



JUNE 12, 2019		 Land Use Consultants Land Planning • Engineering • Landscape Architecture • Land Surveying	
TO: RFI	JOB NUMB.: 17-02	Suite Three 2771 Gerville Pike Pennsylvania PA 18073 215-541-6628 215-541-4023(fax) E-Mail: info@ENCM.com	
BY: FILE NAME:	17-02BASE		
SCALE: = 60'	SHEET: 1 OF 30		
INCORPORATED			

SITE STATISTICS

GROSS TRACT AREA:
BLOCK 47, UNIT 3 - 27,585 S.F.
BLOCK 47, UNIT 4 - 40,893 S.F.
BLOCK 47, UNIT 5 - 424,074 S.F.
BLOCK 47, UNIT 7 - 173,337 S.F.
TOTAL - 665,889 S.F. (15.2867 ACRES)
LESS ULTIMATE RIGHT-OF-WAY - 19,137 S.F. (0.4393 ACRES)
NET TRACT AREA - 646,752 S.F. (14.8474 ACRES)

PARKING REQUIREMENTS:

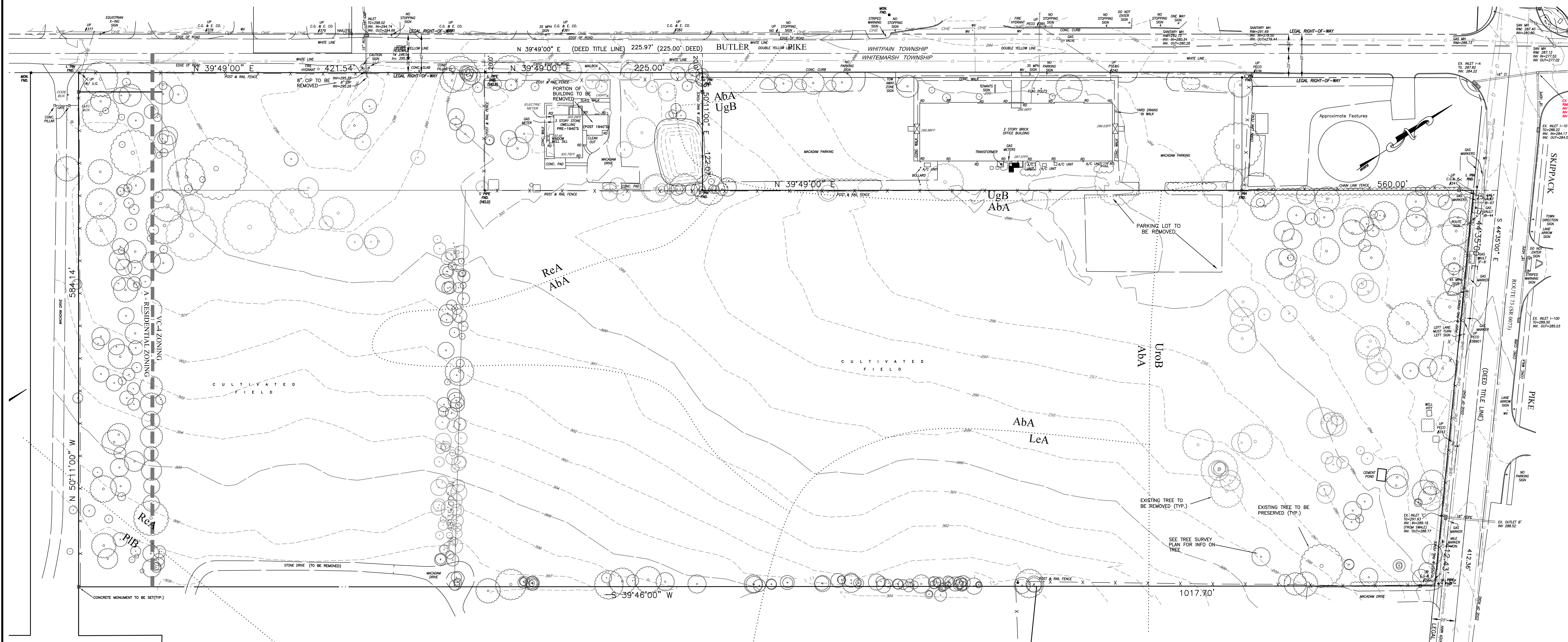
USE: RESIDENTIAL - PROPOSED TOWNHOMES - 58 UNITS
REQUIRED - 2 SPACES/UNIT = 116 SPACES IN REQUIRED
PROPOSED - 4 SPACES/UNIT (2 IN GARAGE/2 DRIVEWAY)
X 58 UNITS = 232 SPACES
PARKING LOT - 45 SPACES
TOTAL PROVIDED - 277 SPACES

