

### PROPERTY KEY MAP

NOT TO SCALE

ARGOS ASSOCIATES & ADELPHI LAND ASSOCIATES BLOCK 47, UNIT 3		ARGOS FINANCIAL ASSOCIATES BLOCK 47, UNIT 4
ARGOS FINANCIAL ASSOCIATES & POLERGOOD GROUP LTD BLOCK 47, UNIT 7 (PARTIAL)	ADELPHI LAND ASSOCIATES BLOCK 47, UNIT 5	

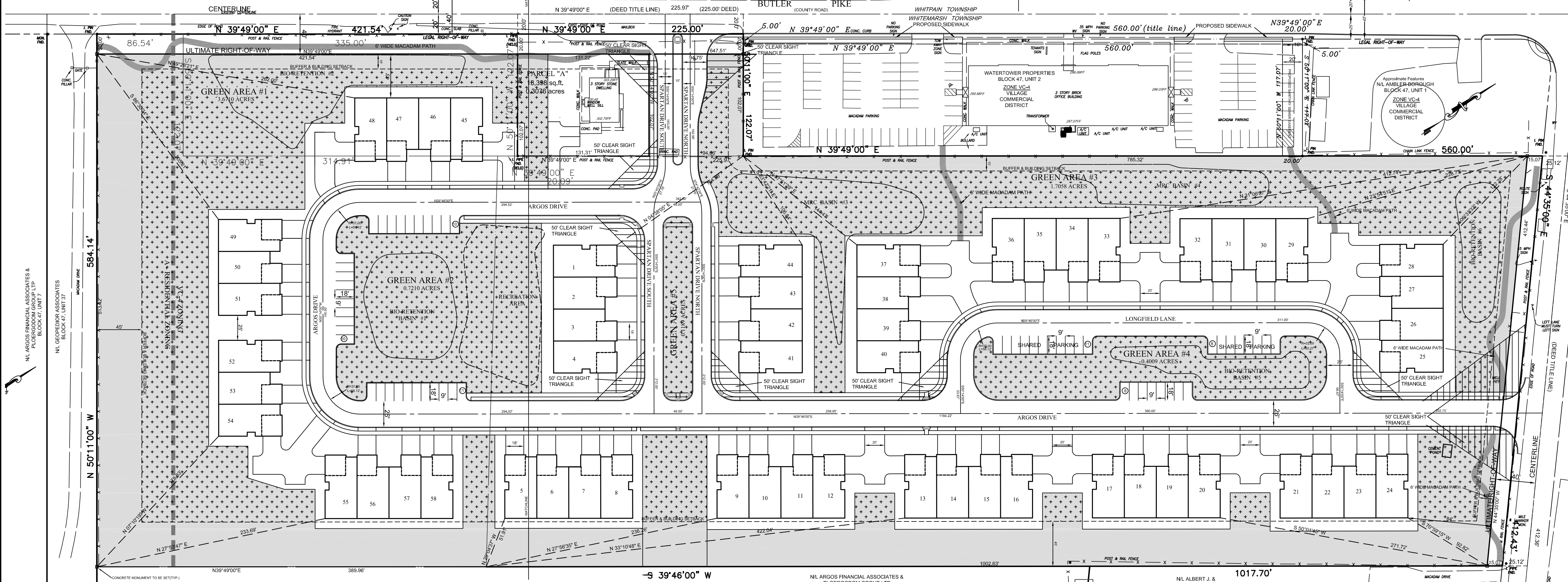
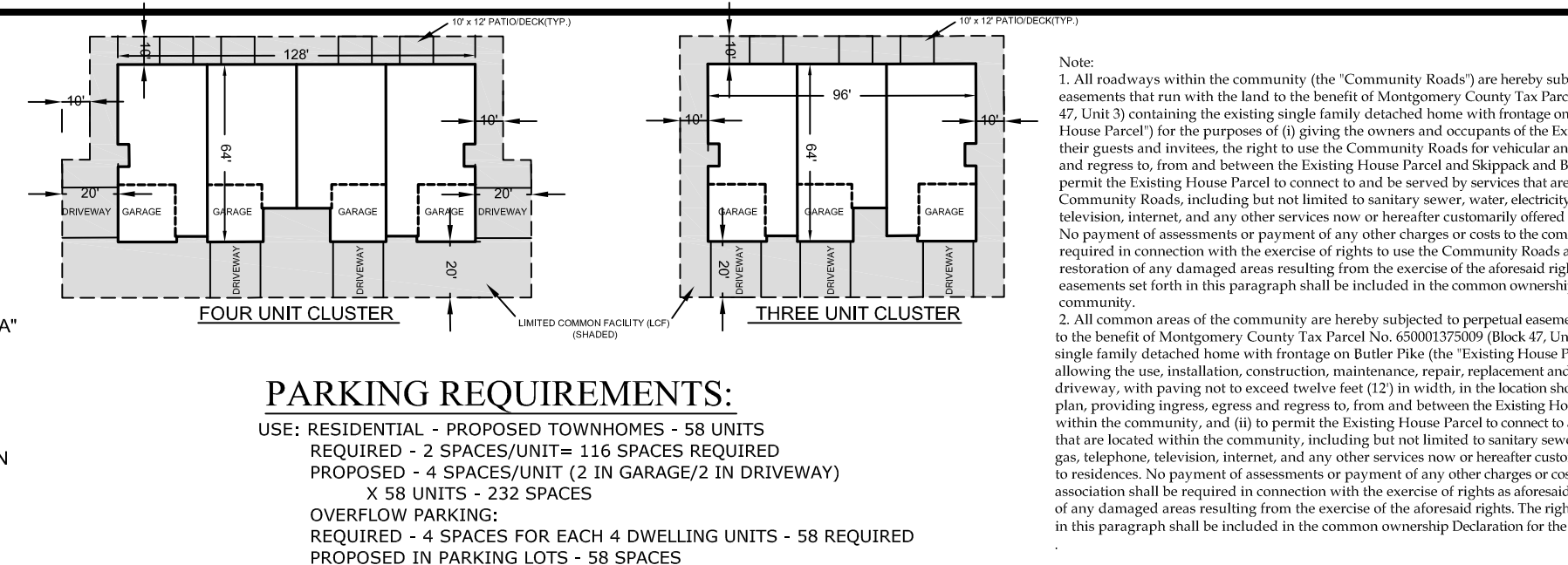
### OPEN SPACE/GREEN AREA REQUIREMENTS

