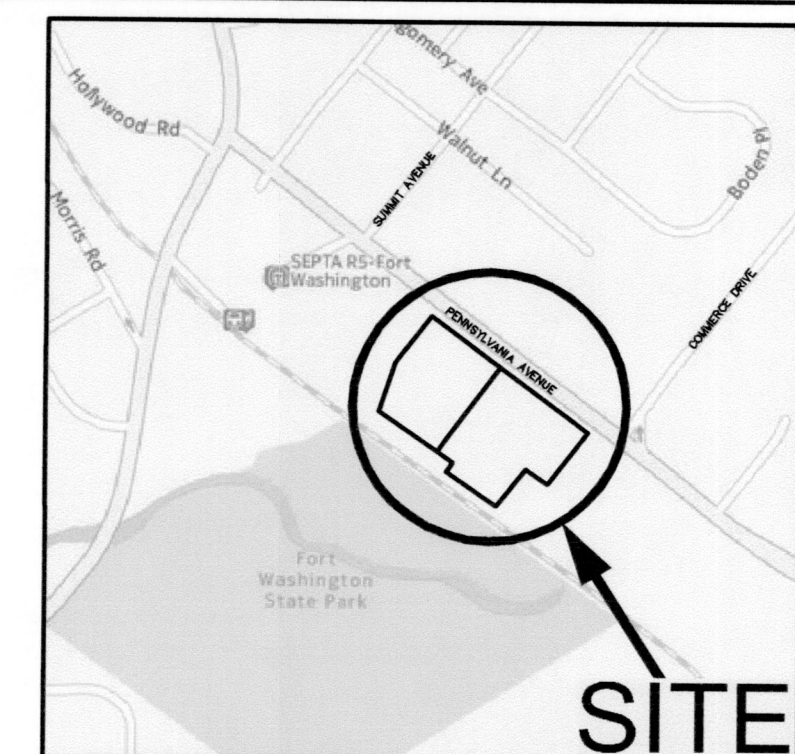
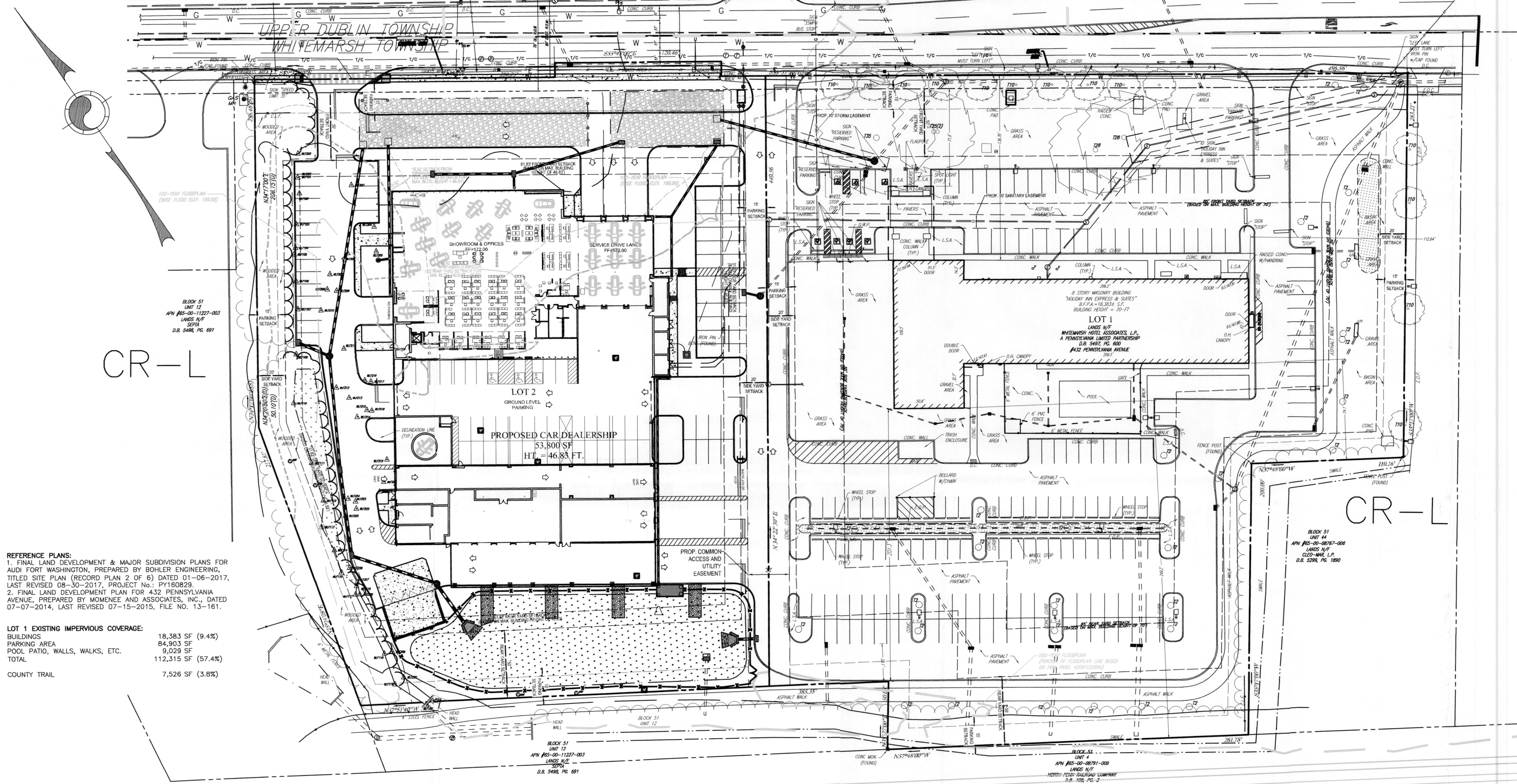


