



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover
Page for SLD # 08-24

Project Name: Mercedes Lot Consolidation

Address: 401 Bethlehem Pike & 404
Pennsylvania Ave, Ft. Washington, PA 19034

Date: 12/12/2024

Status: UNDER REVIEW

Updates:

- Zoning Ordinance Compliance Review- 1.7.25
- Montgomery County Planning Commission Review Letter- 1.23.25
- Township Engineer Review Memo- 1.31.25
- Letter of Support- 3.4.25
- Revised Waiver Request Letter- 3.6.25
- Landscape Plans- 3.6.25
- Township Arborist Review Memo- 3.26.25
- STC Meeting Memo- 4.22.25

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application item and each Application Submission Checklist item.

Application Type: (check one) Minor Subdivision Minor Land Development
 Major Subdivision Major Land Development
 Land Development Waiver

Plan Type: Sketch Preliminary Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

Name of Subdivision/Land Development: Proposed Mercedes Automotive Dealership Lot Consolidation

Location of Subdivision/Land Development: 401 Bethlehem Pike & 404 Pennsylvania Avenue
(Primary Access Roadway Name)

Between: Bethlehem Pike and Summit Avenue
(Roadway Name) (Roadway Name)

Number of Parcels: 2 **Block Number(s):** 51 **Unit Number(s):** 34, 43

Parcel Number(s): 401 Bethlehem Pike, 404 Pennsylvania Ave
65-00-00718-009, 65-00-08740-006

Acreage: 4.14 AC Gross **Total Lots Proposed:** 1 **Zoning District:** CR-L (Commercial Retail -Low District)

Water Service Proposed: Public Private Sewer Service Proposed: Public Private

Applicant Name: PAMCPA Real Estate, LLLP **Contact Name:** Michael Sloane

Phone #: 215-646-7700 **Fax #:** _____ **Email:** michael.sloane@mileone.com

Address: 404 Pennsylvania Avenue, Fort Washington, PA 19034

Owner of Record Name (if Different): _____

Phone #: _____ **Fax #:** _____ **Email:** _____

Address: _____

Engineer Name: Jeffrey Beavan, P.E. **Firm Name:** Bohler Engineering PA, LLC

Phone #: 610-709-9971 **Fax #:** 610-709-9976 **Email:** jbeavan@bohlereng.com

Address: 74 West Broad Street, Suite 500, Bethlehem, PA 18018

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: _____

Signature: _____



(Original Signature must be submitted)

Printed Name: _____

Michael S. Sloane

I, (name) _____

Michael Sloane

(title) _____

owner

of

(entity submitting application) _____

PAMCPA Real Estate, LLLP

do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: _____

12/5/24

Signature: _____



(Original Signature must be submitted)



This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

This checklist page must be filled out after printing the completed form starting on page 2 where applicable.

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
<u>JB</u>	Whitmarsh Township Checklist	_____
<u>JB</u>	Whitmarsh Township Application (Signature MUST Be Original)	_____
<u>JB</u>	Whitmarsh Township Request for Modification (Signature MUST Be Original)	_____
<u>JB</u>	Whitmarsh Time Waiver Form (Signature MUST Be Original)	_____
<u>JB</u>	Whitmarsh Township Escrow (Payable to Whitmarsh Township; credit card payment accepted in person)	_____
<u>JB</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
<u>n/a</u>	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
<u>n/a</u>	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
<u>n/a</u>	Supplemental Documents Applicable to a Specific Application	_____
<u>n/a</u>	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
<u>JB</u>	Three (3) Complete Sets of All Application Materials	_____
<u>JB</u>	PDF or Link to Digital File of Each Component of the Application	_____

December 11, 2024
Via FedEx Priority and Email
(cguttenplan@whitemarshwp.org)

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Attention: Board of Supervisors

RE: Proposed Mercedes Automotive
Dealership Lot Consolidation
401 Bethlehem Pike & 404 Pennsylvania Ave.
Whitemarsh Township
Montgomery County, PA
PAB240168.00

Dear Supervisors:

On behalf of PAMCPA Real Estate, LLLP., Bohler Engineering PA, LLC hereby requests the following Waivers from the Whitemarsh Township Board of Supervisors in regard to the above referenced Land Development Application:

1. From SALDO §105-12.(D), if required, to permit the filing of a combined preliminary/final minor subdivision plan set, given the nature of the improvements and the fact that the site has been extensively reviewed and discussed as part of the prior land development plan approvals.
2. From SALDO §105-23.(A).(1) to permit a plan scale of 1" = 30' where 1" = 50' is required, in order to show greater detail on the plan set.
3. From SALDO §105-23.(B).(1)(d).[5] from the requirement to show steep slope ratio with supporting calculations, as the application is only for a lot consolidation of two (2) existing, developed parcels, and no additional development is proposed.

Should you have any questions or require additional information, please do not hesitate to contact me at this office (610) 709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Jeffrey Beavan, P.E.

JB/rs/mb

CC: Chris Magarity, MileOne . (email)
John Iannozzi, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. (email)

R:\2024\PAB240168.00\Admin\Correspondence\PAB240168.00_2024-12-11_L (Waiver).doc

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: _____

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: Proposed Mercedes Automotive Dealership Lot Consolidation

On or about _____, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: 12/5/24

Signature:



(Original Signature must be submitted)

Printed Name:

Michael Slane

Firm Name:

(if applicable)

Title:

(if applicable)

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: _____
 Municipality: Whitemarsh Township
 Proposed Mercedes Automotive Dealership
 Proposal Name: Lot Consolidation
 Applicant Name: PAMCPA Real Estate, LLLP
 Address: 404 Pennsylvania Avenue
 City/State/Zip: Fort Washington, PA 19034
 Phone: 215-646-7700
 Email: michael.sloane@mileone.com

Applicant's Representative: Jeffrey Beavan, PE
 Address: 74 West Broad Street, Suite 500
 City/State/Zip: Bethlehem, PA 18018
 Business Phone (required): 610-709-9971
 Business Email (required): jbeavan@bohlereng.com

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan (Lot Consolidation)
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: CR-L (Commercial Retail-Low District)
 Special Exception Granted Yes No
 Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) 65-00-00718-009, 65-00-08740-006

Location (address or frontage) 404 Pennsylvania Avenue

Nearest Cross Street Bethlehem Pike/Summit Ave

Total Tract Area 4.14 AC

Total Tract Area Impacted By Development 0.00 AC
 (Lot Consolidation)

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial	2 Existing Lots, Proposed Lot Consolidation to 1				0	0 SF
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: _____

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
• For a nonresidential subdivision and land development submitted for the same tract at the same time, only the larger fee will be charged.
• No fee is required for Sketch Plans.

Residential Subdivisions and/ or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Table with 2 columns: Number of Lots or Dwelling Units (greater number applies) and Base Fee + Fee per Lot or Dwelling Unit. Rows include 1-3*, 4-20, 21-100, and 101+.

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Table with 2 columns: Gross Square Feet of New Building and Base Fee + Fee for Every 1000 Gross Sq. Ft. (rounded to nearest whole dollar). Rows include 1-3,000 Sq. Ft., 3,001-25,000 Sq. Ft., 25,001-50,000 Sq. Ft., 50,001-100,000 Sq. Ft., and 100,001+ Sq. Ft.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Table with 2 columns: Number of Lots and Base Fee + Fee per Lot. Rows include 1-3 and 4 or more.

Other Reviews

- Residential Lot Line Change = \$65
• Nonresidential Lot Line Change = \$260
• Conditional Use = \$260
• Miscellaneous reviews (including parking lots or structures not associated with new building square footage) = \$260
• Curative Amendments (not municipal curative amendments) = \$1,500
• Private Petitions for Zoning or SALDO Change (not municipal petition) = \$1,000

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions. A subsequent plan is NOT a resubmission if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
• Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lot subdivisions or 3,000 square feet development or less no fee required.
• No fee for private Zoning or SALDO resubmissions.