MINIMUM GREEN VEGETATED OPEN SPACE, TREES OR LANDSCAPING - 25%  
PROPOSED TRACT AREA - 14,847.4 ACRES = 3,711.9 ACRES "GREEN AREA" REQUIRED.

GREEN AREA #1	3,504.9 ACRES
GREEN AREA #2	0,721.0 ACRES
GREEN AREA #3	1,705.8 ACRES
GREEN AREA #4	0,400.9 ACRES
GREEN AREA #5	0,118.9 ACRES
<b>TOTAL PROPOSED "GREEN AREA"</b>	<b>6,451.5 ACRES (43.5%)</b>

NET GREEN AREA	AREA (S.F.)	AREA (AC.)
TA	5811	1.3412
TA	2794	0.0639
1C	5613	0.1289
1D	1138	0.0261
1E	1138	0.0261
1F	5486	0.1259
1G	31486	0.7210
2	57174	1.3125
3	17463	0.4009
4	5182	0.1189
5	184,249 S.F.	4.2937 AC (28.9%)



### OWNER CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF \_\_\_\_\_ WHICH IS THE GENERAL PARTNER OF \_\_\_\_\_ L.P. A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID LIMITED PARTNERSHIP BY HIMSELF AS PRESIDENT OF THE GENERAL PARTNER ON BEHALF OF THE LIMITED PARTNERSHIP AN OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID LIMITED PARTNERSHIP DESIRE THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

I, \_\_\_\_\_, ACKNOWLEDGE MYSELF TO BE THE PRESIDENT OF \_\_\_\_\_ WHICH IS THE GENERAL PARTNER OF \_\_\_\_\_ L.P. A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE LIMITED PARTNERSHIP IS THE OWNER OF THE LAND HEREIN DESCRIBED AND THAT THERE ARE NO LIMITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THAT SAME TO BE RECORDED. I, ON BEHALF OF EACH OF THE LIMITED PARTNERSHIP, AND ITS SUCCESSORS AND ASSIGNS, DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF WHITEMARSH AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT REPRESENTED BY THIS PLAN FOR WHATEVER REASON, PRESENT OR FUTURE.

BY: \_\_\_\_\_ L.P., ITS GENERAL PARTNER  
BY: \_\_\_\_\_ PRESIDENT  
BY: \_\_\_\_\_ L.P., ITS GENERAL PARTNER  
BY: \_\_\_\_\_ PRESIDENT

ATTEST: \_\_\_\_\_

**TOWNSHIP APPROVAL CERTIFICATION**  
THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION (XXXX) OF THE BOARD OF THE SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(CHAIRPERSON) \_\_\_\_\_ (SECRETARY) \_\_\_\_\_

**TOWNSHIP ENGINEER'S REVIEW**  
THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(TOWNSHIP ENGINEER) \_\_\_\_\_

**CERTIFICATION OF THE COUNTY RECORDER OF DEEDS**  
RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR MONTGOMERY COUNTY, AT NORRISTOWN, PENNSYLVANIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