CR-I B PENNSYLVANIA AVENUE CR-L CR-I



LOCATION MAP
SCALE: 1" = 800'

SITE



REFERENCE PLANS:
1. FINAL LAND DEVELOPMENT & MAJOR SUBDIVISION PLANS FOR
AUDI FORT WASHINGTON, PREPARED BY BOHLER ENGINEERING,
TITLED SITE PLAN (RECORD PLAN 2 OF 6) DATED 01-06-2017,
LAST REVISED 08-30-2017, PROJECT No.: PY160829.
2. FINAL LAND DEVELOPMENT PLAN FOR 432 PENNSYLVANIA
AVENUE, PREPARED BY MOMENEE AND ASSOCIATES, INC., DATED
07-07-2014, LAST REVISED 07-15-2015, FILE NO. 13-161.

LOT 1 EXISTING IMPERVIOUS COVERAGE:	
BUILDINGS	18,383 SF (9.4%)
PARKING AREA	84,903 SF
POOL, PATIO, WALLS, WALKS, ETC.	9,029 SF
TOTAL	112,315 SF (57.4%)
COUNTY TRAIL	7,526 SF (3.8%)

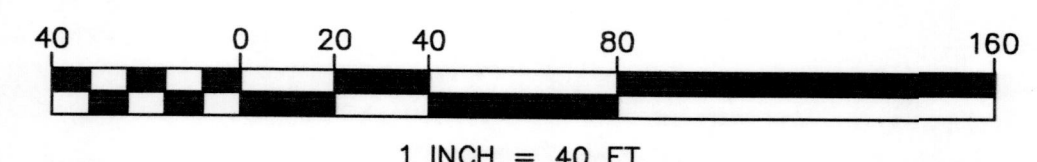
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN
DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY
STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR
ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE
GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF
ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION
WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES
THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE
DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL
VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF
ANY CONSTRUCTION.

LINETYPE LEGEND	
	ZONING DISTRICT BOUNDARY
	EXISTING PROPERTY LINE
	ROW LINE
	BUILDING SETBACK
	PARKING SETBACK
	FEMA 100-YR FLOODPLAIN
	AREA OF PREVIOUSLY DEMOLISHED ONE STORY BUILDING
	AREA OF PREVIOUSLY PROPOSED RESTAURANT

- NOTES:
1. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
 2. BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0289C, DATED MARCH 2, 2016,
PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD ZONE "AE". BASE FLOOD ELEVATIONS DETERMINED.
THE APPROXIMATE 100-YR FLOOD ELEVATION ON SITE IS 169.0.
 3. DEVELOPMENT OF THE POSSIBLE FUTURE RESTAURANT PAD AREA WAS PREVIOUSLY APPROVED BY THE
ZONING HEARING BOARD.



