASEMENT & FUTURE DRIVEWAY TO UPPER ROAD
PROPERTY LINE
FUTURE UTILITY BUILDING
PAD ELEV= 320.0
GATE HOUSE
LOOP ROAD
EXISTING SNACK BAR BUILDING
Site Bench Mark: Existing Sanitary Sewer Rim Elevation 317.5
Sanitary Manhole Rim Elevation 317.5
Inverted Elevation 304.50
Inverted Elevation 304.92
Inverted Elevation 305.00
Inverted Elevation 305.06
Inverted Elevation 305.12
Inverted Elevation 305.18
Inverted Elevation 305.24
Inverted Elevation 305.30
Inverted Elevation 305.36
Inverted Elevation 305.42
Inverted Elevation 305.48
Inverted Elevation 305.54
Inverted Elevation 305.60
Inverted Elevation 305.66
Inverted Elevation 305.72
Inverted Elevation