BY: \_\_\_\_\_ RECORDER OF DEEDS

- ### NOTES:
- BOUNDARY AND TOPOGRAPHY PERFORMED BY METZ ENGINEERING IN 2015.
  - THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
  - THE ULTIMATE RIGHT-OF-WAY FOR THE EXISTING ROADS ARE HEREBY OFFERED FOR DEDICATION TO WHITEMARSH TOWNSHIP.
  - ALL LOTS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
  - ALL WATER MAINS ARE HEREBY OFFERED FOR DEDICATION TO AMBLER WATER COMPANY. CONSTRUCTION OF THE WATER LINE SHALL BE IN ACCORDANCE WITH CURRENT WHITEMARSH TOWNSHIP AUTHORITY STANDARDS AND SPECIFICATIONS OR AS SHOWN HEREON.
  - ALL SANITARY SEWER MAINS ARE HEREBY OFFERED FOR DEDICATION TO AMBLER BOROUGH. ALL MATERIALS USED AND CONSTRUCTION METHODS EMPLOYED SHALL BE IN ACCORDANCE WITH THE WHITEMARSH TOWNSHIP AUTHORITY STANDARDS AND SPECIFICATIONS FOR SANITARY SEWER FACILITIES. SANITARY SEWERS SHALL BE DEDICATED TO AMBLER BOROUGH AT THE COMPLETION OF THE 18 MONTH MAINTENANCE PERIOD. NO WATER HEATER BLOWOFFS OR HEATER OR AIR CONDITIONER CONDENSER CONDENSATE LINES MAY BE CONNECTED TO THE SANITARY SEWER.
  - PERMANENT CONCRETE MONUMENTS SHALL BE PLACED AT ALL PROPERTY CORNERS NOT EXISTING AND AT ULTIMATE RIGHT-OF-WAY AS INDICATED ON THE PLAN BY THE SYMBOL (□). ALL LOT CORNERS SHALL BE PERMANENTLY MARKED WITH IRON PINS OF AT LEAST 5/8" DIAMETER THAT HAVE AN IDENTIFYING TOP STRUCTURE. MONUMENTS WILL BE PLACED UPON COMPLETION OF FINAL GRADING, AND FLUSH TO GROUND WITH TOPS IDENTIFYING THEIR FUNCTION.
  - EASEMENTS SHALL NOT BE PLANTED WITH TREES OR SHRUBS OR BUILT UPON. STORM DRAINAGE AND ENVIRONMENTAL PROTECTION EASEMENTS SHALL NOT BE CONSTRUCTED UPON OR FILLED IN WITH EARTH OR DEBRIS.
  - ALL UTILITY SERVICES ARE TO BE UNDERGROUND.
  - THE DEVELOPER SHALL INSTALL ALL REQUIRED STREET AND REGULATORY SIGNS.
  - THE DWELLINGS SHOWN ON THESE PLANS ARE SUBJECT TO ALL TOWNSHIP ZONING AND SUBDIVISION REGULATIONS. INDIVIDUAL HOUSING UNITS AS DEPICTED ON THE CONSTRUCTION DRAWINGS ARE APPROXIMATE ONLY. ACTUAL HOUSE LOCATIONS AND ELEVATIONS SHALL BE DETERMINED WHEN APPLICATION FOR THE INDIVIDUAL BUILDING PERMIT IS MADE.
  - AN OWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE COMMON AREAS, ALL REMAINING OPEN AREAS AND THE INDIVIDUAL STORM PIPES AND TRENCHES OUTSIDE OF THE TOWNSHIP RIGHTS OF WAY. OWNERS ASSOCIATION DOCUMENTATION SHALL INCLUDE A LAND PRESERVATION/PROTECTION AGREEMENT, DEED RESTRICTIONS AND OTHER ENFORCEABLE INSTRUMENT THAT ENSURES AND DEFINES MAINTENANCE OF THE SWALES, BASINS AND OTHER PERMANENT BMS AS NOTED ON THE PCSN PLANS AND PERPETUAL PROTECTION AND MAINTENANCE (INCLUDING THE BORESTRETION BASINS) OF THE COMMON AREAS AND SHALL BE RECORDED. REFER TO OPEN SPACE PLAN & PCSN PLANS WITHIN THIS PLAN SET FOR ADDITIONAL INFORMATION.
  - STRUCTURES, INCLUDING BUT NOT LIMITED TO MAILBOXES, FENCES AND POLES, SHALL NOT BE ERECTED WITHIN STREET RIGHTS OF WAY.
  - NO STRUCTURE, FENCE, PLANTING OR OTHER STRUCTURE SHALL BE MAINTAINED BETWEEN A PLANE TWO FEET ABOVE THE CURB LEVEL AND A PLANE SEVEN FEET ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY ACROSS THE CORNER WITH THAT PART OF THE REQUIRED FRONT YARD WHICH IS WITHIN THE CLEAR SIGHT TRIANGLE. SIGHT TRIANGLES AS SHOWN ON THE DRAWINGS AT ALL INTERSECTIONS.
  - SITE BMS SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY PROPERTY OWNER. A BLANKET ACCESS EASEMENT SHALL BE PROVIDED TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE DETENTION FACILITIES ON AN ANNUAL BASIS. REFER TO PCSN PLAN FOR ADDITIONAL INFORMATION RELATING TO SITE BMS.
  - THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, BASED ON FLOOD ELEVATION DATA AND FEMA INSURANCE MAP.
  - PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
  - THE COMMON OPEN SPACE IS SUBJECT TO PERMANENT CONSERVATION EASEMENTS PROHIBITING FUTURE DEVELOPMENT AND DEFERRING THE RANGE OF PERMITTED ACTIVITIES CONSISTENT WITH Z.O. SECTION 116-275 AS EXECUTED BETWEEN TOWNSHIP AND APPLICANT.
  - AN AS-BUILT SURVEY OF ALL STORMWATER BMS MUST BE SUBMITTED TO THE TOWNSHIP IN PAPER AND DIGITAL (DWG) FORMATS.
  - IMPROVEMENTS TO BUTLER PIKE TO BE AS REQUIRED BY THE MONTGOMERY COUNTY DEPARTMENT OF ROADS AND BRIDGES. IMPROVEMENTS TO SKIPPACK PIKE TO BE AS REQUIRED BY PENNDOT. PERMITS ARE REQUIRED FROM EACH ENTITY PRIOR TO CONSTRUCTION.
  - FINAL PLANS ARE PROPOSED TO BE SUBMITTED WITHIN THREE YEARS OF THE GRANTING OF PRELIMINARY APPROVAL OF THESE PLANS.
  - TOWNSHIP UNITS WILL HAVE EITHER 3 OR 4 BEDROOMS. EXACT NUMBER IS NOT KNOWN AT THIS TIME.
  - NO USES REQUIRING LOADING FACILITIES (CALDO 105-40) ARE PROPOSED.
  - TRASH/RECYCLING REMOVAL TO BE PROVIDED BY CURBSIDE PICKUP.
  - A PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH THE TOWNSHIP SHARED TRAIL COMMISSION PRIOR TO THE START OF CONSTRUCTION.
  - RETAINING WALLS EXCEPT AS LESS THAN 3' HIGH, SHOULD ANY RETAINING WALL EXCEED 3' (MEASURED FROM BOTTOM OF FOOTER), A SHOP DRAWING SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.
  - IS NOT KNOWN AT THIS TIME.
  - IMPROVEMENTS TO BUTLER PIKE TO BE AS REQUIRED BY THE MONTGOMERY COUNTY DEPARTMENT OF HEALTH.
  - THE PROJECT NAME - "LONGFIELD FARM" IS SUBJECT TO CHANGE WITH TOWNSHIP APPROVAL.
  - DEFLECTING THE LOCATION OF ANY PROPOSED GAS MAINS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.
  - AN EASEMENT IS PROVIDED THROUGH THE COMMON AREAS OF THE COMMUNITY FOR PEDESTRIAN ACCESS TO AND FROM THE WATERTOWER PROPERTIES PARK, BLOCK 47, UNIT 2 TO THE SHARED PARKING SPACES ADJACENT TO GREEN AREA #4 USING THE MACADAM PATH AND PAVED AREAS.

