

PENNSYLVANIA AVENUE

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

(60' WIDE R.O.W.)

TWO WAY TRAFFIC

(ASPHALT ROADWAY)

GENERAL NOTES

- THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY: CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100 CHALFONT, PA 18914 ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: HOLMAN AUTOMOTIVE GROUP, INC. FILE NO.: 02-15006100 DATED: 07/07/2016 REVISED: 09/14/2016
- APPLICANT/EQUITABLE OWNER: HOLMAN PA AUTOMOTIVE, LLC 244 EAST KINGS HIGHWAY MAPLE SHADE, NJ 08052 ATTENTION: MICHAEL MOONAN 856-727-6991
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SPECIFIC RESOURCES, TECHNICAL REPORTS, AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND-BREAK.
- PARCEL DATA: PROPERTY KNOWN AS UNIT 1, 8, 9 & 37, BLOCK 51, A.P.N. #65-00-08764-009, UNIT 36, BLOCK 51, A.P.N. #65-00-08761-003, & UNIT 7, BLOCK 51, A.P.N. #65-00-08768-005, AS SHOWN ON THE TAX MAPS OF MONTGOMERY COUNTY, WHITEMARSH TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- PARCEL AREA: AREA TO LEGAL R.O.W. = 362,407 S.F. OR 8,320 AC. AREA TO ULTIMATE R.O.W. = 354,055 S.F. OR 8,128 AC. AREA TO TITLE LINE = 363,889 S.F. OR 8,349 AC.
- ALL A.D.A. ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBR).
- MEASUREMENTS ARE TAKEN FROM FACE OF CURB, WHERE APPLICABLE.
- NO DEBRIS SHALL BE BURIED ON-SITE.
- ALL PUBLIC UTILITIES, INCLUDING WATER AND SEWER ARE CURRENTLY AVAILABLE. SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER UTILITIES.
- THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, INC. ON 5/23/2016, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON 6/13/2016.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONES "AE" (BASE FLOOD ELEVATIONS DETERMINED AS ELEVATION 169.0') & OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, AREAS NEAR 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) AND ZONE "X" OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, IS UNKNOWN.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET GPS).



LOCATION MAP

1"=800'

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
SURVEYING
CONSTRUCTION MANAGEMENT

PHILADELPHIA, PA
LEHIGH VALLEY, PA
NEW ENGLAND
NEW YORK METRO
NEW YORK, NY
BALTIMORE, MD
SOUTHERN MARYLAND
SOUTH FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PROJECT NO.: PY160829
DRAWN BY: M.S.L.
CHECKED BY: J.A.B.
DATE: 12-28-2016
SCALE: AS NOTED
CAD ID: PY160829.LANDDEV-0

POCS SERIAL NUMBER
20161612996 & 2016512997

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: PY160829
CHECKED BY: J.A.B.
DATE: 12-28-2016
SCALE: AS NOTED
CAD ID: PY160829.LANDDEV-0

PRELIMINARY/FINAL LAND DEVELOPMENT & MAJOR SUBDIVISION PLANS

FOR
UNITS 1, 8, 9 & 37, BLOCK 51, APN #65-00-08764-009; UNIT 36, BLOCK 51, APN #65-00-08761-003; & UNIT 7, BLOCK 51, APN #65-00-08768-005

AUDI FORT WASHINGTON
#426, 428 & 432
PENNSYLVANIA AVENUE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING

3701 CORPORATE PARKWAY, SUITE 200
CENTER VALLEY, PENNSYLVANIA 18034
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

M.E. JEITNER

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PD055733

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-2
2 OF 24

REVISION 0

ZONING REQUIREMENTS

REQUIREMENTS TAKEN FROM: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, (6/22/2016)

ZONING: CR-L (COMMERCIAL RETAIL-LOW DISTRICT)
PROPOSED USE: AUTOMOTIVE RETAIL (SPECIAL EXCEPTION GRANTED)