All county fees are to be submitted to the municipality at the time of application; the municipality will forward the fees to MCPC. A check or money order should be made payable to the MONTGOMERY COUNTY TREASURER. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Review Guidelines and Fee Schedule

For reviews in accordance with the Pennsylvania Municipalities Planning Code (Act 247) as amended

Effective January 1, 2018

Required Fees and Time Limits

To determine the applicable fee and review time limit for MCPC reviews, reference the appropriate section of the Pennsylvania Municipalities Planning Code as follows:

	Act 247 Section	Fee	Time Limit (days)
301.3	Comprehensive Plan Amendments	No	45
304	Public Facilities	No	45
305	School Facilities	No	45
408	Official Map	No	45
502	Subdivision and Land Developments	Yes	30
505	Subdivision & Land Development Ordinance Amendments	No	30
609	Zoning Ordinance or Map Amendments	Yes*	30
609.1	Curative Amendments	Yes*	30

*** Fees will be charged for private petitions (developer/landowner) for zoning ordinance/map amendments and curative amendments. (See fee schedule)**

- A time limit may be extended if requested by the applicant or by the municipality. If a municipality requests a time extension, it must be in concurrence with the applicant.
- Whenever applications require more than one type of review or otherwise fall under more than one section of the Pennsylvania Municipalities Planning Code, the Montgomery County Planning Commission will attempt to complete all reviews within the shortest official time limit. However, MCPC reserves the right to use the maximum permitted time limit if needed.

Application Procedure

1. The applicant submits the plans, a completed Municipal Request for Review form, and the county fee to the local municipality. The county fee must be in the form of a check or money order made payable to the MONTGOMERY COUNTY TREASURER. The county fee is not to be combined with the municipal fee. The applicant's canceled check serves as the receipt.
2. The municipality will forward an application consisting of the county fee, the Municipal Request for Review form signed by the appropriate municipal official, and the plans to MCPC along with any other relevant information.

3. The review time limit will officially begin when MCPC receives all necessary information and applicable fees.
 4. In the event of a returned check, the MCPC review and its corresponding time limit will stop as of the date we receive notification. MCPC will notify the applicant and municipality. The review process will restart on the date MCPC receives the required fee.
-

Fee Information

Resubmissions

The fee schedule and time limits will apply regardless of whether the submitted application is for the review of a tentative sketch, preliminary plan, or final plan. Once the initial fee has been received, MCPC charges a fee for the resubmission of subdivisions and land developments that are essentially the same as the former submission. A flat fee of \$125 is required for all residential subdivisions/land developments. No fee is required for residential subdivisions/land developments of 3 lots/units or less. A flat fee of \$190 is required for the resubmission all non-residential subdivisions/land developments. No fee is required for non-residential subdivisions/land developments of 3 lots or 3,000 square feet or less respectively. MCPC does not charge any additional fees for a staged development unless the original overall proposal has been substantially altered. A subsequent plan is NOT a resubmission and requires full fee payment if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

Waiver of Fees

Fees are waived for an application filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private nonprofit organizations except for volunteer fire companies and ambulance squads.

Refunds

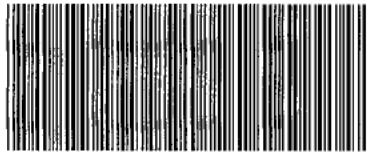
If MCPC fails to complete its review within the required time limits, the fee will be returned to the applicant upon request, except in those instances involving an incorrect fee or incomplete application or when MCPC has been granted a time extension for the review.

Informal Reviews and Special Circumstances

Meetings with MCPC to discuss applications, either prior to or during the formal review process, are encouraged and free of charge. If the applicant requests the meeting, the local municipality will also be invited. Meetings and informal reviews do not replace the official formal review by MCPC. In addition, if a municipality requests any meetings, court appearances, redesigns, or other special events that are related to the MCPC review, no extra fees will be charged. Similar requests by developers will be charged appropriately in accordance with fees for staff services.



DEED BK 6249 PG 02072 to 02079.2
 INSTRUMENT # : 2021117113
 RECORDED DATE: 09/29/2021 01:17:42 PM



6018176-0008U

RECORDER OF DEEDS
 MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 10

Document Type: Deed of Confirmation	Transaction #: 6441298 - 2 Doc
Document Date: 09/24/2021	(s)
Reference Info:	Document Page Count: 7
	Operator Id: cdyer

RETURN TO: (Mail) GERMANTOWN TITLE CO. 502 W GERMANTOWN PIKE SUITE 200 NORRISTOWN, PA 19403	PAID BY: GERMANTOWN TITLE CO
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*** PROPERTY DATA:**

Parcel ID #: 65-00-08740-00-6	65-00-00718-00-9	54-00-16390-00-8
Address: 404 PENNSYLVANIA AVE	401 BETHLEHEM PIKE	525 VIRGINIA DR
Municipality: PA Whitemarsh Township (100%)	PA Whitemarsh Township (0%)	PA Upper Dublin Township (0%)
School District: Colonial	Colonial	Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: [REDACTED]

FEES / TAXES:
 Recording Fee: Deed of Confirmation
 Affidavit Fee
 Additional Pages Fee
 Additional Parcels Fee
 Unique Muni Fee
 Affordable Housing Pages
 Affordable Housing Parcels
Total:

DEED BK 6249 PG 02072 to 02079.2
 Recorded Date: 09/29/2021 01:17:42 PM
 I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg

Jeanne Sorg
 Recorder of Deeds

Rev1a 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
65-00-08740-00-6 WHITEMARSH
404 PENNSYLVANIA AVE
CONDOR FORT WASHINGTON REAL ESTATE LLLP
B 051 U 043 L 4237 DATE: 09/29/2021

Montgomery County

SEP 29 2021

Recorder of Deeds

Prepared By:

Germantown Title Company
502 W. Germantown Pike, Suite 200
East Norriton, PA 19403
File No.: GEN-43242-S

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
65-00-00718-00-9 WHITEMARSH
401 BETHLEHEM PIKE

CONDOR FORT WASHINGTON REAL ESTATE LLLP
B 051 U 034 L 4259 DATE: 09/29/2021

Return To:

Germantown Title Company
502 W. Germantown Pike, Suite 200
East Norriton, PA 19403

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-16390-00-8 UPPER DUBLIN
525 VIRGINIA DR

CONDOR FORT WASHINGTON REAL ESTATE LLLP
B 050 U 046 L 2310 DATE: 09/29/2021

Parcel No(s): 65-00-08740-00-6 (A)
65-00-00718-00-9 (B)
54-00-16390-00-8 (C)
54-00-05167-00-8 (D)

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-05167-00-8 UPPER DUBLIN
1401 DRESHERTOWN RD

CONDOR FORT WASHINGTON REAL EST LLLP
B 012 U 045 L 1 4238 DATE: 09/29/2021

Address:

404 Pennsylvania Avenue (A)
401 Bethlehem Pike (B)
Township of Whitemarsh
525 Virginia Drive (C)
1401 Dreshertown Road (D)
Township of Upper Dublin

Consideration:

This Deed is to confirm the name change of the current owner.

DEED OF CONFIRMATION

THIS INDENTURE Made this 29 day of SEPTEMBER, 2021 between PAMCPA Real Estate, LLLP, a Delaware limited liability limited partnership formerly known as Condor Fort Washington Real Estate, LLLP a Delaware limited liability limited partnership, (hereinafter referred to as "Grantor"), and PAMCPA Real Estate, LLLP, a Delaware limited liability limited partnership, (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantor in consideration of [redacted] to her now paid by the said Grantee, at or before the sealing or delivering hereof, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Grantee, their heirs, successors and assigns, as sole owner;

Premises "A"
Tract-1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with Topographical Map thereof made by Yerkes Engineering Co., Bryn Mawr, PA, 08-23-1957 and last revised 07-30-1974, as follows, to wit:

BEGINNING at the point of intersection of the Southeasterly side of Bethlehem Pike (60 feet wide) and the Northeasterly side of Station Road (no width given); thence extending from said point of beginning and along the Southeasterly side of Bethlehem Pike the two following courses and distances: (1) Northeastwardly along the arc of a circle curving to the right having a radius of 1,880.10 feet the arc distance of 296.60 feet to a point of tangent; (2) North 27 degrees 08 minutes East 56.18 feet to a point a corner; thence extending South 56 degrees 13 minutes 04 seconds East, 144.33 feet to a point, a corner; thence extending North 32 degrees 16 minutes East, 132.86 feet to a point in the Southwesterly side of Pennsylvania Avenue (60 feet wide); thence extending along the same South 51 degrees 57 minutes East 110.54 feet to a point a corner; thence extending South 38 degrees 03 minutes West, 201.51 feet to an angle point; thence extending South 24 degrees 54 minutes East 171.98 feet to a point on the

7p/3

Northwesterly side of Summit Avenue (40 feet wide) ; thence extending along the same South 65 degrees 06 minutes West 189.36 feet to an angle point; thence extending North 64 degrees 58 minutes 30 seconds West, 180.86 feet to an angle point; thence extending North 45 degrees 27 minutes West, 44.86 feet to the first mentioned point and place of beginning.