### WAIVERS GRANTED:

#### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

**a. Section 105-21.8.(1)(g):** a partial waiver from the requirement to show drainage, utility, and other man-made features within 500 feet of the site, to allow the Applicant to submit an aerial plan of the surrounding area.

**b. Section 105-21.8.(1)(h):** from the requirement to provide an Existing Resources and Site Analysis Plan (ERSAP).

**c. Section 105-29.C:** from the requirement that proposed roads A, B, and C have a right-of-way and cartway of 36 feet to allow them to have a right-of-way and cartway of 26 feet.

**d. Section 105-30.A:** from the requirement that curbs be installed along Butler Pike and Skippack Pike to not require curbing along Butler Pike and Skippack Pike.

**e. Section 105-32.B:** from the requirement that private streets shall have a right-of-way width and a horizontal and vertical alignment consistent with the requirements for public streets per Section 105-33.B(1) to allow the proposed streets to be developed as shown on the Plan.

**f. Section 105-34.C:** from the requirement that private driveways shall not be located less than 40 feet from an intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications to allow the driveways for units 40 and 41 to be developed as shown on the Plan.

**g. Section 105-38.F:** from the requirement that perpendicular parking is not permitted on public or private streets to allow perpendicular parking as shown on the Plan.

**h. Section 105-37.B:** from the requirement that the minimum width of all sidewalks and pedestrian paths be 5 feet to allow sidewalks to be 4 feet wide.

**i. Sections 105-47.A, 105-56.G, and 105-75:** a partial waiver from the requirement that sidewalks be provided to allow sidewalks to be provided for pedestrian access to each unit, parking spaces, and open spaces so that the roadways do not need to be used for such access, and to allow sidewalks/pedestrian paths to be provided along the entire frontage of Skippack Pike and Butler Pike.

**j. Section 105-53.(D):** from the requirement for dedication of land in the amount of 10% of the total site area and to the Township suitable for park and recreation use.

**k. Sections 105-33.(B) and 105-33.C:** from the requirement of 150' centerline radii, and minimum 100' tangent between curves, respectively.

**STORMWATER MANAGEMENT ORDINANCE:**

**a. Section 116-2.(g)(iv):** from the requirement that storm pipe shall be 3 feet lower than the spillway crest to allow all basins to be less than 3.5 deep from spillway to basin invert.

**b. Section 116-2.(j):** from the requirement that inlet pipes into a basin be 6 inches above the floor of the basin to allow inlet basins not to comply with this requirement, but to require all basins to have forebays to reduce velocity and impact on amended soil material in basin pool area.

**c. Section 116-2.(g)(v):** from the requirement that storm pipe have a minimum diameter of 18 inches to allow the use of 15-inch diameter storm pipes.