IMPERVIOUS SURFACE

PROPOSED BUILDINGS - 117,067 S.F.
PROPOSED ROADS - 10,800 S.F.
PROPOSED DRIVEWAYS - 32,867 S.F.
PROPOSED MACADAM PATH - 9,090 S.F.
PROPOSED EXPANSION OF
ADJOINING PARKING LOT - 1,083 S.F. (NET)
TOTAL - 250,667 S.F. (5.7545 ACRES)

*FEE IN LIEU OF IS OFFERED

BLOCK 47, UNIT 7
ARGOS FINANCIAL ASSOCIATES &
POLERGODOM GROUP LTD.
PO BOX 736
FORT WASHINGTON, PA 19034-736
TMP 650010723003
D.R. 4825, BG-01421



LEGEND

EXISTING STORM SEWER 

PROPOSED STORM SEWER 

EXISTING SANITARY SEWER 

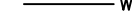
PROPOSED SANITARY SEWER 

EXISTING WATER LINE 

PROPOSED WATER LINE 

EXISTING CONTOUR 

PROPOSED CONTOUR 

EXISTING CURB LINE 

PROPOSED CURB LINE 

POSITIVE DRAINAGE INDICATOR 

EXISTING ELEV. 

PROPOSED ELEV. 

EXISTING TREE LINE 

PROPOSED TREE LINE 

EXISTING GAS LINE 

PROP. GAS LINE 

EXISTING OVERHEAD ELEC. 

EXISTING UNDERGROUND ELEC. 

PROP. ELECTRIC 

PROP. ROOF DRAIN 

PROP. WATER LATERAL 

PROP. SEWER LATERAL 

FORCE MAIN 

FM 

W 

W 

644 

650 

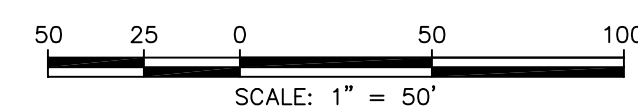
(333.68) OR 333.68 

NRCS-USDA SOIL SURVEY SOURCE:
websoilsurvey.nrcs.usda.gov., accessed 6-4-19

SOIL LEGEND

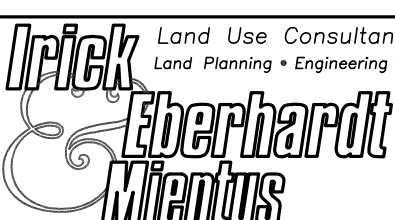
AbA	ABBOTTSTOWN SILT LOAM, 0-3% SLOPES;
LeA	LAWRENCEVILLE SILT LOAM 0-3% SLOPES; MODERATELY ERODED
PIB	PENN LANSDALE COMPLEX 3-8% SLOPES, MODERATELY ERODED
ReA	READINGTON SILT LOAM 0-3% SLOPES; MODERATELY ERODED
UgB	URBAN LAND, 0-8% SLOPES; MODERATELY ERODED
UroB	URBAN LAND-LAWRENCEVILLE COMPLEX; 0-8% SLOPES; MODERATELY ERODED