RECEIVED
DEC 11 2018
WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

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APPROVED, SIGNED AND SEALED PLANS SHALL BE
VALID FOR CONSTRUCTION PURPOSES.
(MOMENEE, INC. 2018)

Serial Number:

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

EXISTING CONDITIONS		FILE NO.: 18-097
MI MOMENEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610-527-3030		
SITE PLAN 432 PENNSYLVANIA AVENUE WHITEMARSH TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA		SHEET 1 OF 2
DATE: DRAWN BY: MJB CHECKED BY:	APPLICANT WHITEMARSH HOTEL ASSOCIATES, L.P. 919 CONESTOGA RD, SUITE 214, B3 ROSEMONT, PA 19010	DATE: DECEMBER 3, 2018 SCALE: 1" = 40'

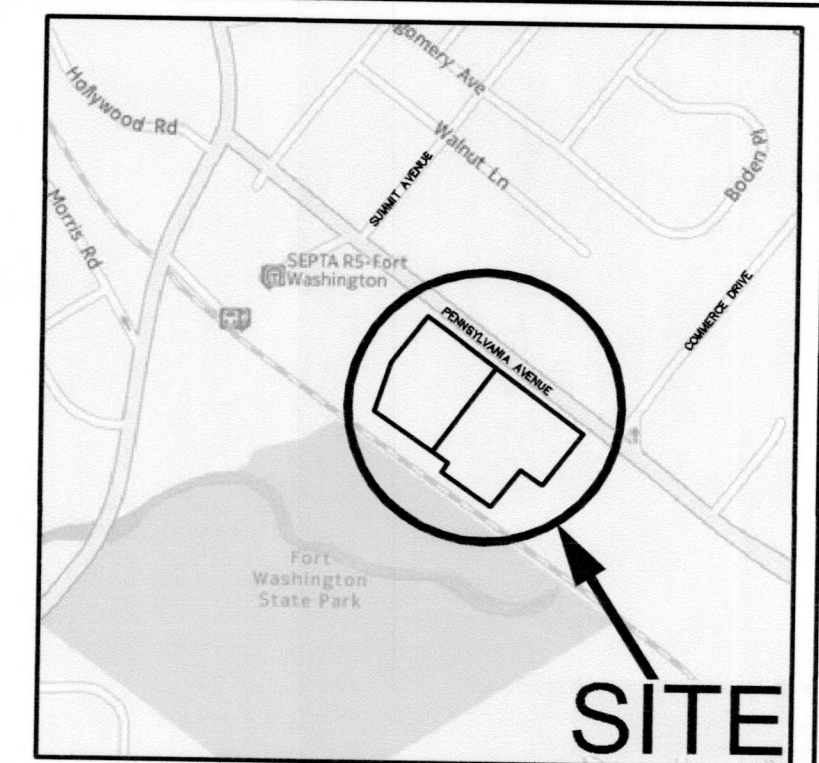
CR-I

B

PENNSYLVANIA AVENUE
(A.K.A. S.R. 2027(A.K.A. TOWNSHIP LINE ROAD))

CR-L

CR-I

LOCATION MAP
SCALE: 1" = 800'

SITE

ZONING DISTRICT CR-L(COMMERCIAL RETAIL DISTRICT LOW)

DESCRIPTION	REQUIRED	LOT 2 (AS APPROVED)	LOT 1 EXISTING	LOT 1 PROPOSED
DISTRICT AREA [1]	5.0 AC MIN.	N/A	N/A	N/A
MINIMUM LOT AREA	[2]	3,636 AC (158,390 SF)	4,492 AC (195,665 SF)	4,492 AC (195,665 SF)
MINIMUM YARD REQUIREMENTS:				
FRONT YARD [3]	50 FT MIN.	73.0 FT	71.9 FT (ENC)	71.9 FT (ENC)
SIDE YARD [3]	20 FT MIN.	64.1 FT	74.1 FT	25.3 FT
REAR YARD [3]	50 FT MIN.	77.5 FT	201.3 FT	177.5 FT
MINIMUM PARKING SETBACKS:				
FRONT YARD SETBACK	15 FT MIN.	51.0 FT	58.4 FT	58.4 FT
SIDE YARD SETBACK	15 FT MIN.	15.0 FT	15.0 FT	15.0 FT
REAR YARD SETBACK	15 FT MIN.	15.0 FT	28.1 FT	28.1 FT
MAXIMUM REQUIREMENTS:				
BUILDING COVERAGE	40% MAX.	34.0% (53,800SF)	9.4% (18,383SF)	12.9% (25,292SF)
IMPERVIOUS COVERAGE	65% MAX.	64.96% (102,885SF)	57.4% (112,515SF)	62.2% (121,738SF)
BUILDING HEIGHT [3]	35', 65' MAX.	46.83 FT	70.0 FT (ENC)	70.0 FT (ENC)
GREEN SPACE AREA	35% MIN.	35.04% (55,505SF)	38.75% (75,824SF)	33.94% (66,401SF)