DISTRICT AREA [1]	REQUIRED	EXISTING (CONSOLIDATED LOTS)	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	5 AC. (MIN.)	8,128 AC. (354,055 SF.)	N/A	N/A
MINIMUM BUILDING SETBACKS:				
FRONT YARD SETBACK: [3]	MIN = 60 FT. LOT 1 = 85 FT.* LOT 2 = 61.83 FT.**	38.6 FT. (ENC)	71.8 FT. (ENC)	73 FT.
SIDE YARD SETBACK: [3]	MIN = 60 FT. LOT 1 = 66 FT.* LOT 2 = 31.83 FT.**	74.1 FT.	74.1 FT.	64.1 FT.
REAR YARD SETBACK: [3]	MIN = 60 FT. LOT 1 = 85 FT.* LOT 2 = 61.83 FT.**	204.0 FT.	204.0 FT.	77.5 FT.
MINIMUM PARKING SETBACKS:				
FRONT YARD SETBACK:	15 FT.	-11.1 FT. (ENC)	58.4 FT.	51.0 FT.
SIDE YARD SETBACK:	15 FT.	40.7 FT.	15.0 FT.	15.0 FT.
REAR YARD SETBACK:	15 FT.	3.4 FT. (ENC)	28.1 FT.	165.8 FT.
MAXIMUM REQUIREMENTS:				
MAXIMUM BUILDING COVERAGE:	40%	7.70% (27,250 SF.)	9.40% (33,000 SF.)	33.97% (63,800 SF.)
MAXIMUM IMPERVIOUS COVERAGE:	65%	65.49% (231,864 SF.) (ENC)	64.83% (127,053 SF.)	64.87% (102,748 SF.)
MAXIMUM BUILDING HEIGHT: [3]	35 FT., 65 FT. MAX.	70 FT. (ENC)	70 FT. (ENC)	46.83 FT.
MINIMUM GREEN SPACE AREA:	35%	34.61% (122,191 SF.) (ENC)	35.07% (68,612 SF.)	35.13% (55,644 SF.)
REAR YARD COVERAGE (ACCESSORY USES/STRUCTURES) [4]	30%	71.5% (112,559 SF.) (ENC)	67.3% (58,380 SF.) (ENC-1)	5.2% (1,327 SF.)

- [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 STRUCTURES, EXCEPT CHIMNEYS AND FLAGPOLES, MAY BE ERECTED ABOVE THE ROOFLINE. SHALL BE ERECTED WITHIN A RECESSION OF ONE FOOT FOR EACH ONE FOOT OF ADDITIONAL HEIGHT, AND MUST BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURAL TREATMENT OF THE BUILDING.
- [4] MINIMUM BUILDING SETBACKS ARE BASED ON A MAXIMUM STRUCTURE HEIGHT OF 70'. 35' HAS BEEN ADDED TO EACH MINIMUM SETBACK REQUIREMENT AND ARE DELETED ABOVE.
- [5] REAR YARD COVERAGE CALCULATION PER §116-24.3 IS BASED ON THE FOLLOWING AREAS:
CONSOLIDATED LOT: 157,497 SF. (3.61 AC.) TO REAR BUILDING LINE OF EXISTING HOTEL.
PROPOSED LOT 1: 80,750 SF. (1.84 AC.) TO REAR BUILDING LINE OF EXISTING HOTEL.
PROPOSED LOT 2: 26,344 SF. (0.58 AC.) TO REAR OF PROPOSED STRUCTURE (RAMP).