Tract-2

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania, described according to a Map thereof made by Yerkes Engineering Co, dated 08-23-1957, revised 10-15-1957, as follows, to wit:

BEGINNING at the point formed by the intersection of the Southwesterly side of Pennsylvania Avenue (60 feet wide) and the Northwesterly side of Summit Avenue (40 feet wide); thence extending along the Northwesterly side of Summit Avenue South 65 degrees 06 minutes West, 314.08 feet to a point; thence extending North 24 degrees 54 minutes West, 120.33 feet to a point; thence extending North 28 degrees 03 minutes East, 225 feet to a point on the Southwesterly side of Pennsylvania Avenue aforesaid; thence extending along the said side of Pennsylvania Avenue South 51 degrees 57 minutes, East 250 feet to the first mentioned point and place of beginning.

Tract-3

ALL THAT CERTAIN lot or piece of ground , Situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with Plan made for Richard H. R. Toland and Robert Bruce by Yerkes Engineering, Co., 08-23-1957 and revised 01-09-1961, as follows, to wit;

BEGINNING at an iron pin at the Northwest property line of Richard H. R. Toland, said point of beginning being located in the Southwesterly line of Pennsylvania Avenue North 51 degrees 57 minutes, West 250 feet from the intersection of the Southwesterly side of Pennsylvania Avenue (60 feet wide) with the Northwesterly side of Summit Avenue (40 feet wide); thence North 51 degrees 57 minutes West 46 feet along Pennsylvania Avenue to a point; thence South 38 degrees 03 minutes West, 201.51 feet to a point; thence South 24 degrees 54 minutes, East, 51.65 feet to an iron pin a corner of land of Richard H. R. Toland, thence North 38 degrees 03 minutes East, along the land of Richard H. R. Toland, 225 feet to an iron pin the point and place of beginning.

ALSO AS DESCRIBED in that ALTA/ACSM Land Title Survey prepared by Ludgate Engineering Corporation, Reading, PA, dated 01-19-2007, last revised 02-27-2007, as follows, to wit;

BEGINNING at the point of intersection of the Southeasterly side of Bethlehem Pike (60 feet wide) and the Northeasterly side of Station Road (no width given); thence extending from said point of beginning and along the Southeasterly side of Bethlehem Pike the two following courses and distances (1) Northeastwardly along the arc of a circle curving to the right having a radius of 1,880.10 feet the arc distance of 296.38 feet to a point; (2) North 27 degrees 08 minutes East 56.18 feet to a point a corner; thence extending South 56 degrees 13 minutes 04 seconds East, 144.33 feet to a point, a corner; thence extending North 32 degrees 16 minutes East, 132.86 feet to a point in the Southwesterly side of Pennsylvania Avenue (60 feet wide) thence extending along the same South 51 degrees 57 minutes East 406.54 feet to a point formed by the intersection of the Southwesterly side of Pennsylvania Avenue (60 feet wide) and the Northwesterly side of Summit Avenue (40 feet wide) ; thence extending along the Northwesterly side of Summit Avenue South 65 degrees 06 minutes West, 503.44 feet to a point; thence extending North 64 degrees 58 minutes 30 seconds West, 180.86 feet to an angle point; thence extending North 45 degrees 27 minutes West, 44.86 feet to the first mentioned point and place of beginning.

BEING known as 404 Pennsylvania Avenue

Being Parcel No. 65-00-08740-00-6 (A)

Premises "B"

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected situated in the Township of Whitmarsh, County of Montgomery and Commonwealth of Pennsylvania, as shown on a Plan of Property for Mobil Oil Corporation prepared by Howard W. Doran, P.L.S., Newtown Square, Pennsylvania, dated 1/6/1989, being bound described as follows:

BEGINNING at a point of tangent on the Southwesterly side of Pennsylvania Avenue (LR 4600) (60 feet wide) said point being measured on the arc of a circle curving to the right having a radius of 20.00 feet, the arc distance of 35.33 feet from a point of curve on the Southeasterly side of Bethlehem Pike (US Route #309, LR 153) (60 feet wide); thence from said point of beginning South 51 degrees 57 minutes East along the Southwesterly side of Pennsylvania Avenue 136.64 feet to a point; a corner of lands now or late of Rush Development Corporation; thence extending along the last mentioned lands the two following courses and distances; (1) South 33 degrees 16 minutes West 132.86 feet to a point and (2) North 56 degrees 13 minutes 04 seconds West 144.33 feet, to a point on the Southeasterly side of Bethlehem Pike; thence extending along the Southeasterly side of Bethlehem Pike the two following courses and distances: (1) North 27 degrees 08 minutes East 50.00 feet to a point and (2) North 26 degrees 49 minutes 71.52 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet, the arc distance of 35.33 feet to the first mentioned point and place of BEGINNING.

LESS AND EXCEPT that portion of the above described premises which Elizabeth K. Arnholt, widow, by Deed dated 01/21/2002 and recorded 10/01/2002 in Montgomery County at Deed Book 5427 Page 1254, granted and conveyed unto the Commonwealth of Pennsylvania, Department of Transportation, in fee.

BEING known as 401 Bethlehem Pike

Being Parcel No. 65-00-00718-00-9 (B)

Premises "C"

ALL THAT CERTAIN tract of land, SITUATE in Upper Dublin Township, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey made by Momenee Survey Group, Inc., Bryn Mawr, Pennsylvania dated July 18, 1996 and last revised September 8, 1997

BEGINNING at a point on the center line of Virginia Drive, said point marking the Southwesterly corner of the about to be described parcel of land and located North 37 degrees 24 minutes 53 seconds East 470.00 feet measured along said center line from its intersection with the center line of Delaware Drive, thence from said beginning point along the center line of Virginia Drive (60 feet wide) North 37 degrees 24 minutes 53 seconds East 372.85 feet to a point of curve; thence still by the same along a line curving to the right in an Easterly direction, said curve having a radius of 150.00 feet an arc distance of 235.62 feet and a delta angle of 90 degrees 00 minutes 00 seconds to a point of tangency; thence still along the center line of Virginia Drive South 52 degrees 35 minutes 07 seconds East 720.00 feet to a point of curve; thence on a line curving to the left in an Easterly direction having a radius of 200.00 feet an arc distance of 73.30 feet and a delta angle of 21 degrees 00 minutes 00 seconds to 4, point; thence leaving Virginia Drive by land now or formerly of Gary H. Kramer and along the center line of a 40 feet wide drainage easement and passing over a drill hole in a headwall South 36 degrees 37 minutes 06 seconds West 469.90 feet to a point in Pine Run Creek channel (70 feet wide); thence by land of Montgomery County Industrial Development Authority and along the 70 feet wide Pine Run Channel South 85 degrees 44 Minutes 06 seconds West 98.00 feet to a point; thence by land now or formerly Kai-Zin Associates and along the center of a drainage ditch North 52 degrees 35 minutes 07 seconds West 874.00 feet crossing as drill hole in a headwall to the first mentioned point and place of beginning.

BEING known as 525 Virginia Drive.

Being Parcel No. 54-00-16390-00-8 (C)

Premises "D"

ALL THAT CERTAIN Lot or parcel of ground, with the buildings and improvements thereon erected.