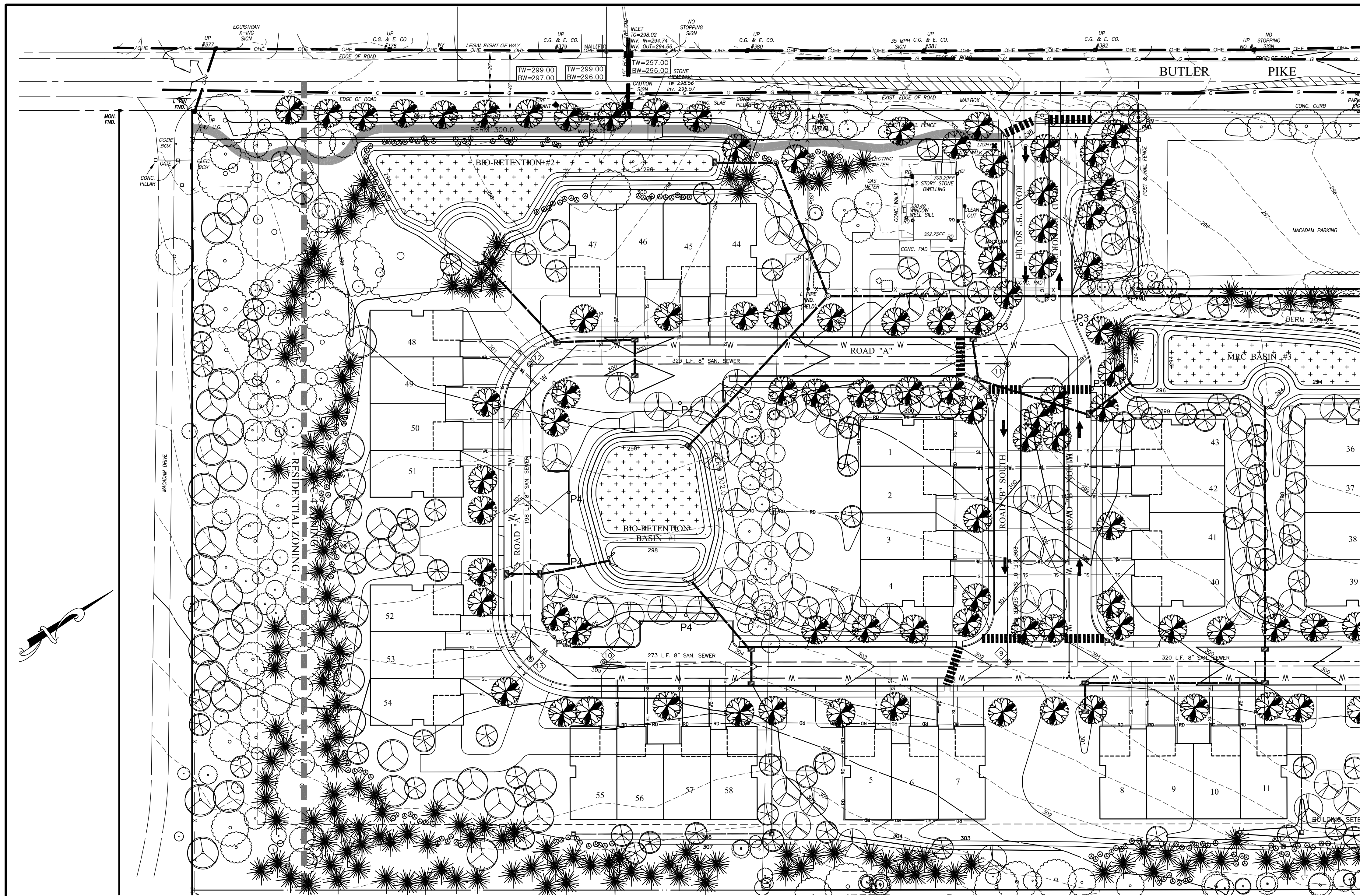
NOTE:
1. SEE SHEET 4 FOR AERIAL PHOTOGRAPH OF SITE.
2. THERE ARE NO EXISTING SLOPES ON SITE WHICH EXCEED 8%



"LONGFIELD FARM"

PRELIMINARY PLAN - NOT TO BE RECORDED

REVISION DATE:	DESCRIPTION:
MARCH 20, 2020	REVISE LAYOUT TO ADDRESS CONDITIONAL USE APPROVAL
	EXISTING RESOURCES AND PREPARED FOR SITE ANALYSIS PLAN SPARTAN ORGANIZATION SITUATE WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
DATE: JUNE 12, 2019	 Land Use Consultants Land Planning • Engineering • Landscape Architecture • Land Survey
MANAGER: RFI JOB NUMBER: 17-02	Suite Three 2771 Geryville Pike Pleasanton, PA 15063 215-541-4626 215-541-4623(fax) E-Mail: info@EANDM.com
DRAWN BY: RFI FILE NAME: 17-02BASE	
SCALE: SHEET: 1" = 50' 3 OF 30	INCORPORATED