PROPOSED PARKING REQUIREMENTS

DESCRIPTION	UNIT	REQUIRED
LOT 1 PARKING REQUIREMENTS (PER SECTION 116-184):		
HOTEL (168 ROOMS)	1 SPACEROOM	168
MEETING ROOM (2,250 SF)	1 SPACE/50 SF	45
TOTAL SPACES REQUIRED:		213
TOTAL SPACES PROPOSED:		220
LOT 1 PARKING REQUIREMENTS (PER SECTION 116-69):		
DESCRIPTION	UNIT	REQUIRED
15 EMPLOYEES	1 SPACE/EMPLOYEE	15
168 CUSTOMERS (PEAK HOURS)	1 SPACE/CUSTOMER	168
		183
20% TOTAL SPACES REQUIRED:		220
TOTAL SPACES PROPOSED:		220
LOT 2 PARKING REQUIREMENTS (PER SECTION 116-184):		
DESCRIPTION	UNIT	REQUIRED
RETAIL (14,625 SHOWROOM)	1 SPACE/100 SF	147
OFFICE (5,731 SF)	1 SPACE/200 SF	29
OTHER COMMERCIAL (51,177 SF SRV/PARTS/TECH)	1 SPACE/1,000 SF	51
TOTAL SPACES REQUIRED:		228
TOTAL SPACES PROPOSED:		324
126 SPACE SURPLUS		

*SALDO 105-38-H - 15' PARKING SETBACK FROM RIGHT-OF-WAY LINES AND PROPERTY LINES. 15' SETBACK SHOWN FOR LOT 2

GENERAL BLANKET COMMON ACCESS AND UTILITY EASEMENT NOTE:

A BLANKET EASEMENT IS TO BE ESTABLISHED FOR COMMON ACCESS AND UTILITIES FOR PROPOSED LOTS 1 & 2 WITHIN THE AREA DEFINED AND ILLUSTRATED ON SHEET C-4 UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

NOTE:

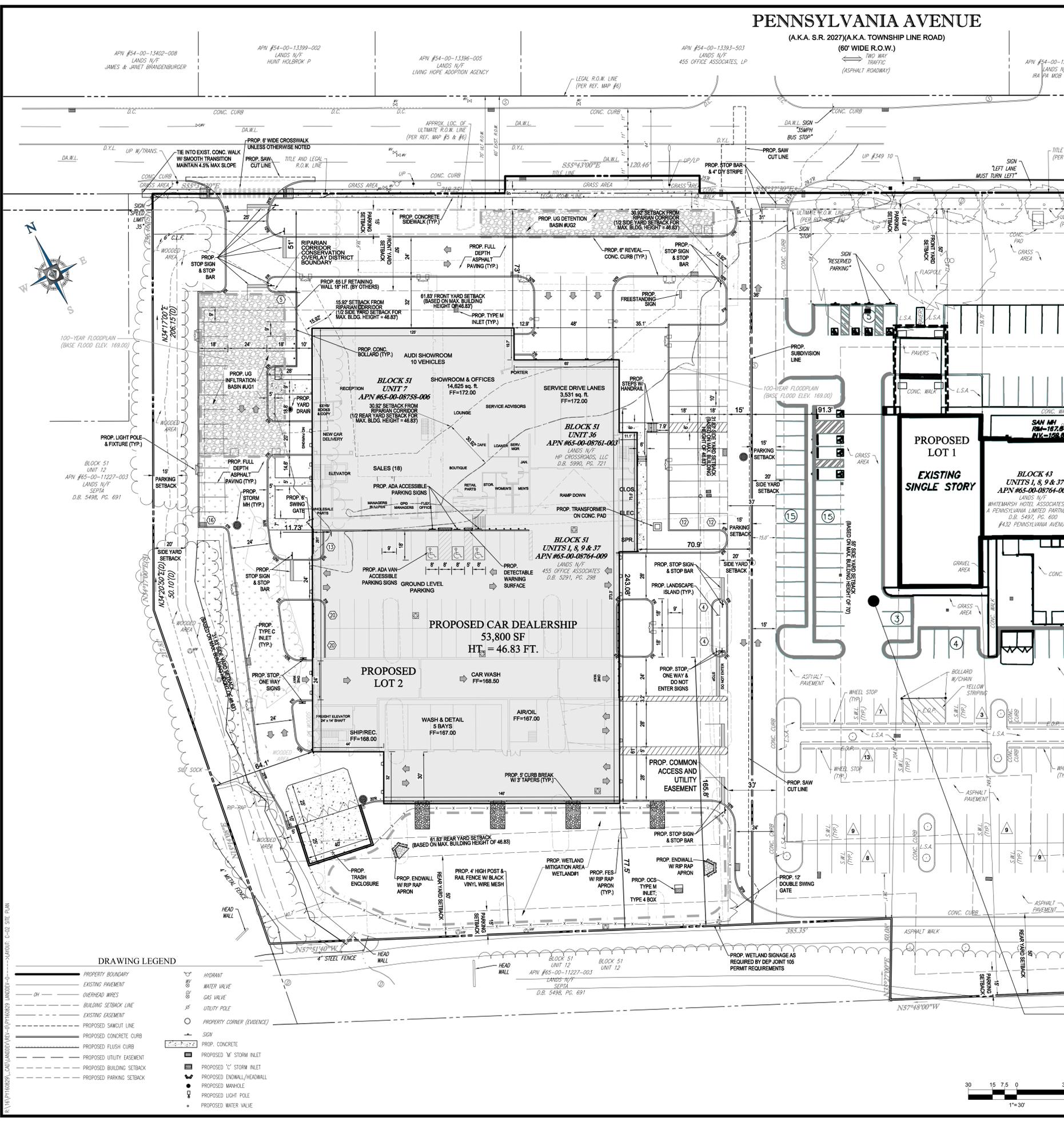
- THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER RETENTION BASIN, BASIN OUTLET STRUCTURES AND PIPES WHICH ARE LOCATED ON HIS PROPERTY AND CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE LOT TO PERFORM ANY REQUIRED MAINTENANCE. MAINTENANCE WHICH IS NOT PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LEND THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
- THE DEVELOPER OR PROPERTY OWNER SHALL PAY TO THE TOWNSHIP AND TO THE AUTHORITY WHICH TREATS THE SEWAGE THE CURRENT FEES FOR THE TREATMENT AND COLLECTION OF SEWAGE WHEN SUCH FACILITIES ARE MADE AVAILABLE TO THE APPLICANT'S SITE.