SITUATE in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of property made for Pennmark Auto Group, by Control Point Associates, Inc., Land Surveyors, dated 12/23/2004 as follows:

BEGINNING at a point in the Bed of Limekiln Pike (a.k.a. SR 152, a.k.a. LR 373, variable width right-of-way), said point being located at the intersection of the title line within the Bed of Limekiln Pike and the Easterly right-of-way line of Dreshertown Road (aka LR 46091, 55 foot wide right-of-way), and from said point of beginning, running,

1) Thence, along the Southeasterly legal right-of-way line of Dreshertown Road, North 40 degrees 01 minutes 40 seconds East, a distance of 734.76 feet to a point,

2) Thence, along the common dividing line between Unit 49, Block 12, Lands now or formerly Gitlan and Unit 46, Block 12, lands now or formerly Widman, South 49 degrees 58 minutes 20 seconds East, a distance of 707.87 feet to a point,

The following Two (2) courses and distances along the common dividing line between Units 45 and 49, Block 12 and Unit 12, Block 12, lands now or formerly Baisch;

3) Thence, South 76 degrees 21 minutes 40 seconds West, a distance of 322.75 feet to a point,

4) Thence, South 16 degrees 38 minutes 20 seconds East, a distance of 247.96 feet to a point,

The following Two (2) courses and distances along the dividing line between Unit 45, Block 12 and Unit 129, Block 128, lands now or formerly Dresher Woods;

5) Thence, South 65 degrees 08 minutes 00 seconds West, a distance of 135.84 feet to a point,

6) Thence, South 75 degrees 03 minutes 00 seconds West, a distance of 189.57 feet to a point,

The following three (3) courses and distances along the common dividing line between Unit 45, Block 12 and Unit 61, Block 12, lands now or formerly DeElese;

7) Thence North 78 degrees 46 minutes 00 seconds West, a distance of 231.24 feet to a point;

8) Thence, North 49 degrees 25 minutes 00 seconds West, a distance of 33.00 feet to a point,

9) Thence, South 69 degrees 43 minutes 00 seconds West, a distance of 129.13 feet to a point on the title line within the Bed of Limekiln Pike;

The following Two (2) courses and distances along the title line within the Bed of Limekiln Pike;

10) Thence, North 20 degrees 49 minutes 00 seconds West, a distance of 92.90 feet to a point,

11) Thence, North 16 degrees 17 minutes 34 seconds West, a distance of 212.29 feet to the point and place of beginning.

ALSO DESCRIBED on that certain ALTA/ACSM Land Title Survey prepared by Ludgate Engineering Corporation, Reading, PA, dated 1/19/2007, last revised 2/23/2007, as follows:

BEGINNING at a point in the Bed of Limekiln Pike (a.k.a SR 152, aka. LR 373, variable width

right-of-way), said point being located at the intersection of the title line within the Bed of Limekiln Pike and the Easterly right-of-way line of Dreshertown Road (aka LR 46091, 55 foot wide right-of-way), and from said point of beginning running,

1) Thence, along the Southeasterly legal right-of-way line of Dreshertown Road, North 40 degrees 01 minutes 40 seconds East, a distance of 734.76 feet to a point,

2) Thence, along the common dividing line between Unit 49, Block 12, Lands now or formerly Gitlan and Unit 46, Block 12, lands now or formerly Widman, South 49 degrees 58 minutes 20 seconds East, a distance of 707.87 feet to a point,

The following Two (2) courses and distances along the common dividing line between Units 45 and 49, Block 12 and Unit 12, Block 12, lands now or formerly Baisch;

3) Thence, South 76 degrees 21 minutes 40 seconds West, a distance of 322.75 feet to a point,

4) Thence, South 16 degrees 38 minutes 20 seconds East, a distance of 247.96 feet to a point,

The following Two (2) courses and distances along the dividing line between Unit 45, Block 12 and Unit 129, Block 12B, lands now or formerly Dresher Woods;

5) Thence, South 65 degrees 08 minutes 00 seconds West, a distance of 135.84 feet to a point,

6) Thence, South 75 degrees 03 minutes 00 seconds West, a distance of 189.57 feet to a point,

The following three (3) courses and distances along the common dividing line between Unit 45, Block 12 and Unit 61, Block 12, lands now or formerly DeElese;

7) Thence, North 78 degrees 46 minutes 00 seconds West, a distance of 231.24 feet to a point;

8) Thence, North 49 degrees 25 minutes 00 seconds West, a distance of 33.00 feet to a point,

9) Thence, South 69 degrees 43 minutes 00 seconds West, a distance of 129.13 feet to a point on the title line within the Bed of Limekiln Pike;

The following Two (2) courses and distances along the title line within the Bed of Limekiln Pike;

10) Thence, North 20 degrees 49 minutes 00 seconds West, a distance of 92.90 feet to a point,

11) Thence, North 16 degrees 17 minutes 34 seconds West, a distance of 212.29 feet to the point and place of beginning.

BEING known as 1401 Dreshertown Road

Being Parcel No. 54-00-05167-00-8 (D)

(As to Premises "A")

Being the same premises which Car Con PAFWD, L.P., a Delaware limited partnership by Deed dated 9/8/2010 and recorded 10/4/2010 in Montgomery County in Deed Book 5781 page 664 conveyed unto Condor Fort Washington Real Estate LLLP, a Delaware limited liability limited partnership, in fee.

(As to Premises "B")

Being the same premises which Paul A. Arnholt, Executor of the Estate of Elizabeth K. Arnholt, deceased by Deed dated 12-21-2013 and recorded 2-10-2014 in Montgomery County in Deed Book 5903 page 2214

conveyed unto Condor Fort Washington Real Estate, LLLP, a Delaware limited liability limited partnership, in fee.

(As to Premises "C")

Being the same premises which SNH Medical Office Properties Trust, a Maryland real estate investment trust by Deed dated 3/21/2016 and recorded 3/23/2016 in Montgomery County in Deed Book 5992 page 2387 conveyed unto Condor Fort Washington Real Estate, LLLP, a Pennsylvania limited liability limited partnership, in fee.

(As to Premises "D")

Being the same premises which CAR CON PAFWS, L.P., a Delaware limited partnership by Deed dated 10-1-2010 and recorded 10-6-2010 in Montgomery County in Deed Book 5781 page 1366 conveyed unto Condor Fort Washington Real Estate LLLP, a Delaware limited liability limited partnership, in fee.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deeds or other instruments of record in Montgomery County, Pennsylvania, all visible easements; municipal zoning ordinances; building codes; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

HAZARDOUS WASTE PROVISION: The Grantor herein certifies that the land hereby conveyed has, to her knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act No. 97 of 1980. This notice is given pursuant to requirements of Section No. 405 of said Act. (35 P.S. 6018-101, et seq.)

THIS DOCUMENT MAY (DOES) NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This statement inserted pursuant to Act No. 431 of the Commonwealth of Pennsylvania of 1957 P.L. 984. The foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.]

TOGETHER with all and singular, the said property, improvements, ways, streets, passages, waters, watercourses, rights, liberties, privileges, hereditaments, interests and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, property, claim and demand whatsoever of the said Grantor, in law, equity or otherwise howsoever, of, in and to the same and every part thereof, with appurtenances;

TO HAVE AND TO HOLD the said messuages or tenement and tract of land, hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the Grantee, their heirs and assigns forever.

And the said Grantor, for her heirs, successors, executors, administrators and assigns covenant, grants and agrees to and with the said Grantee, their heirs, successors and assigns, that the said Grantor, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the Premises hereby granted or any party thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate or otherwise howsoever and the Grantor shall and will **SPECIALLY WARRANT** and defend the Premises hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Attest:

PAMCPA Real Estate, LLLP, a Delaware limited liability limited partnership formerly known as Condor Fort Washington Real Estate, LLLP a Delaware limited liability limited partnership

By: PAMCPA Real Estate GP, LLC, a Delaware limited liability company, its general partner

By: [Signature]
Michael S. Sloane, President

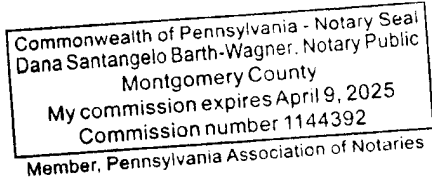
COMMONWEALTH OF PENNSYLVANIA :
: SS

COUNTY OF MONTGOMERY :

AND NOW, this 24 day of SEPTEMBER, of 2021, before me, the undersigned Notary Public, personally appeared Michael S. Sloane, who acknowledged himself to be the President of PAMCPA Real Estate GP, LLC, a Delaware limited liability company (the "General Partner"), the partner of PAMCPA Real Estate, LLLP, a Delaware limited liability limited partnership formerly known as Condor Fort Washington Real Estate, LLLP a Delaware limited liability limited partnership (the "Partnership") and that he as President of the General Partner, being authorized to do so on behalf of the Partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as President of the General Partner.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