LEGEND

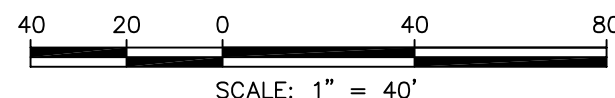
EXISTING STORM SEWER	EXISTING GAS LINE	EXISTING OVERHEAD ELEC.
PROPOSED STORM SEWER	PROP. GAS LINE	EXISTING UNDERGROUND ELEC.
EXISTING SANITARY SEWER	EXISTING OVERHEAD ELEC.	EXISTING UNDERGROUND ELEC.
PROPOSED SANITARY SEWER	EXISTING UNDERGROUND ELEC.	EXISTING UNDERGROUND ELEC.
PROPOSED SANITARY SEWER FORCE MAIN	PROP. ELECTRIC	PROP. ROOF DRAIN
EXISTING WATER LINE	PROP. ROOF DRAIN	PROP. WATER LATERAL
PROPOSED WATER LINE	PROP. WATER LATERAL	PROP. SEWER LATERAL
EXISTING CONTOUR	PROP. SEWER LATERAL	
PROPOSED CONTOUR		
EXISTING CURB LINE		
PROPOSED CURB LINE		
POSITIVE DRAINAGE INDICATOR		
EXISTING ELEV.		
PROPOSED ELEV.		
EXISTING TREE LINE		
PROPOSED TREE LINE		

STOP—CALL BEFORE YOU DIG!
LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM EXISTING RECORDS AND/OR ABOVE-GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION
AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES
BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM THREE
DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 287 AS
AMENDED BY ACT 181 (2006).
TITLE # 1-800-486-2276 OR 813.
WORK LOCATION NO.: 20170941435



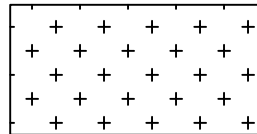
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	P3	14	PEMCO	CARL3-15W3K-CA-TYPE III	CARLSBAD 3 POST TOP LUMINAIRE W/ CLEAR ACRYLIC LENS	SAMSUNG 351B 35PCS	1	1913	0.95	15
○	P4	10	PEMCO	CARL3-15W3K-CA-TYPE IV	CARLSBAD 3 POST TOP LUMINAIRE W/ CLEAR ACRYLIC LENS	SAMSUNG 351B 35PCS	1	1848	0.95	15
○	P5	3	PEMCO	CARL3-15W3K-CA-TYPE V	CARLSBAD 3 POST TOP LUMINAIRE W/ CLEAR ACRYLIC LENS	SAMSUNG 351B 35PCS	1	2389	0.95	15

Lighting Notes:
1. LUMINAIRES ARE MOUNTED ON 12' POLE WITH THE CENTER OF THE LIGHT AT 14'.
2. CALCULATIONS ARE ESTIMATIONS BASED ON INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	NATIVE	COMMON NAME	SIZE	ROOT	QUANTITY Spec. Total	REMARKS
GROUND COVER	Vinca minor		Periwinkle	1 gallon	pots		PLANT IN BEDS OF LIKE SPECIES
	Pachysandra terminalis		Japanese Pachysandra	1 gallon	pots		
PLUGS	Elymus riparius		Riverbank Wildrye				SUPPLEMENT AS REQUIRED WITH ERNAX-126 OR APPROVED EQUAL
	Puccinellia distans, 'Fulfs'		Alkaligrass, 'Fulfs'				
	Agrostia stolonifera		Creeping Bentgrass				
	Panicum clandestinum		Deertongue, 'Tioga'				
	Poa palustris		Fowl Bluegrass				
	Carex vulpinoidea		Fox Sedge				
	Juncus effusus		Soft Rush				
	Carex scoparia		Blunt Broom Sedge				
	Juncus tenuis		Path Rush				