### CONDITIONAL USE APPROVAL

A conditional use approval was granted for this project on November 21, 2019 conditioned on the following conditions:

- That within 90 days of the date of issuance of the certificate of occupancy for the 58th home, there be an evaluation of the traffic signal timing at the intersection of Butler and Skippack Pikes to determine whether the signal is operating in accordance with the traffic signal permit and whether any timing changes are required to accommodate the proposed development.
- That the Applicant shall provide access to the development from both Butler and Skippack Pikes.
- That any land development approval of this project shall include a requirement of compliance with the Montgomery County-Initiated Act 167 Stormwater Management Study that was approved by the Pennsylvania Department of Environmental Protection in July 2015 as to any stormwater released, directly or indirectly, to Whitpain Township from the Property.
- That the rate and volume of stormwater shall be no more than predevelopment with respect to stormwater released to Whitpain Township from the Property.
- That the Applicant develop its proposed townhome units in substantial accordance with the architectural features shown on the three (3) renderings depicting townhome units that the Applicant presented at the Hearing, which are attached hereto as Exhibit "A" and incorporated herein by reference.
- To the extent not restricted by existing easements and/or other restrictions, that the Applicant install pedestrian walkways (which shall include concrete sidewalks and/or macadam paths) on the full frontages of its property along Butler and Skippack Pikes.
- That the Applicant provide a defined and reasonably level open or green space, exclusive of the stormwater management facilities for recreational facilities suitable to residents of this development. The open space allocation/basin shall be designed to the satisfaction of the Township Engineer.
- That the Applicant use its good faith, commercially reasonable efforts to design and build townhome units which contain energy-efficient features, such as LED lights, energy efficient windows, and lower VOC (volatile organic compound) paints and stains.
- That the Applicant offer solar panels as an option to its homeowners where the orientation of the townhome and other characteristics make solar panels feasible.
- That the Applicant shall develop the Property in substantial compliance with the exhibits, plans, and testimony submitted to the Board of Supervisors at the Hearing.
- That the Applicant shall install one (1) electric car charging station in the Water Tower Office Complex.

### 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.
<b>TOTAL - 665,889 S.F. (15,2867 ACRES)</b>	
LESS ULTIMATE RIGHT-OF-WAY - 19,137 S.F. (0.4393 ACRES)	
<b>NET TRACT AREA - 646,752 S.F. (14,847.4 ACRES)</b>	

### OWNERS OF RECORD:

BLOCK 47, UNIT 3	ARGOS FINANCIAL ASSOCIATES & ADELPHI LAND ASSOCIATES
PO BOX 736	FORT WASHINGTON, PA 19034-1903
TMP 65001735009	D.B. 5602 PG. 0653
8,000 S.F.	8,000 S.F.
42'	42'
75'	32'
40%	18.7%
65%	39.0%
25%	61.0%
100'	21'
50'	41'
25'	25'
15'	43'
45'	45'

### DENSITY CALCULATIONS

MAXIMUM DENSITY 8 UNITS PER ACRE  
14,847.4 ACRES X 8 UNITS/ACRE = 118 UNITS PERMITTED  
PROPOSED NUMBER OF UNITS - 58

### ROAD NAMES

FORMERLY	PROPOSED
ROAD "A"	ARGOS DRIVE
ROAD "B"	SPARTAN DRIVE
ROAD "C"	LONGFIELD LANE

FOR THE DIRECTOR

FOR THE DIRECTOR

### "LONGFIELD FARM"

FINAL PLAN

REVISION DATE:	DESCRIPTION:
MARCH 27, 2020	PRELIM LAYOUT TO ADDRESS CONDITIONAL USE APPROVAL
NOVEMBER 19, 2020	PRELIMINARY APPROVAL RESOLUTION #2020-19 (10/08/2020); NPDES SUBMISSION
FEBRUARY 22, 2021	MCCD LETTER 12/01/2020
MARCH 12, 2021	FINAL PLAN SUBMISSION

### LAND DEVELOPMENT PLAN

PREPARED FOR  
SPARTAN ORGANIZATION  
SITUATE  
WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY PENNSYLVANIA

DATE: JUNE 12, 2019

MANAGER: RFI JOB NUMBER: 17-02

DRAWN BY: RFI FILE NAME: 17-02BASE

SCALE: 1" = 60' SHEET: 1 OF 37

Scale: 1" = 60'

### STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH DATA BY CONDUCTING A CONTRACTOR VERIFIED LOCATION (CVL) SURVEY. THE CVL SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR IN ACCORDANCE WITH THE PENNSYLVANIA PROFESSIONAL SURVEYING ACT (PSA) AND REGULATIONS THEREUNDER. THE CVL SURVEY SHALL BE COMPLETED PRIOR TO ANY EXCAVATION WORK. FAILURE TO OBTAIN A STOP-CALL BEFORE YOU DIG SURVEY MAY RESULT IN DAMAGE TO UTILITIES AND OTHER CONSEQUENCES. FOR MORE INFORMATION, CONTACT THE PENNSYLVANIA DEPARTMENT OF REVENUE AT 717-781-2222.