(SEAL)



[Signature]
Notary Public
My commission expires 4/9/2025

Certificate of Residence

I, Dana Santangelo Barth-Wagner, do hereby certify that the precise residence and the complete post office address of the within named grantee is:

404 Pennsylvania Avenue, Fort Washington, PA 19034

[Signature]
Dana Santangelo Barth-Wagner



1830019105

RECORDER'S USE ONLY

REV-183

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

Recorder's use only fields: State Tax Paid, Book 0249, Page 02072, Instrument Number, Date Recorded 9/29/2021

BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

SECTION I TRANSFER DATA

Transfer Data fields: Date of Acceptance of Document 09/24/2021, Grantor(s)/Lessor(s) PAMCPA Real Estate, LLLP, a Delaware limited liability limited partnership formerly known as Condor Fort Washington Real Estate, LLLP a Delaware limited liability limited partnership, Telephone Number, Grantee(s)/Lessee(s) PAMCPA Real Estate, LLLP, a Delaware limited liability limited partnership, Telephone Number, Mailing Address 404 Pennsylvania Avenue, City Fort Washington, State PA, Zip Code 19034

SECTION II REAL ESTATE LOCATION

Real Estate Location fields: Street Address 404 Pennsylvania Avenue (Premises A), 401 Bethlehem Pike (Premises B), 525 Virginia Drive (Premises C), 1401 Dreshertown Road (Premises D), City, Township, Borough Township of Whitemarsh, Township of Upper Dublin, County Montgomery, School District Colonial School District, Upper Dublin School District, Tax Parcel Number 65-00-08740-00-6 (A) 65-00-00718-00-9 (B) 54-00-16390-00-8 (C) 54-00-05167-00-8 (D)

SECTION III VALUATION DATA

Valuation Data fields: Was transaction part of an assignment or relocation? YES NO, 1. Actual Cash Consideration, 2. Other Consideration +, 3. Total Consideration =, 4. County Assessed Value, 5. Common Level Ratio Factor x 2.24, 6. Computed Value =

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

Exemption Data fields: 1a. Amount of Exemption Claimed, 1b. Percentage of Grantor's Interest in Real Estate, 1c. Percentage of Grantor's Interest Conveyed

- 2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession.
- Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U. S., and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)
This deed is to confirm the name change of the current owners. Transfer Tax Exempt.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Correspondent Information fields: Name Germantown Title Company, Telephone Number (610)631-1540, Mailing Address 502 W. Germantown Pike, Suite 200, City East Norriton, State PA, Zip Code 19403

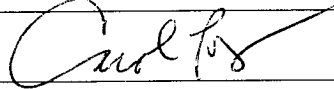
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.



1830019105

1830019105

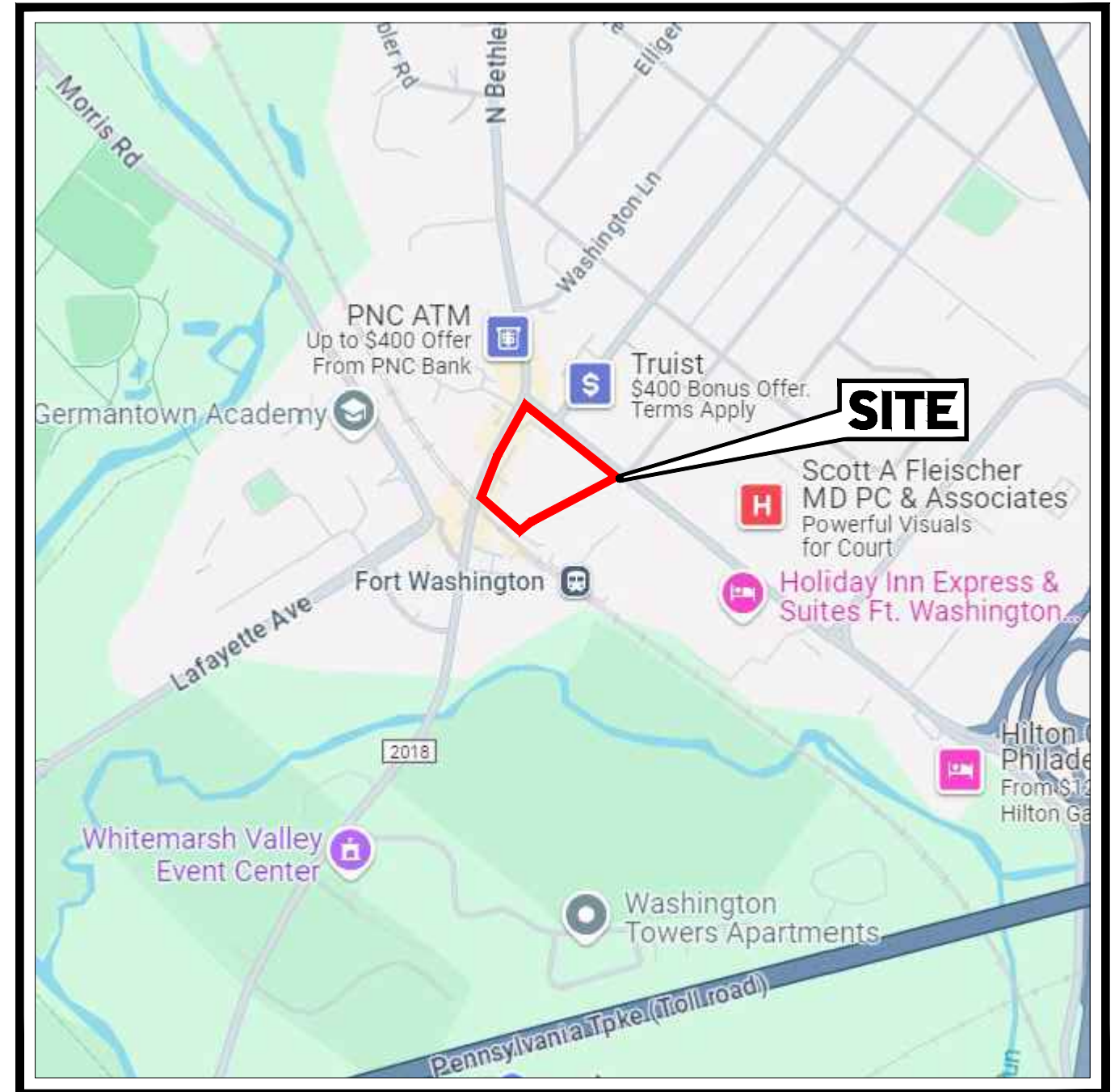
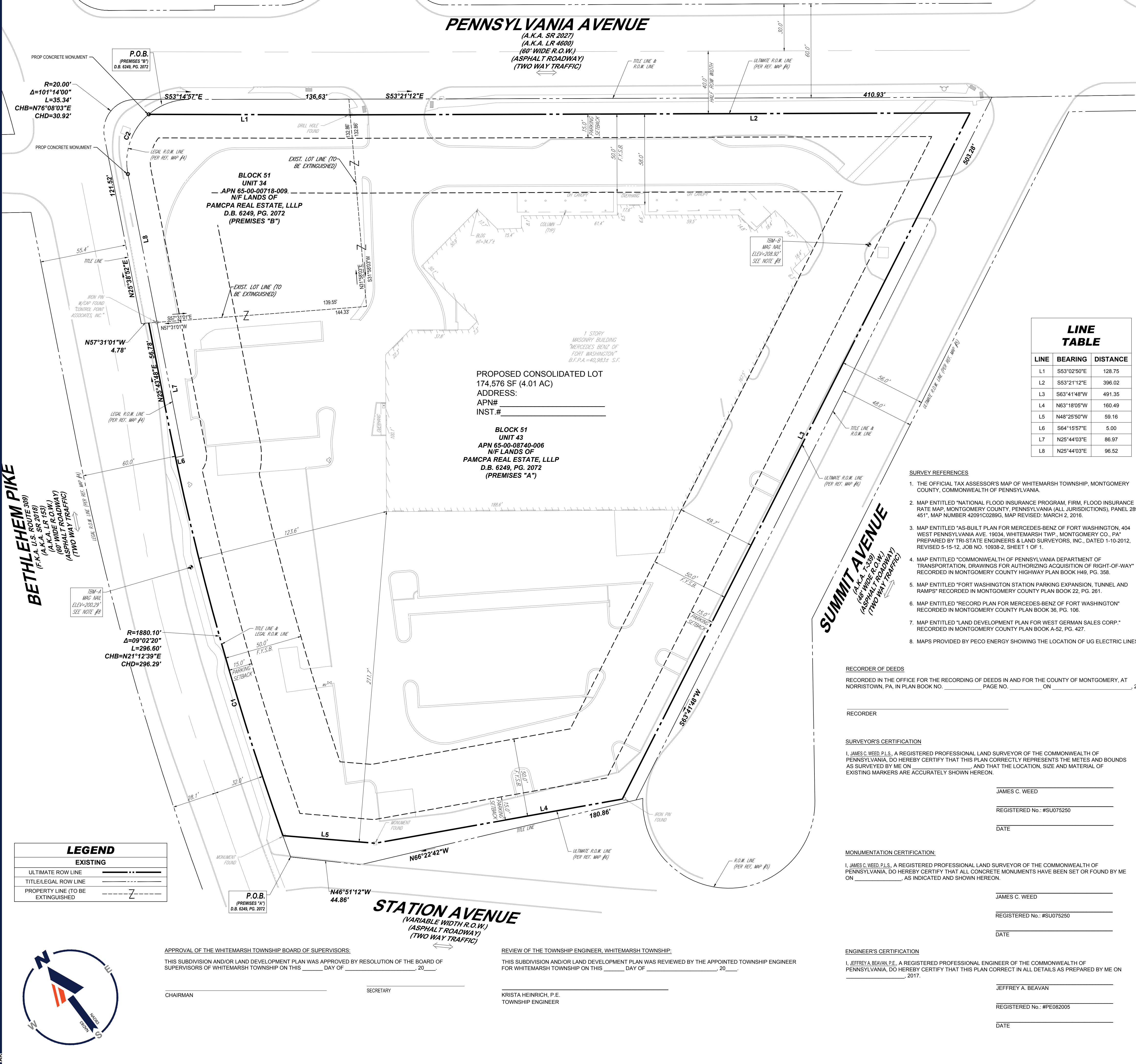
Signature of Correspondent or Responsible Party