PROPOSED AMENDED SOILS

NOTE: For deciduous, evergreen trees & shrubs with a native species option, 50% must be native and are considered a permanent BMP for Postconstruction stormwater management. refer to PCSM Plans.
*Indicates Native Species

- NOTES:
- ALL BEDS SHALL HAVE A MINIMUM OF THREE (3) INCHES OF SHREDDED HARDWOOD MULCH (OR EQUAL).
 - DEER PROTECTION SHALL BE PROVIDED FOR ALL DECIDUOUS TREES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
 - DO NOT CUT LEADER OF DECIDUOUS TREE.
 - NO SHADE TREE SHOULD BE PLANTED CLOSER THAN 5 FEET FROM SIDEWALKS, 10 FEET FROM UNDERGROUND UTILITIES AND 15 FEET FROM OVERHEAD UTILITIES.
 - NO PLANTS, EXCEPT GROUND COVER SHALL BE PLANTED LESS THAN TWO (2) FEET FROM A STRUCTURE, WALK OR CURBLINE.
 - ALL PLANTS SHALL BE CERTIFIED DISEASE AND PEST FREE.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN (18) MONTHS IN THE SAME MANNER AS OTHER REQUIRED IMPROVEMENTS, ACCORDING TO SECTION 154-56C OF THE WHITEHARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
 - PROTECTIVE FENCING SHALL BE PLACED AROUND TREES ON THE PROPERTY TO BE PRESERVED AS SHOWN PRIOR TO CONSTRUCTION. STREET TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
 - A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE WHITEHARSH TOWNSHIP SHADE TREE COMMISSION PRIOR TO THE START OF CONSTRUCTION.

