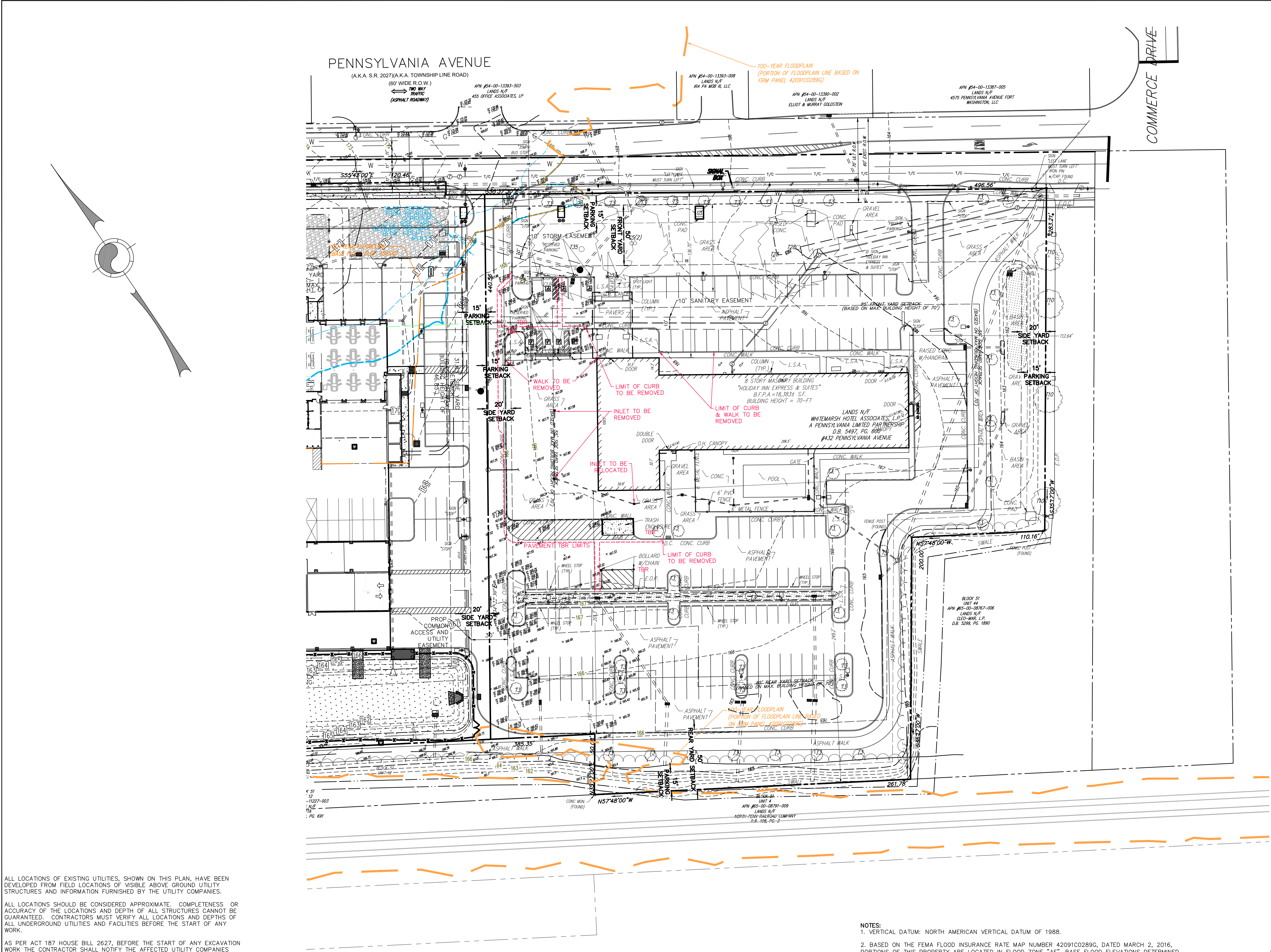




LOT DATA:
GROSS AREA = 200,310 SF (4.598 ACRES)
NET AREA = 195,665 SF (4.492 ACRES)

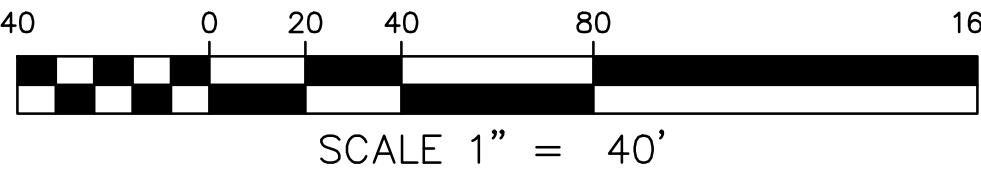
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BLOCK: 051
UNIT: 001
DEED BOOK: 5947
PAGE: 00600

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.