Date (MM/DD/YYYY)

9/24/2021

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S53°02'50"E	128.75
L2	S53°21'12"E	396.02
L3	S63°41'48"W	491.35
L4	N63°18'05"W	160.49
L5	N48°25'50"W	59.16
L6	S64°19'57"E	5.00
L7	N25°44'03"E	86.97
L8	N25°44'03"E	96.52

CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	1880.10	1880.10	N20°57'44"E	251.09	007°39'27"	125.82
C2	40.00	40.00	N56°02'08"E	40.36	060°36'09"	23.38

- SURVEY REFERENCES**
- THE OFFICIAL TAX ASSESSOR'S MAP OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 289 OF 451", MAP NUMBER 42091C0289G, MAP REVISED: MARCH 2, 2016.
 - MAP ENTITLED "AS-BUILT PLAN FOR MERCEDES-BENZ OF FORT WASHINGTON, 404 WEST PENNSYLVANIA AVE. 19034, WHITEMARSH TWP., MONTGOMERY CO., PA" PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., DATED 1-10-2012, REVISED 5-15-12, JOB NO. 10938-2, SHEET 1 OF 1.
 - MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DRAWINGS FOR AUTHORIZING ACQUISITION OF RIGHT-OF-WAY" RECORDED IN MONTGOMERY COUNTY HIGHWAY PLAN BOOK H49, PG. 358.
 - MAP ENTITLED "FORT WASHINGTON STATION PARKING EXPANSION, TUNNEL AND RAMP" RECORDED IN MONTGOMERY COUNTY PLAN BOOK 22, PG. 261.
 - MAP ENTITLED "RECORD PLAN FOR MERCEDES-BENZ OF FORT WASHINGTON" RECORDED IN MONTGOMERY COUNTY PLAN BOOK 36, PG. 106.
 - MAP ENTITLED "LAND DEVELOPMENT PLAN FOR WEST GERMAN SALES CORP." RECORDED IN MONTGOMERY COUNTY PLAN BOOK A-52, PG. 427.
 - MAPS PROVIDED BY PECO ENERGY SHOWING THE LOCATION OF UG ELECTRIC LINES.

RECORDER OF DEEDS
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____ 20____

RECORDER _____

SURVEYOR'S CERTIFICATION
I, JAMES C. WEED, P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS AS SURVEYED BY ME ON _____ AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

JAMES C. WEED
REGISTERED No.: #SU075250
DATE _____

MONUMENTATION CERTIFICATION:
I, JAMES C. WEED, P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT ALL CONCRETE MONUMENTS HAVE BEEN SET OR FOUND BY ME ON _____ AS INDICATED AND SHOWN HEREON.

JAMES C. WEED
REGISTERED No.: #SU075250
DATE _____

ENGINEER'S CERTIFICATION
I, JEFFREY A. BEAVAN, P.E., A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECT IN ALL DETAILS AS PREPARED BY ME ON _____ 2017.

JEFFREY A. BEAVAN
REGISTERED No.: #PE082005
DATE _____

ZONING TABLE
ZONE: CR-L - COMMERCIAL RETAIL DISTRICT
USE: AUTOMOTIVE RETAIL

APPLICANT/ OWNER INFORMATION
APPLICANT/OWNER: PARK AVENUE MOTOR CARS FORT WASHINGTON, LP
404 PENNSYLVANIA AVENUE
FORT WASHINGTON, PA 19034

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
DISTRICT AREA (ULT. ROW) [1]	§ 116-93.A	217,800 SF (5.00 AC)	174,576 SF (4.01 AC)	NO CHANGE
MIN LOT AREA	§ 116-93.B	[2]	174,576 SF (4.01 AC)	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD (BETHLEHEM PIKE)	§ 116-93.E	50.0' FROM STREET R/W	123.6'	NO CHANGE
FRONT YARD (PENNSYLVANIA AVE)	§ 116-93.E	50.0' FROM STREET R/W	58.0'	NO CHANGE
FRONT YARD (SUMMIT AVE)	§ 116-93.A	50.0' FROM STREET R/W	49.7'	NO CHANGE
FRONT YARD (STATION AVE)	§ 116-93.F	50.0' FROM STREET R/W	211.7'	NO CHANGE
SIDE YARD	§ 116-93.F	20.0' FROM SIDE LOT LINE	N/A	N/A
REAR YARD	§ 116-93.D	50.0' FROM REAR LOT LINE	N/A	N/A
MIN PARKING SETBACKS				
FRONT YARD (BETHLEHEM PIKE)	§ 116-93.A	15.0' FROM STREET R/W	1.69' ENC	NO CHANGE
FRONT YARD (PENNSYLVANIA AVE)	§ 116-93.A	15.0' FROM STREET R/W	N/A	N/A
FRONT YARD (SUMMIT AVE)	§ 116-93.A	15.0' FROM STREET R/W	0.2' ENC	NO CHANGE
FRONT YARD (STATION AVE)	§ 116-93.A	15.0' FROM STREET R/W	11.0' ENC	NO CHANGE
SIDE YARD	§ 116-93.A	15.0' FROM SIDE LOT LINE	N/A	N/A
REAR YARD	§ 116-93.A	15.0' FROM REAR LOT LINE	N/A	N/A
MAX REQUIREMENTS				
MAX PERMITTED HEIGHT	§ 116-94	35.0'	<35.0'	NO CHANGE
MAX LOT COVERAGE	§ 116-93.C	65.0%	73.5% (128,366 SF) ENC	NO CHANGE
MAX BUILDING COVERAGE	§ 116-93.C	40.0%	23.5% (40,983 SF)	NO CHANGE
MIN GREEN SPACE COVERAGE	§ 116-93.C	35.0%	26.5% (46,210 SF) ENC	NO CHANGE

KEY =
ENC = EXISTING NON CONFORMITY

- DISTRICT AREA. THE MINIMUM AREA WHICH MAY BE CLASSIFIED AS A CR COMMERCIAL RETAIL DISTRICT SHALL BE 5 ACRES.
- THE MINIMUM AREA FOR A SINGLE STRUCTURE OR DEVELOPMENT SHALL BE DETERMINED BY THE LAND USE, PARKING AND OTHER REQUIREMENTS.
- 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.

