PARKING LOT PLANTING

LANDSCAPING REQUIREMENTS

S.A.L.D.O. SECTION 105-39(A)
REQUIRED - ONE 3" CALIPER TREE FOR EVERY TWO PARKING SPACES
30 PARKING SPACES PROPOSED - 15 TREES REQUIRED
PROPOSED - 0 TREES*
S.A.L.D.O. SECTION 105-39(C)
REQUIRED - MINIMUM 10% OF PARKING LOT FACILITY DEVOTED TO LANDSCAPING
14,543 S.F. PARKING AREA (INCLUDING AISLES) - 1455 S.F. PLANTING AREA
PROPOSED - 10,084 S.F. PLANTING BEDS*
S.A.L.D.O. SECTION 105-48(B) - STREET TREES
REQUIRED - SHADE TREES AT INTERVALS OF NOT MORE THAN 45' (OR PLANTED IN AN INFORMAL ARRANGEMENT)
628 L.F. STREET FRONTAGE - 14 TREES REQUIRED
PROPOSED - 0*
S.A.L.D.O. 105-52 BUFFER YARDS - TABLE 1
1. ADJACENT TO SINGLE FAMILY DETACHED
REQUIRED - CLASS B BUFFER
PROPOSED - OPTION 3 - 1 EVERGREEN TREE PER 15 FEET AND 1 EVERGREEN SHRUB PER 8 FEET INFORMALLY ARRANGED 155 L.F. REQUIRING BUFFER - 11 EVERGREEN TREES AND 20 EVERGREEN SHRUBS*
CHAPTER 55 - TREE PROTECTION STANDARDS 55-4.B(6)(a) - REPLACEMENT TREES
EVERY TREE WITH A DBH GREATER THAN 6" SHALL BE REPLACED WITH MINIMUM 3" CALIPER TREES HAVING A TOTAL CALIPER EQUAL THE DBH OF TREES REMOVED.
91 TOTAL CALIPER INCHES TO BE REMOVED - 31 TREES REQUIRED*

*EXISTING AND PREVIOUSLY PLANTED TREES SATISFIES REQUIREMENT

REQUESTED WAIVERS FROM THE S.A.L.D.O.

SECTION 55-4.B.6 REPLACEMENT TREE REQUIREMENTS

SECTION 105-39 LANDSCAPING OF PARKING FACILITIES.

SECTION 105-46 & 105-74. CURBS

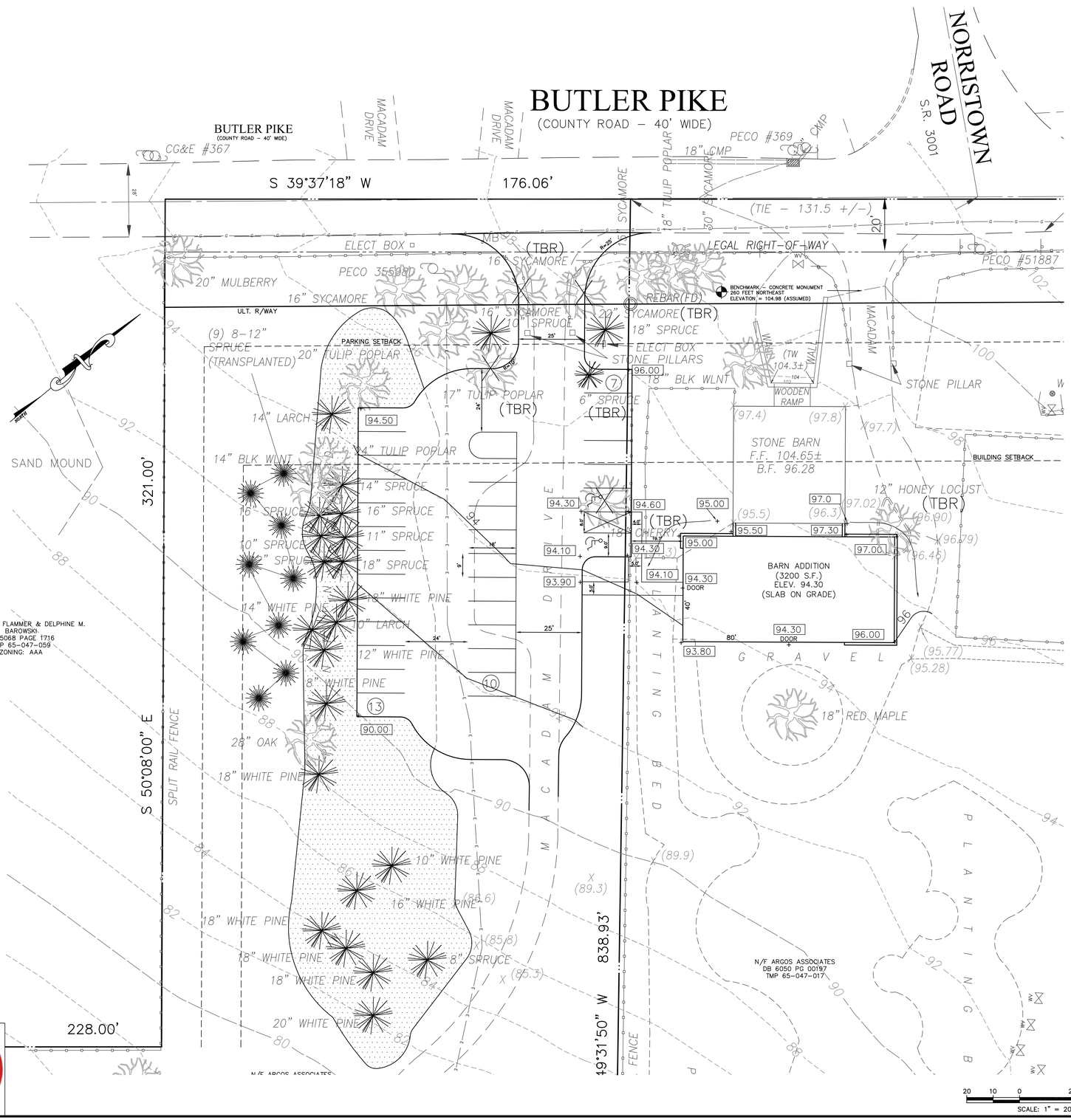
SECTION 105-47 & 105-73. SIDEWALKS AND PEDESTRIAN PATHS