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%)

LINETYPE LEGEND	
	PROPERTY LINE
	ROW LINE
	BUILDING SETBACK
	PARKING SETBACK
	FEMA 100-YR FLOODPLAIN
	FENCE LINE
	OVERHEAD ELECTRIC
	ELECTRIC LINE
	GAS LINE
	TELECOM LINE
	WATER LINE
	SANITARY LINE
	EXISTING STORM PIPES
	WETLANDS
	EXISTING WOODS LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	APPROXIMATE LIMITS OF SITE PAVEMENT REMOVAL/TRENCHING



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.

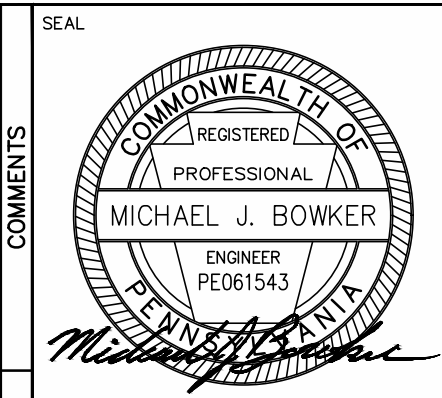
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AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR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

Serial Number:
CALL BEFORE YOU DIG!
YOU MUST CALL 811
BEFORE ANY EXCAVATION
WHETHER ITS ON PRIVATE
OR PUBLIC LAND.
Pennsylvania One Call System, Inc.
1-800-242-1776

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10/15/2020 10:00:00 AM (GMT-04:00)

- NOTES:
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0289G, 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.
 - DEVELOPMENT OF THE POSSIBLE FUTURE RESTAURANT PAD AREA WAS PREVIOUSLY APPROVED BY THE ZONING HEARING BOARD.
 - IMPROVEMENTS SHOWN ON LOT 2 REPRESENT APPROVED IMPROVEMENTS AS PREVIOUSLY PROPOSED AND MAY NOT REFLECT ACTUAL AS-BUILT CONDITIONS.



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
432 PENNSYLVANIA AVENUE
EXISTING CONDITIONS/DEMOLITION PLAN

WHITEMARSH TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA

OWNER/APPLICANT
WHITEMARSH HOTEL ASSOCIATES, L.P.
919 CONESTOGA ROAD, SUITE 214, B3
ROSEMONT, PA 19010
Ph: 610-234-2406



UTILITY ONE CALL:	DRAWN: MJB	REVIEWED:	DATE: 07-30-2020	SCALE: 1" = 40'	FILE NO.: 20-010	SHEET NO.: 4 OF 14
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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
CAFE - GREATER OF THE FOLLOWING		
1,870 SF DEVOTED TO PATRON USE*	1 SP/50 SF	38
87 MAX OCCUPANCY*	1 SP/3 PER	29
SPACES REQUIRED		38
TOTAL REQUIRED		251
* INCLUDES OUTDOOR SEATING AREA		
TOTAL PARKING SPACES PROVIDED LOT 1		192

PENNSYLVANIA AVENUE

(A.K.A. S.R. 2027/A.K.A. TOWNSHIP LINE ROAD)
TWO WAY
TWO LANE
(ASPHALT PAVEMENT)