MCP No.: (XX-XXXX-XXX)
PROCESSED and REVIEWED. Prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
Montgomery County Planning Commission

SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS SIZE, DEPTH OR HORIZONTAL LOCATION OF PENNSYLVANIA FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 887 OF 2014 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PHILADELPHIA.ORG
800.555.5555

PROJECT No.: PAS240168-00-0A
DRAWN BY: ATK
CHECKED BY: JAB
DATE: 12/03/2024
CAD ID: P-LOT-LDVP

LOT CONSOLIDATION PLAN
FOR
PARK AVENUE MOTOR CARS FORT WASHINGTON, LP
PROPOSED LOT CONSOLIDATION
404 PENNSYLVANIA AVENUE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

J. BEAVAN
PROFESSIONAL ENGINEER
JEFFREY A. BEAVAN
P.E. LICENSE NO. 10082005
NEW JERSEY LICENSE NO. 25-39850

SHEET TITLE:
LOT CONSOLIDATION PLAN
SHEET NUMBER:
LC-01
ORG. DATE - 12/03/2024

I:\BOHLER\NET\SHARES\PA\PROJECT\2024\64849168.RVIC\DRAWINGS\PLAN SETS\LOT CONSOLIDATION PLAN\LOT-LDVP-PAB240168-00-0A-...-LAYOUT: LC-01 LOT CONSOLIDATION



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416

www.whitemarshtwp.org

BOARD of SUPERVISORS

Fran McCusker – Chair
Jacy Toll – Vice Chair
Vincent Manuele
Elizabeth Moy
Patrice Turenne

Craig T. McAnally
Township Manager

January 7, 2025

PAMCPA Real Estate, LLLP
c/o Michael Sloane
404 Pennsylvania Avenue
Fort Washington, PA 19034

**RE: SLD#08-24 401 Bethlehem Pike & 404 Pennsylvania Avenue Lot Consolidation Plan
Zoning Ordinance Compliance Review Letter**

Dear Mr. Sloane:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Minor Subdivision/Lot Consolidation Plan application, based on the single-sheet plan prepared by Bohler Engineering dated December 3, 2024, with no noted revisions. The application proposes to merge 2 lots (parcels 65-00-00718-00-9 & 65-00-08740-00-6). Both lots are subject to the regulations under the CR-L Commercial Retail-Low District.

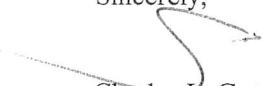
In a Zoning Hearing Board case in 2014, ZHB #2014-11, (decided July 14, 2014), certain relief was given to the property owner for the Mercedes dealership at this location. It was at that time that the parcel identified as 401 Bethlehem Pike was acquired and its use transformed from its former gas station use to an integral part of the Mercedes automobile dealership. Certain relief was based upon the ‘merged parcel’. However, that merger or lot consolidation never took place; hence the reason for the current application.

There are no zoning issues identified as a result of the combination of these two lots. However, the Zoning Table should list the dimensional attributes of each of the parcels to be merged; currently it just lists the dimensional attributes of the proposed merged parcel. Additionally, the key on this table lists ‘variance required’ but that does not seem to be applied to any dimension on this chart and should therefore be removed.

Finally, when this subdivision is recorded, a Deed of Consolidation for parcels 65-00-00718-00-9 & 65-00-08740-00-6, must also be recorded.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Craig T. McAnally, Township Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Andrew Thomas, Township Fire Marsahl
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Jeffrey A. Beavan, P.E., Applicant’s Engineer

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 23, 2025

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitmarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #24-0273-001
Plan Name: Lot Consolidation- Mercedes Automotive Dealership
Comprising 2 lots/ 4.01 acres (gross)
Situates: Pennsylvania Avenue (south)/ Bethlehem Pike (east)
Whitmarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 12, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Park Avenue Motor Cars Fort Washington, LLP has submitted for review a lot consolidation plan that proposes to extinguish the lot line between Tax Parcel #65-00-08740-006, Block 51, Unit 43 and Tax Parcel #65-00-00718-009, Block 51, Unit 34. This will create a new lot totaling 4.01 acres or 174,576 sq. ft. Both lots are situated in the township's CR-L Commercial Retail Zoning District. The plan does not propose any new construction in this submission and no zoning variances are required for this action according to the applicant's zoning compliance chart.

COMMENT & RECOMMENDATION

The Montgomery County Planning Commission (MCPC) has reviewed the lot consolidation plan and we have not identified any significant land use, transportation, design or other issues that should be addressed in the consideration of this proposal. Therefore we have no substantive comments.



Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

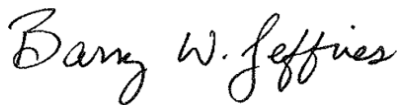
CONCLUSION

We have no substantive comments to offer and generally support the proposed lot consolidation plan. Please note that the review comments and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC number #24-0273-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montgomerycountypa.gov

(610) 278-3444

c: Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
David Sander, Esq., Township Solicitor
Park Avenue Motor Cars Fort Washington, LLP, Applicant
Jeffrey Beavan, PE, Bohler Engineering, Applicant's Rep

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A, B

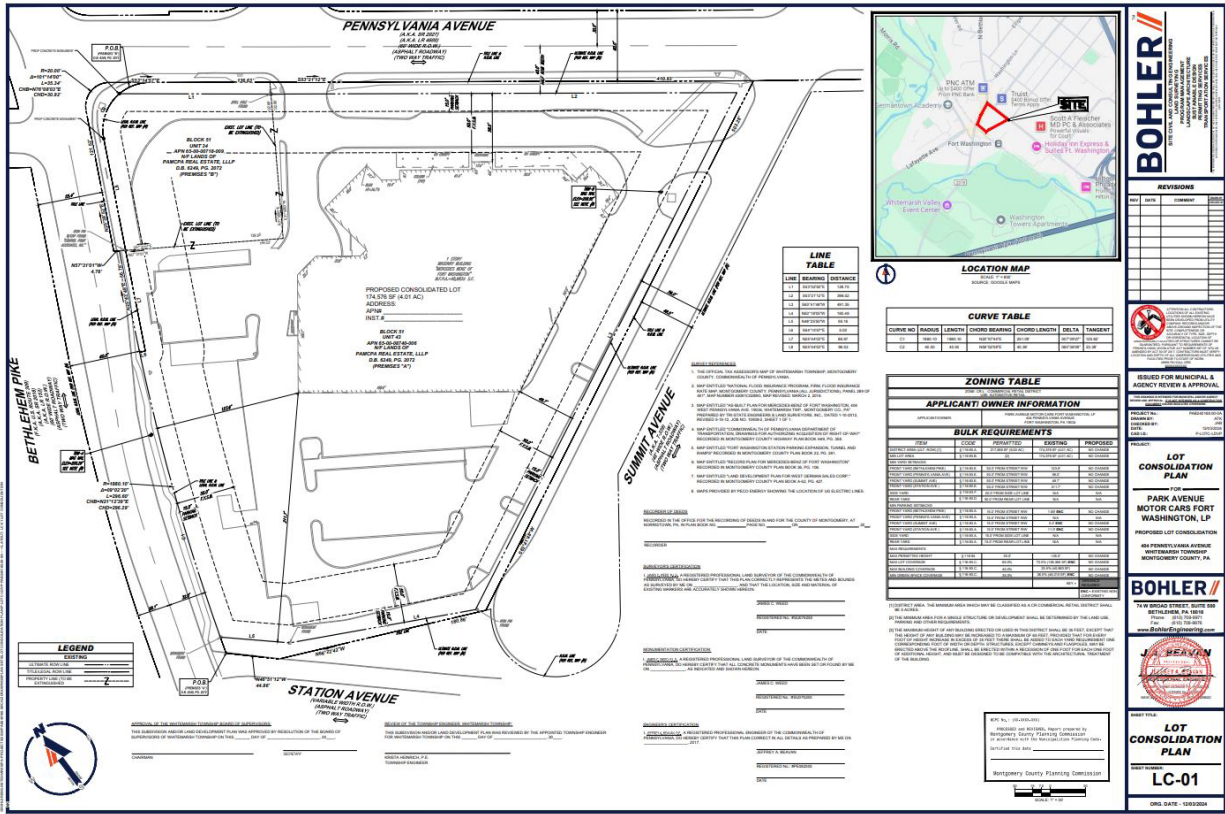


Mercedes Automotive Dealership
Lot Consolidation
MCPC#240273001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown, PA 19384-0311
t: 610-278-3722, f: 610-278-3941
www.montcopa.org/plancm
Aerial photography provided by Newsmap