WORK LOCATION NO.: 2019251438

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WORK LOCATION NO.: 2019251438

Montgomery County Planning Commission  
Processed and Reviewed. Report Prepared by  
Montgomery County Planning Commission  
in accordance with the Municipalities Planning Code.  
Certified This Date: \_\_\_\_\_

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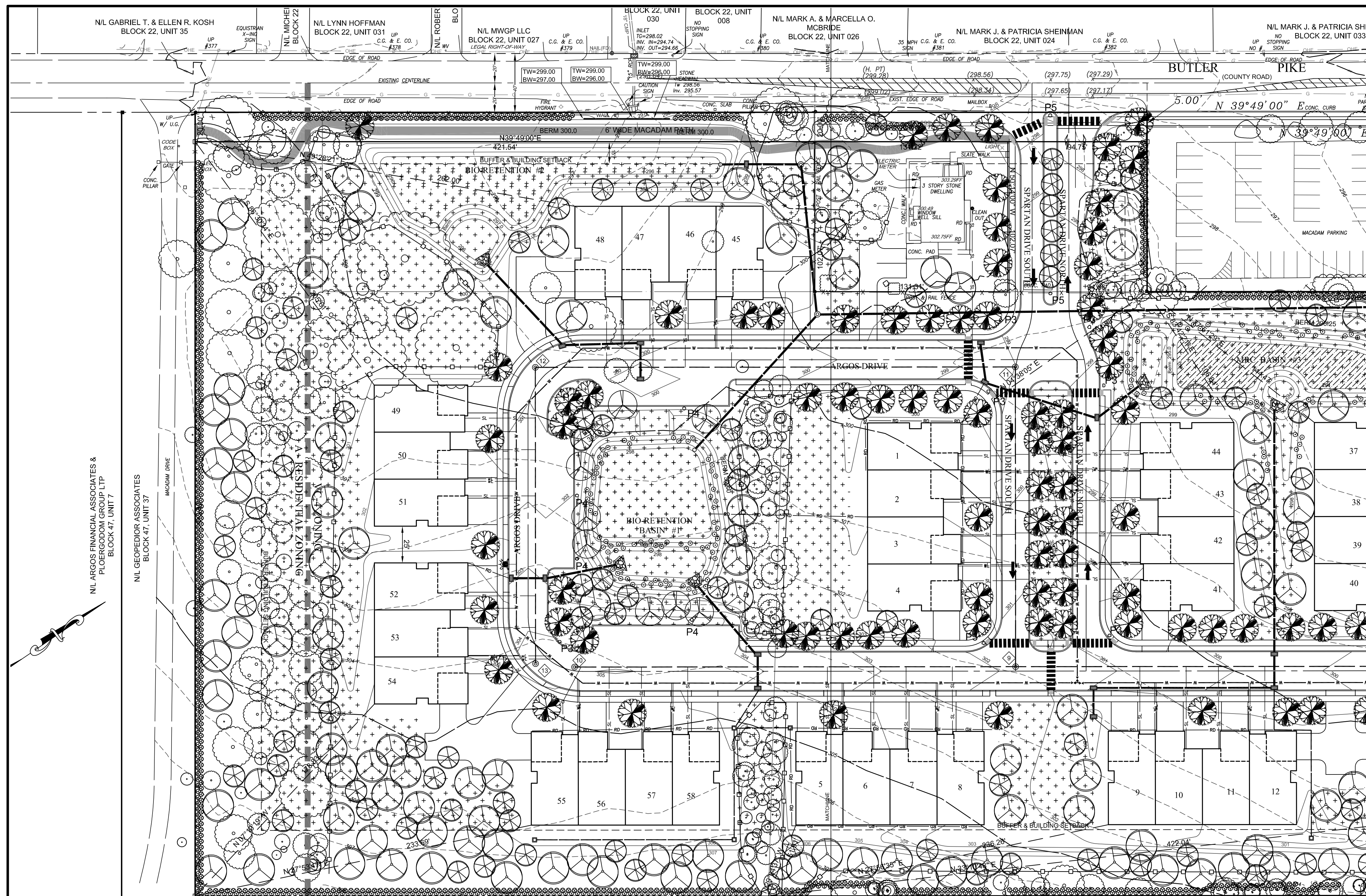
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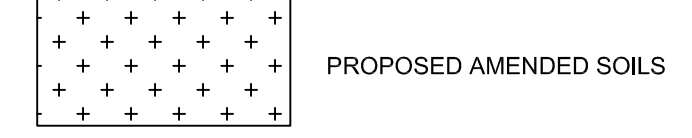




PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	Size	QUANTITY		
STREET TREE	<i>Acer rubrum</i>	Red Maple "Red Sunset"	3" Caliper Min.	135		
	<i>Acer saccharum</i>	Sugar Maple "Bonfire"	3" Caliper Min.			
	<i>Gleditsia triacanthos inermis</i>	Honeylocust	3" Caliper Min.			
	<i>Nyssa sylvatica</i>	Black Gum	3" Caliper Min.			
	<i>Ostrya virginiana</i>	American Hophornbeam	3" Caliper Min.			
	<i>Quercus bicolor</i>	Swamp White Oak	3" Caliper Min.			
	<i>Quercus imbricaria</i>	Shingle Oak	3" Caliper Min.			
	<i>Quercus phellos</i>	Willow Oak	3" Caliper Min.			
	<i>Ulmus americana</i>	American Elm cv. Valley Forge	3" Caliper Min.			
	PARKING LOT TREE	<i>Acer saccharum</i>	Sugar Maple "Bonfire"		3" Caliper Min.	23
<i>Acer rubrum</i>		Red Maple "Red Sunset"	3" Caliper Min.			
<i>Nyssa sylvatica</i>		Black Gum	3" Caliper Min.			
<i>Ostrya virginiana</i>		American Hophornbeam	3" Caliper Min.			
<i>Quercus bicolor</i>		Swamp White Oak	3" Caliper Min.			
<i>Quercus phellos</i>		Willow Oak	3" Caliper Min.			
REPLACEMENT TREE SHADE TREE		<i>Acer saccharum</i>	Sugar Maple "Bonfire"	3" Caliper Min.	165	
		<i>Acer rubrum</i>	Red Maple "Red Sunset"	3" Caliper Min.		
		<i>Betula nigra</i>	River Birch	3" Caliper Min.		
		<i>Carya glabra</i>	Pignut Hickory	3" Caliper Min.		
	<i>Carya ovata</i>	Shagbark Hickory	3" Caliper Min.			
	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	3" Caliper Min.			
	<i>Liquidambar styraciflua</i>	Sweetgum	3" Caliper Min.			
	<i>Nyssa sylvatica</i>	Black Gum	3" Caliper Min.			
	<i>Ostrya virginiana</i>	American Hophornbeam	3" Caliper Min.			
	<i>Quercus alba</i>	White Oak	3" Caliper Min.			
	<i>Quercus bicolor</i>	Swamp White Oak	3" Caliper Min.			
	<i>Quercus imbricaria</i>	Shingle Oak	3" Caliper Min.			
	<i>Quercus coccinea</i>	Scarlet Oak	3" Caliper Min.			
	<i>Quercus palustris</i>	Pin Oak	3" Caliper Min.			
	<i>Quercus phellos</i>	Willow Oak	3" Caliper Min.			
	<i>Sassafras albidum</i>	Sassafras	3" Caliper Min.			
	<i>Ulmus americana</i>	American Elm cv. Valley Forge	3" Caliper Min.			
	REPLACEMENT TREE ORNAMENTAL TREE	<i>Acer ginnala</i>	Paperbark Maple	3" Caliper Min.		198
		<i>Amelanchier canadensis</i>	Shadblow	3" Caliper Min.		
		<i>Carpinus caroliniana</i>	Ironwood	3" Caliper Min.		
<i>Cercis canadensis</i>		Redbud	3" Caliper Min.			
<i>Cladostylis lutea</i>		Yellowwood	3" Caliper Min.			
<i>Cornus florida</i>		Flowering Dogwood "Appalachian Spring"	3" Caliper Min.			
<i>Cornus mas</i>		Cornelian Cherry Dogwood	3" Caliper Min.			
<i>Crataegus viridis</i>		Winter King Hawthorne	3" Caliper Min.			
<i>Halesia carolina</i>		Silverbell	3" Caliper Min.			
<i>Magnolia virginiana</i>		Sweetbay Magnolia	3" Caliper Min.			
REPLACEMENT SHRUB		<i>Aesculus pavia</i>	Bottlebrush Buckeye	24-36" HT.	396	
		<i>Aronia arbutifolia</i>	Red Chokeberry	24-36" HT.		
		<i>Aronia melanocarpa</i>	Black Chokeberry	24-36" HT.		
		<i>Alnus rugosa</i>	Speckled Alder	24-36" HT.		
		<i>Cornus serica</i>	Redtwig Dogwood	24-36" HT.		
	<i>Hamamelis virginiana</i>	Witch Hazel	24-36" HT.			
	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	24-36" HT.			
	<i>Hypericum patulum</i>	Hypericum	24-36" HT.			
	<i>Ilex verticillata</i>	Winterberry Holly	24-36" HT.			
	<i>Itea virginiana</i>	Sweetspire	24-36" HT.			
	<i>Myrica pennsylvanica</i>	Northern Bayberry	24-36" HT.			
	<i>Physocarpus opulifolius</i>	Ninebark	24-36" HT.			
	<i>Rhus glabra</i>	Smooth Sumac (not dwarf)	24-36" HT.			
	<i>Sambucus canadensis</i>	Elderberry	24-36" HT.			
	<i>Vaccinium corymbosum</i>	Highbush Blueberry	24-36" HT.			
	<i>Viburnum trilobum</i>	American Cranberrybush Viburnum	24-36" HT.			
	BUFFER HEDGEROW	<i>Abelia grandiflora</i>	Glossy abelia	24-36" HT.		1285
		<i>Aesculus pavia</i>	Bottlebrush Buckeye	24-36" HT.		
		<i>Aronia arbutifolia</i>	Red Chokeberry	24-36" HT.		
		<i>Aronia melanocarpa</i>	Black Chokeberry	24-36" HT.		
<i>Calliandra americana</i>		Beautyberry	24-36" HT.			
<i>Clethra alnifolia</i>		Summersweet	24-36" HT.			
<i>Ilex crenata</i>		Luster Holly	24-36" HT.			
<i>Ilex verticillata</i>		Winterberry Holly	24-36" HT.			
<i>Itea virginiana</i>		Sweetspire	24-36" HT.			
<i>Myrica pennsylvanica</i>		Northern Bayberry	24-36" HT.			
<i>Physocarpus opulifolius</i>		Ninebark	24-36" HT.			
<i>Viburnum trilobum</i>		American Cranberrybush Viburnum	24-36" HT.			