(ENC) = EXISTING NON-CONFORMITY
(V-A) = VARIANCE APPROVED

- [1] DISTRICT AREA. THE MINIMUM AREA WHICH MAY BE CLASSIFIED AS A CR COMMERCIAL RETAIL DISTRICT SHALL BE 5 ACRES.
- [2] THE MINIMUM AREA FOR A SINGLE STRUCTURE OR DEVELOPMENT SHALL BE DETERMINED BY THE LAND USE, PARKING AND OTHER REQUIREMENTS.
- [3] THE MAXIMUM HEIGHT OF ANY BUILDING ERECTED OR USED IN THIS DISTRICT SHALL BE 35 FEET, EXCEPT THAT THE HEIGHT OF ANY BUILDING MAY BE INCREASED TO A MAXIMUM OF 65 FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT INCREASE IN EXCESS OF 35 FEET THERE SHALL BE ADDED TO EACH YARD REQUIREMENT ONE CORRESPONDING FOOT OF WIDTH OR DEPTH.
- 35-FT SHALL BE ADDED TO EACH BASE MINIMUM REQUIRED YARD SETBACK BASED ON THE HEIGHT OF THE EXISTING HOTEL BUILDING WHICH IS 70-FT FOR THOSE PORTIONS OF THE BUILDING ABOVE 35-FT IN HEIGHT (THE PROPOSED RESTAURANT IS LESS THAN 35-FT IN HEIGHT AND THE MINIMUM REQUIRED SETBACK SHALL APPLY TO THE PROPOSED STRUCTURE).
- 11.83-FT SHALL BE ADDED TO EACH BASE MINIMUM REQUIRED YARD SETBACK BASED ON THE PROPOSED HEIGHT OF THE BUILDING ON LOT 2 OF 46.83-FT.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF WHITEMARSH TOWNSHIP, LATEST EDITION.

REFERENCE PLANS:
1. FINAL LAND DEVELOPMENT & MAJOR SUBDIVISION PLANS FOR AUDI FORT WASHINGTON, PREPARED BY BOHLER ENGINEERING, TITLED SITE PLAN (RECORD PLAN 2 OF 6) DATED 01-06-2017, LAST REVISED 08-30-2017, PROJECT NO.: PY180829.
2. FINAL LAND DEVELOPMENT PLAN FOR 432 PENNSYLVANIA AVENUE, PREPARED BY MOMENEE AND ASSOCIATES, INC., DATED 07-07-2014, LAST REVISED 07-15-2015, FILE NO. 13-161.

LOT 1 EXISTING IMPERVIOUS COVERAGE:	
BUILDINGS	18,383 SF (9.4%)
PARKING AREA	84,903 SF
POOL PATIO, WALLS, WALKS, ETC.	9,029 SF
TOTAL	112,315 SF (57.4%)
COUNTY TRAIL	7,526 SF (3.8%)
LOT 1 PROPOSED IMPERVIOUS COVERAGE:	
BUILDINGS	25,292 SF (12.9%)
PARKING AREA	84,632 SF
POOL PATIO, WALLS, WALKS, ETC.	11,814 SF
TOTAL	121,738 SF (62.2%)
COUNTY TRAIL	7,526 SF (3.8%)

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Serial Number:
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776



GENERAL NOTES:

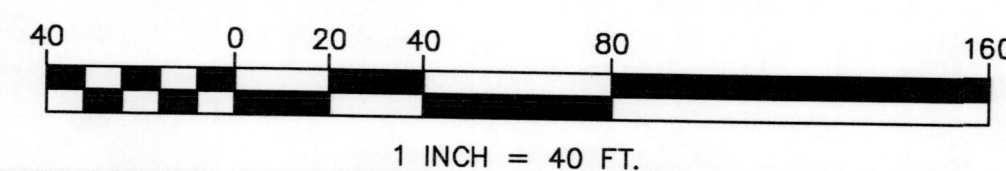
- THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
- ALL EXISTING SINGLE STORY BUILDINGS AND ALL PROPOSED BUILDINGS ARE OR WILL BE LESS THAN 35' IN HEIGHT.
- THE EFFECT OF THE PROPOSED DEVELOPMENT ON FLOOD HEIGHTS IS FULLY OFFSET BY ACCOMPANYING IMPROVEMENTS WITH THE OVERALL BUILDING FOOTPRINT REDUCTION OF APPROXIMATELY 15,000-SF.
- IN ACCORDANCE WITH TOWNSHIP ORDINANCES ZONE 2 OF THE RIPARIAN CORRIDOR CONSERVATION DISTRICT EXTENDS TO THE BOUNDARIES OF THE ONE-HUNDRED YEAR FLOODPLAIN.

LINETYPE LEGEND

	ZONING DISTRICT BOUNDARY
	EXISTING PROPERTY LINE
	ROW LINE
	BUILDING SETBACK
	PARKING SETBACK
	FEMA 100-YR FLOODPLAIN
	AREA OF PREVIOUSLY DEMOLISHED ONE STORY BUILDING
	AREA OF PREVIOUSLY PROPOSED RESTAURANT
	PROPOSED BUILDING
	PROPOSED WALK

NOTES:

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- DEVELOPMENT OF THE POSSIBLE FUTURE RESTAURANT PAD AREA WAS PREVIOUSLY APPROVED BY THE ZONING HEARING BOARD.



PROPOSED PARKING REQUIREMENTS

LOT 1 PARKING REQUIREMENTS (PER § 116-184):		
DESCRIPTION	UNIT	REQUIRED
HOTEL (168 ROOMS)	1 SP/ROOM	168
MEETING ROOM (2,250 SF)	1 SP/50 SF	45
SPACES REQUIRED		213
RESTAURANT - GREATER OF THE FOLLOWING		
4,710 NSF	1 SP/50 SF	95
92 MAX OCCUPANCY	1 SP/3 PER	31
SPACES REQUIRED		95
TOTAL REQUIRED		308

LOT 1 PARKING REQUIREMENTS (PER § 116-95):		
TOTAL PEAK DEMAND (INCL. ADDL. 20%)		168
(BASED ON STUDY PREPARED BY MCMARTIN TRANSPORTATION ENGINEERS & PLANNERS)		

TOTAL PARKING SPACES PROVIDED LOT 1	182
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LOT 2 PARKING REQUIREMENTS (PER § 116-184):		
DESCRIPTION	UNIT	REQUIRED
RETAIL (14,625 SHOWROOM)	1 SP/100 SF	147
OFFICE (5,731 SF)	1 SP/200 SF	29
OTHER COMMERCIAL (51,177 SF SRVC/PARTS/TECH)	1 SP/50 SF	45
SPACES REQUIRED		228

TOTAL PARKING SPACES PROVIDED LOT 2	340
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PROPOSED SITE PLAN

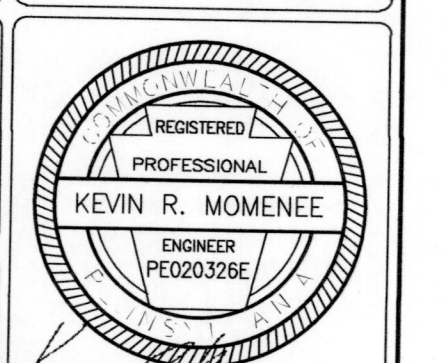
MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING

924 COUNTY LINE ROAD - BRYN MAWR - PA 19010 610-527-3030

SITE PLAN

432 PENNSYLVANIA AVENUE
WHITEMARSH TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIAONE-CALL:
DRAWN BY: MJB
CHECKED BY:
APPLICANT
WHITEMARSH HOTEL ASSOCIATES, L.P.
919 CONESTOGA RD, SUITE 214, B3
ROSEMONT, PA 19010

FILE NO.: 18-097

SHEET 2 OF 2
DATE: DECEMBER 3, 2018
SCALE: 1" = 40'