STORMWATER BLANKET EASEMENT

A BLANKET STORMWATER EASEMENT IN FAVOR OF WHITEMARSH TOWNSHIP IS PROVIDED FOR ACCESS AND MAINTENANCE PURPOSES ON AND OVER THE PROPERTY, EXCEPT FOR THE PORTIONS OF THE PROPERTY ON WHICH BUILDINGS OR OTHER VERTICAL STRUCTURES HAVE BEEN ERECTED. THE TOWNSHIP OF WHITEMARSH SHALL HAVE THE RIGHT TO INSPECT ALL STORMWATER MANAGEMENT FEATURE AND FACILITIES AND TO REQUIRE REPAIRS, BUT NOT THE OBLIGATION TO MAKE SUCH REPAIRS.

PROP. PREVIOUSLY APPROVED FULL GUILD-OUT OF HOTEL

MCPC No.: (15-0199-001)
PROCESSED AND REVIEWED: Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
Montgomery County Planning Commission



DRAWING LEGEND

PROPERTY BOUNDARY	HYDRANT
EXISTING PAVEMENT	WATER VALVE
OVERHEAD WIRES	GAS VALVE
BUILDING SETBACK LINE	UTILITY POLE
EXISTING EASEMENT	PROPERTY CORNER (EVIDENCE)
PROPOSED SMOULINE	PROP. CONCRETE
PROPOSED CONCRETE CURB	PROPOSED "W" STORM INLET
PROPOSED FLUSH CURB	PROPOSED "C" STORM INLET
PROPOSED UTILITY EASEMENT	PROPOSED ENDWALL/HEADWALL
PROPOSED BUILDING SETBACK	PROPOSED MANHOLE
PROPOSED PARKING SETBACK	PROPOSED LIGHT POLE
	PROPOSED WATER VALVE