SYMBOL		BOTANICAL NAME		NATIVE	COMMON NAME	SIZE	ROOT	QUANTITY Spec. Total	REMARKS
STREET TREE	ARA	Acer rubrum 'Autumn Flame'		*	Autumn Flame Red Maple	3" Min. Cal.	B & B		LIMB UP STREET TREES TO A MIN. OF 6'-8" ABOVE ADJACENT GROUND.
	AS	Acer saccharum		*	Sugar Maple	3" Min. Cal.	B & B		
PARKING LOT TREE	ARA	Acer rubrum 'Autumn Flame'		*	Autumn Flame Red Maple	3" Min. Cal.	B & B		LIMB UP STREET TREES TO A MIN. OF 6'-8" ABOVE ADJACENT GROUND.
	AS	Acer saccharum		*	Sugar Maple	3" Min. Cal.	B & B		
	PA	Platanus acerifolia 'Bloodgood'		*	Bloodgood London Planetree	3" Min. Cal.	B & B		
	ZS	Zelcova serrata 'Green Vase'		*	Green Vase Zelcova	3" Min. Cal.	B & B		
CLASS B BUFFER EVERGREEN TREE	AC	Abies concolor		*	White Fir	Min. 10'	B & B		
	NS	Picea obies		*	Norway Spruce	Min. 10'	B & B		
	SS	Picea omorika		*	Serbian Spruce	Min. 10'	B & B		
	PP	Picea pungens		*	Colorado Spruce	Min. 10'	B & B		
	PM	Pseudotsuga menziesii(taxifolia)		*	Douglas Fir	Min. 10'	B & B		
	TP	Thuja Plicata x standishii 'Green Giant'		*	Green Giant Arborvitae	14-16'	B & B		
CLASS B BUFFER EVERGREEN SHRUB	IG	Ilex glabra		*	Inkberry	24-30"	B & B		SHRUBS SHALL BE CHOSEN FROM THIS APPROVED LIST AND PLANTED IN GROUPINGS OF LIKE SPECIES. SPACE SHRUBS ON 3'-4" CENTERS IN BEDS 12" WITH 3" SHREDDED BARK MULCH
	MP	Myrica pennsylvanica		*	Northern Bayberry	24-30"	B & B		
	PM	Pinus mugo var. mugo		*	Dwarf Mugo Pine	24-30"	B & B		
	BS	Buxus sempervirens		*	Common Boxwood	24-30"	B & B		
	CO	Chamaecyparis obtusa 'Nana'		*	Dwarf Hinoki Falsecypress	24-30"	B & B		
	LF	Leucothoe fontanesiana		*	Drooping Leucothoe	24-30"	B & B		
BASIN SHRUB		Aronia Arbutifolia		*	Red Chokeberry	18" HT	B & B		SHRUBS SHALL BE CHOSEN FROM THIS APPROVED LIST AND PLANTED IN GROUPINGS OF LIKE SPECIES. SPACE SHRUBS ON 3'-4" CENTERS IN BEDS 12" WITH 3" SHREDDED BARK MULCH
		Cornus Racemosa		*	Grey Dogwood	18" HT	B & B		
		Cornus sericea		*	Redosier Dogwood	18" HT	B & B		
		Ilex verticillata		*	Winterberry	18" HT	B & B		
		Salix Purpurea 'Streamco'		*	Streamco Willow	18" HT	B & B		
		Salix X. Cottetti		*	Bankers Willow	18" HT	B & B		
ORNAMENTAL GRASS		Acorus Calamagrostis		*	Sweet Flag	No. 2 Cont.	B & B		
		Cortaderia Seliana Pumila		*	Pampass Grass	No. 2 Cont.	B & B		
		Miscanthus Sinensis Gracilissimus		*	Maiden Grass	No. 2 Cont.	B & B		
REPLACEMENT TREE SHADE TREE	AS	Acer saccharum		*	Sugar Maple	3" Min. Cal.	B & B		
	ASO	Acer saccharum 'Columnare'		*	Columnar Sugar Maple	3" Min. Cal.	B & B		
	AR	Acer rubrum		*	Red Maple	3" Min. Cal.	B & B		
	ARC	Acer rubrum 'Columnare'		*	Columnar Red Maple	3" Min. Cal.	B & B		
	PA	Platanus acerifolia 'Bloodgood'		*	Bloodgood London Planetree	3" Min. Cal.	B & B		
	QP	Quercus phellos		*	Willow Oak	3" Min. Cal.	B & B		
REPLACEMENT TREE FLOWERING TREE	TD	Toxodendron distichum		*	Common Baldcypress	3" Min. Cal.	B & B		
	SB	Amelanchier canadensis		*	Shadblow Serviceberry	8-10"	B & B		
REPLACEMENT TREE EVERGREEN TREE	BN	Betula nigra		*	River Birch	8-10"	B & B		
	CK	Cornus kousa		*	Kousa Dogwood	8-10"	B & B		
	OA	Oxydendron arboreum		*	Sourwood	8-10"	B & B		
	NS	Picea obies		*	Norway Spruce	Min. 10'	B & B		
REPLACEMENT TREE	PS	Pinus strobus		*	White Pine	Min. 10'	B & B		
	TP	Thuja Plicata x standishii 'Green Giant'		*	Green Giant Arborvitae	14-16'	B & B		
	SJ	Spiraea japonica 'Gold Mound'		*	'Gold Mound' Spiraea	24" MIN.	B & B		SHRUBS SHALL BE CHOSEN FROM THIS APPROVED LIST AND PLANTED IN GROUPINGS OF LIKE SPECIES. SPACE SHRUBS ON 3'-4" CENTERS IN BEDS 12" WITH 3" SHREDDED BARK MULCH
REPLACEMENT SHRUB	VD	Viburnum dentatum		*	Arrowwood Viburnum	24" MIN.	B & B		
	CS	Cornus sericea		*	Redosier Dogwood	24" MIN.	B & B		
	VT	Viburnum trilobum		*	American Cranberry Viburnum	24" MIN.	B & B		

"LONGFIELD FARM"

PRELIMINARY PLAN - NOT TO BE RECORDED

REVISION DATE:	DESCRIPTION:
MARCH 27, 2020	REVISE LAYOUT TO ADDRESS CONDITIONAL USE APPROVAL

LANDSCAPING & LIGHTING PLAN

PREPARED FOR
SPARTAN ORGANIZATION
SITUATE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

DATE:	JUNE 12, 2019
MANAGER:	RFI
DRAWN BY:	RFI
SCALE:	1" = 40'

JOB NUMB:	17-02
FILE NAME:	17-02BASE
SHEET:	7 OF 30

Land Use Consultants
Eberhardt
INCORPORATED
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2771 Gayville Pike
Pottsville, PA 18673
610-541-4626
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