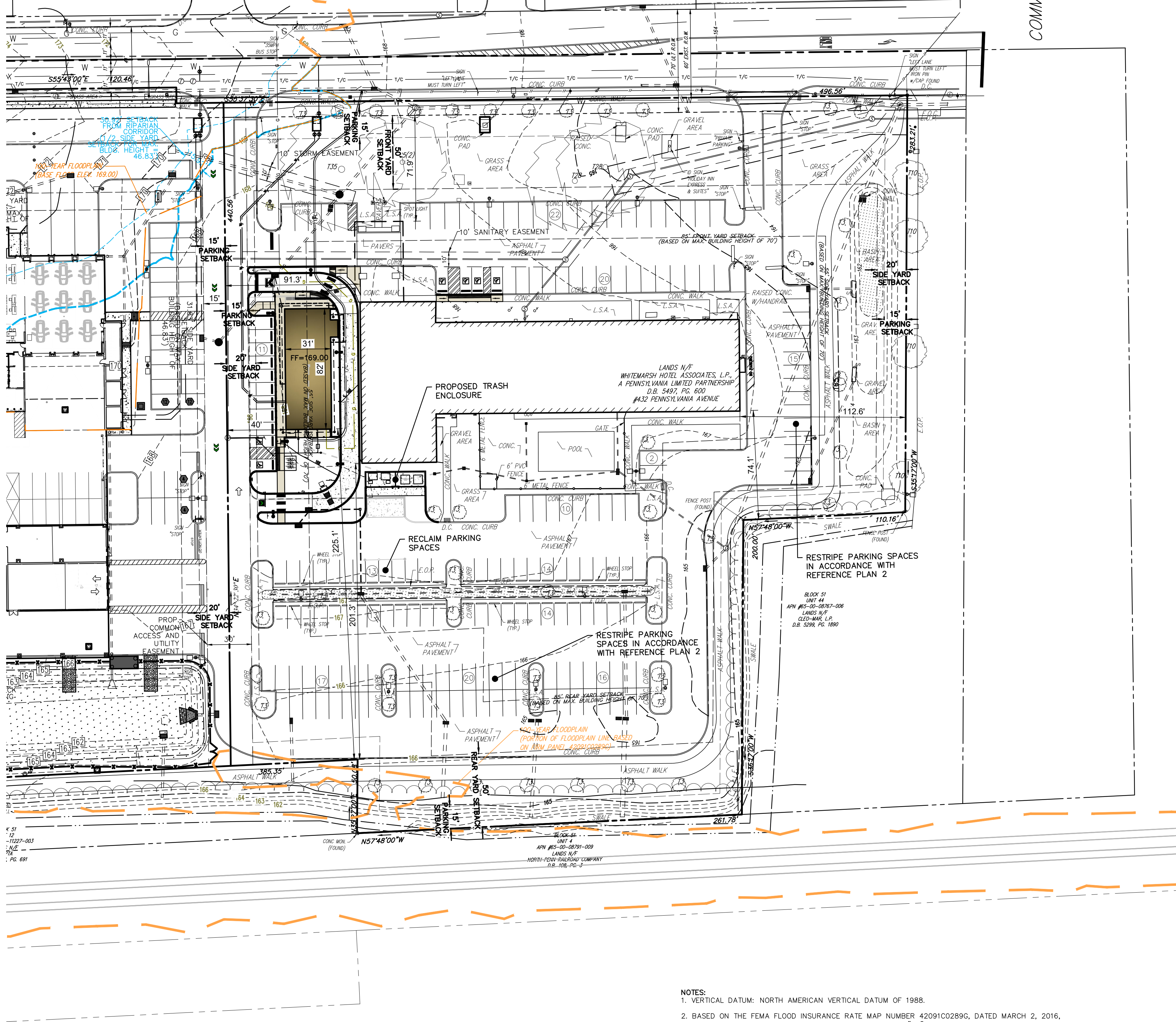
APN #4-00-13303-003
LANDS N/P
455 OFFICE ASSOCIATES, LP

APN #4-00-13303-008
LANDS N/P
IRA PA MOB IL, LLC

100-YEAR FLOODPLAIN
(PORTION OF FLOODPLAIN LINE BASED ON
FORM PANEL 42091C0289G)

APN #4-00-13307-005
LANDS N/P
4575 PENNSYLVANIA AVENUE FORT
WASHINGTON, LLC

COMMERCE DRIVE



LINETYPE LEGEND	
---	PROPERTY LINE
---	ROW LINE
---	BUILDING SETBACK
---	PARKING SETBACK
---	FEMA 100-YR FLOODPLAIN
---	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	TELECOM LINE
---	WATER LINE
---	SANITARY LINE
---	EXISTING STORM PIPES
---	WETLANDS
---	EXISTING WOODS LINE
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	PROPOSED BUILDING
---	PROPOSED WALK/PATIO

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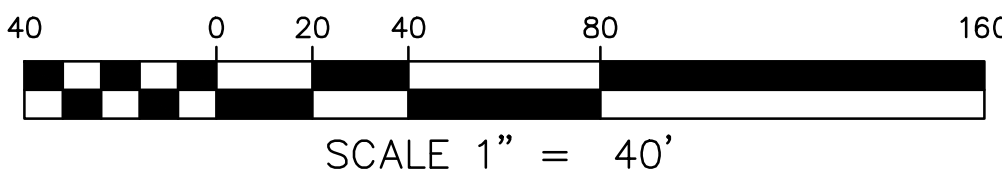
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811

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SEAL

Michael J. Bowker, PE
PA ENGINEER PE061543

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
432 PENNSYLVANIA AVENUE
SITE PLAN
WHITEMARSH TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA

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Ph: 610-234-2406
Ph: 610-581-7496

APEX
DESIGN + ENGINEERING GROUP

1000 CONSHOHOCKEN ROAD, SUITE 202
CONSHOHOCKEN, PA 19428
Ph: 610-234-2406
apexdeg.com

UTILITY ONE CALL:
DRAWN: MJB
REVIEWED:
DATE: 07-30-2020
SCALE: 1" = 40'
FILE NO.: 20-010
SHEET NO.: 6 OF 14