SECTION 105-48 STREET TREES

SECTION 105-51.G SCREENING OF PARKING LOTS

SECTION 105-52 BUFFER YARD

SECTION 105-53 PARK AND RECREATION LAND AND/OR FEES



LOCATION MAP
SCALE: 1" = 2000'

NOTES:

1. BENCHMARK: CONC. MONUMENT, ELEV 104.98 (DATUM IS ASSUMED). THIS PLAN WAS PREPARED AND BASED ON ACTUAL TOPOGRAPHIC FIELD SURVEY PERFORMED BY IRICK, EBERHARDT & MIENTUS, INC. IN DECEMBER 2016 WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY IS BY DEED. TREE LOCATIONS IN EXISTING PLANTING BED ARE APPROXIMATE.

2. CONTRACTOR MUST REPLACE DAMAGE TO ROAD AND UTILITIES.

3. STREETS MUST BE KEPT FREE OF MUD AND DIRT DURING CONSTRUCTION.

4. SITE IS WITHIN THE PERKIOMEN CREEK WATERSHED.

5. * ULTIMATE RIGHT-OF-WAY IS SHOWN FOR BUILDING & PARKING SETBACK LINE PURPOSES ONLY AND IS NOT OFFERED FOR DEDICATION.

6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WHITEMARSH TOWNSHIP DETAILS AND SPECIFICATIONS.

ZONING

AAA- RESIDENTIAL DISTRICT
MINIMUM LOT AREA: 1.00 ACRE
LOT WIDTH @ BSL: 175 FT
PRINCIPAL BUILDING:
FRONT YARD: 60 FT
SIDE YARD: 30 FT
REAR YARD: 60 FT
MAX. BUILDING COVERAGE: 15%
MAX. IMPERVIOUS SURFACE RATIO: NA
MAX. BUILDING HEIGHT: 35'

OFF-STREET PARKING
15' FROM RIGHT OF WAY LINE & PROPERTY LINES
10' FROM ANY BUILDING OR STRUCTURE
MAX GRADE: 5% (≤ 30 SPACES)

OWNER OF RECORD:

T.M.P. 65-047-017
ARGOS ASSOCIATES
40 SKIPPACK PIKE
FORT WASHINGTON, PA 19034
SITE ADDRESS: 6122 BUTLER PIKE
AREA: 363,015 S.F.
8.334 ACRES

T.M.P. 65-047-063
ARGO FINANCIAL ASSOCIATES
40 SKIPPACK PIKE
FORT WASHINGTON, PA 19034
SITE ADDRESS: 6120 BUTLER PIKE
AREA: 14.69 ACRES (DEED)

LEGEND

EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING CONTOUR 644
PROPOSED CONTOUR 650
POSITIVE DRAINAGE INDICATOR
EXISTING ELEV (333.68) OR 333.68
PROPOSED ELEV. 334.50

PLANS OF REFERENCE:

1. SUBDIVISION PLAN PREPARED FOR JOHN R. ATTAWAY BY C. RAYMOND WEIR ASSOCIATES, INC. DATED 1-6-78, LAST REVISED MAY 16, 1978.
2. MINOR SUBDIVISION PLAN PREPARED FOR ARGOS FINANCIAL ASSOCIATES BY ROBERT E. BLUE DATED JULY 28, 1992, LAST REVISED OCTOBER 20, 1993.
3. MINOR SUBDIVISION PLAN PREPARED FOR ARGOS FINANCIAL ASSOCIATES BY ROBERT E. BLUE DATED 7/12/1996, LAST REVISED 10/15/1996.

STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED 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 121. TELE. # 1-800-242-1776

WORK LOCATION NO.: 20171251365

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

KARAMOOR BARN RENOVATION

REVISION DATE:	DESCRIPTION:

MINOR EARTH DIST. PLAN
PREPARED FOR
ARGOS ASSOCIATES
SITUATE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

DATE: JULY 7, 2017	
MANAGER: ETE	JOB NUMB.: 17-19
DRAWN BY: MAB	FILE NAME: 17-19BASE
SCALE: 1" = 20'	SHEET: 1 OF 2

Irick Eberhardt Mientus INCORPORATED
Land Use Consultants
Land Planning • Engineering • Landscape Architecture • Land Surveying
Suite Three
2771 Gerseville Pike
Pennsburg, PA 18073
215-541-4626
215-541-4023(Fax)
E-Mail: Info@IEANDM.com