Note: Specific plant types are to be determined at the time of installation. Species must be selected from the list for each category. A minimum of 80% of the plants listed on the schedule must be used and no more than 20% of any one 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 154-55C OF THE WHITEMARSH 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 WHITEMARSH TOWNSHIP SHADE TREE COMMISSION PRIOR TO THE START OF CONSTRUCTION.
  - REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING OF THE LAND DEVELOPMENT HAS BEEN COMPLETED.

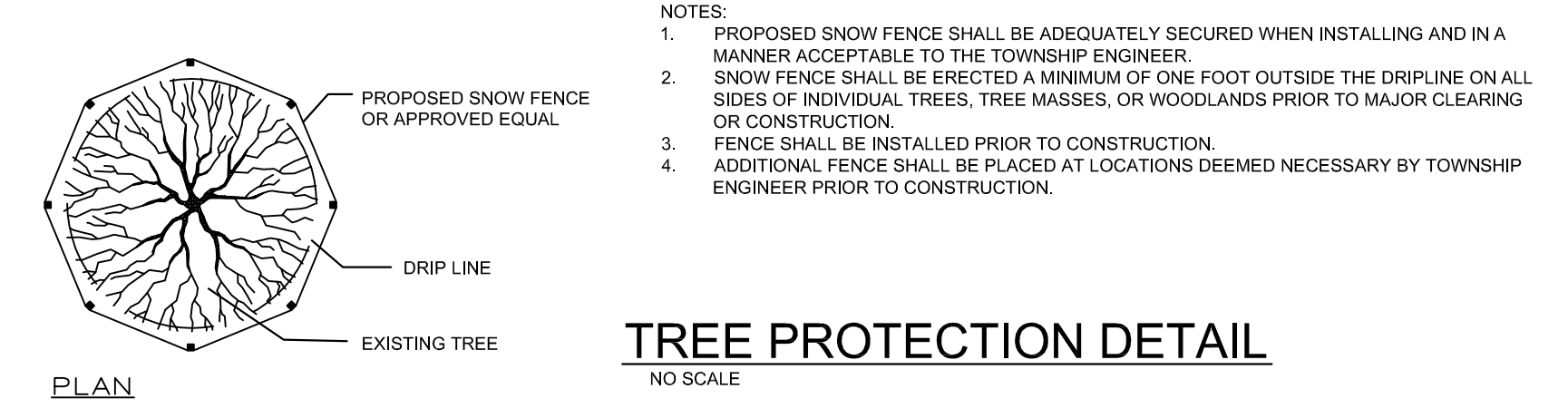


**LEGEND**

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

SEED MIX	ACRES	SEEDING RATE
ERNMX-180Rain Garden Mix	14	20 lbs/acre
Secale cereale Grain Rye		30 lbs/acre

Note: The Grain Rye shall be seeded over the entire disturbed area and may be mixed with the other seed mixes

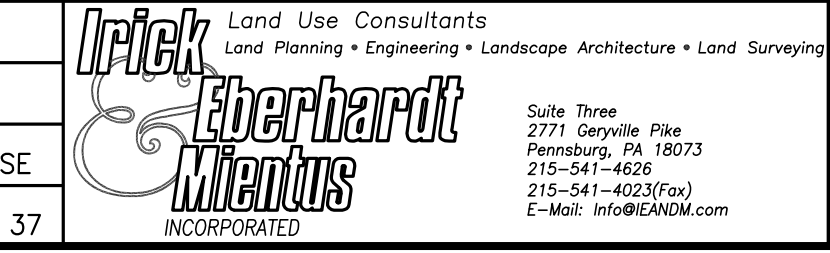


**"LONGFIELD FARM"**  
FINAL PLAN

REVISION DATE:	DESCRIPTION:
JULY 21, 2020	REVISE TO ADDRESS CONCERNS RAISED BY TOWNSHIP ENGINEER LETTER (6/16/20)
JULY 23, 2020	PROVIDE ORNAMENTAL REPLACEMENT
NOVEMBER 19, 2020	PRELIMINARY APPROVAL RESOLUTION #2000-19 (10/6/2020); NPDES SUBMISSION
FEBRUARY 22, 2021	MCCD LETTER (12/16/2020)
MARCH 12, 2021	FINAL PLAN SUBMISSION

**LANDSCAPING & LIGHTING PLAN**  
PREPARED FOR  
**SPARTAN ORGANIZATION**  
SITUATE  
WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY PENNSYLVANIA

DATE:	JUNE 12, 2019
MANAGER:	RFI
JOB NUMB.:	17-02
DRAWN BY:	RFI
FILE NAME:	17-02BASE
SCALE:	1" = 40'
SHEET:	7 OF 37

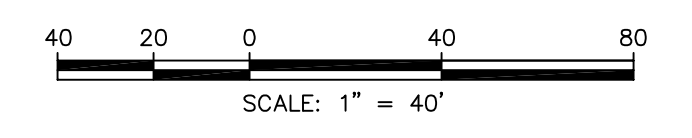


**STOP-CALL BEFORE YOU DIG!**  
LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. CALLING PARTY MUST CALL 800-4-A-SHIELD (800-427-4743) PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 161 (2006), TITLE 8, 1600-302-1776 OR 811.



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



WORK LOCATION NO.: 2017081435