0 50 100 200 Feet





LINE TABLE

LINE	BEARING	DISTANCE
1	N 89° 58' 00" W	10.00
2	S 89° 58' 00" E	10.00
3	N 00° 00' 00" E	10.00
4	S 00° 00' 00" W	10.00
5	N 89° 58' 00" W	10.00
6	S 89° 58' 00" E	10.00
7	N 00° 00' 00" E	10.00
8	S 00° 00' 00" W	10.00
9	N 89° 58' 00" W	10.00
10	S 89° 58' 00" E	10.00
11	N 00° 00' 00" E	10.00
12	S 00° 00' 00" W	10.00
13	N 89° 58' 00" W	10.00
14	S 89° 58' 00" E	10.00
15	N 00° 00' 00" E	10.00
16	S 00° 00' 00" W	10.00
17	N 89° 58' 00" W	10.00
18	S 89° 58' 00" E	10.00
19	N 00° 00' 00" E	10.00
20	S 00° 00' 00" W	10.00

CURVE TABLE

CURVE NO.	PI	PC	PT	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
1	100.00	100.00	100.00	N 00° 00' 00" E	10.00	90°	10.00
2	100.00	100.00	100.00	S 00° 00' 00" W	10.00	90°	10.00
3	100.00	100.00	100.00	N 00° 00' 00" E	10.00	90°	10.00
4	100.00	100.00	100.00	S 00° 00' 00" W	10.00	90°	10.00

ZONING TABLE

USE	PERMITTED	PROHIBITED	REQUIREMENTS
RESIDENTIAL	YES	NO	
COMMERCIAL	NO	YES	
INDUSTRIAL	NO	YES	
OFFICE	NO	YES	
RETAIL	NO	YES	
RESTAURANT	NO	YES	
BAR	NO	YES	
CAR WASH	NO	YES	
LAUNDRY	NO	YES	
AMUSEMENT	NO	YES	
RECREATION	NO	YES	
SPORTS	NO	YES	
TRAVEL	NO	YES	
ENTERTAINMENT	NO	YES	
CONVENTION	NO	YES	
EXHIBITION	NO	YES	
CONFERENCE	NO	YES	
MEETING	NO	YES	
SEMINAR	NO	YES	
WORKSHOP	NO	YES	
SYMPOSIUM	NO	YES	
CONGRESS	NO	YES	
CONFERENCE	NO	YES	
MEETING	NO	YES	
SEMINAR	NO	YES	
WORKSHOP	NO	YES	
SYMPOSIUM	NO	YES	
CONGRESS	NO	YES	

APPLICANT OWNER INFORMATION

BULK REQUIREMENTS

ITEM	EXISTING	PROPOSED
1. TOTAL AREA	10,000 sq. ft.	10,000 sq. ft.
2. TOTAL VOLUME	10,000 cu. ft.	10,000 cu. ft.
3. TOTAL HEIGHT	10 ft.	10 ft.
4. TOTAL LENGTH	100 ft.	100 ft.
5. TOTAL WIDTH	100 ft.	100 ft.
6. TOTAL PERIMETER	400 ft.	400 ft.
7. TOTAL AREA	10,000 sq. ft.	10,000 sq. ft.
8. TOTAL VOLUME	10,000 cu. ft.	10,000 cu. ft.
9. TOTAL HEIGHT	10 ft.	10 ft.
10. TOTAL LENGTH	100 ft.	100 ft.
11. TOTAL WIDTH	100 ft.	100 ft.
12. TOTAL PERIMETER	400 ft.	400 ft.

BOHLER ENGINEERING

1000 WASHINGTON AVENUE
BETHLEHEM, PA 18010
PH: 610-252-1000
WWW.BOHLENGINEERING.COM

LOT CONSOLIDATION PLAN

FOR
PARK AVENUE MOTOR CARS FORT WASHINGTON, LP

PROPOSED LOT CONSOLIDATION
419 PENNSYLVANIA AVENUE
BETHLEHEM TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING

1000 WASHINGTON AVENUE
BETHLEHEM, PA 18010
PH: 610-252-1000
WWW.BOHLENGINEERING.COM

LOT CONSOLIDATION PLAN

LC-01

ORIG. DATE: 1/20/2024



January 31, 2025

File No. 2024-01292

Mr. Craig T. McAnally - Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

Reference: Minor Subdivision Plan Review
401 Bethlehem Pike & 404 Pennsylvania Avenue
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #08-24

Dear Mr. McAnally:

As requested, we have reviewed plans for the above referenced 1-Sheet Plan submission, prepared by Bohler Engineering dated December 6, 2024, with no noted revisions. The following comments are offered for your consideration:

The following waivers were granted by Resolution 2011-10, and must be obtained to allow the continuation of existing conditions for the proposed consolidated lot:

<u>Section</u>	<u>Description</u>
1. 105-21(B)(1)(n), 105-23(B)(1)(l)	A waiver must be obtained to not require the plans to show existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site, including properties across streets.
2. 105-28(K)	A waiver must be obtained to allow retaining walls within the street rights-of-way, subject to a written Waiver of Liability Agreement in favor the Township per Variance granted by ZHB 2010-24. A Waiver of Damages had been obtained previously.
3. 105-35(C)	A waiver must be obtained to allow a retaining wall to be located within the clear sight triangle of Station Avenue and Bethlehem Pike.
4. 105-36(A), 105-36(E)	A waiver must be obtained to allow continued ingress/egress from Pennsylvania Avenue (A Major Collector) when access is available from a street of lower classification.
5. 105-37	A waiver must be obtained to allow sight distances to be as determined by PennDOT in lieu of Township required sight distances for all points of ingress/egress to the site.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

<u>Section</u>	<u>Description</u>
6. 105-38(H)	A waiver must be obtained to allow parking within 15 feet of Right-of-Way and property lines as well as vehicle storage/display.
7. 105-38(S)	A waiver must be obtained to not require that raised pedestrian crosswalks and refuge islands shall be provided at intervals not exceeding 200 feet along the length of each parking area. Customer parking areas are less than 200 feet from the building entrances.
8. 105-47(A)	A waiver must be obtained to not require the installation of sidewalks on Station Avenue and Summit Avenue. Sidewalks are provided on Bethlehem Pike and Pennsylvania Avenue and existing sidewalks on the opposite side of Station and Summit Avenues already serve the train station.
9. 105-69(C)	A waiver must be obtained to forgo improvements to the boundary street along Station and Summit Avenues.
10. 105-71	A waiver must be obtained to not require the installation of streetlights along Station and Summit Avenues.
11. 105-73	A waiver must be obtained to not require sidewalks to be provided along Station and Summit Avenues.

The following waivers were obtained as part of Resolution 2011-10, however, Block 51, Unit 34 was not considered, as it was not part of the property. These waivers should be obtained as part of this application, as applicable to Block 51, Unit 34:

<u>Section</u>	<u>Description</u>																																			
12. 105-30(B), 105-30(D)	As defined by Section 105-29(C) and 105-30(A), streets adjacent to the site are subject to the following requirements: <table border="1" data-bbox="435 1329 1471 1528"> <thead> <tr> <th>Street Name</th> <th>Classification</th> <th>Required Ultimate R.O.W</th> <th>Required Cartway Width</th> <th>Curbs</th> <th>Sidewalks</th> <th>Tree Zone</th> </tr> </thead> <tbody> <tr> <td>Bethlehem Pike</td> <td>Arterial</td> <td>*</td> <td>*</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> <tr> <td>Pennsylvania Avenue</td> <td>Major Collector</td> <td>80 feet</td> <td>48 feet</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> <tr> <td>Station Avenue</td> <td>Local Street</td> <td>56 feet</td> <td>36 feet</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> <tr> <td>Summit Avenue</td> <td>Local Street</td> <td>56 feet</td> <td>36 feet</td> <td>Required</td> <td>Required</td> <td>Required</td> </tr> </tbody> </table> <p data-bbox="435 1535 1438 1587">* As recommended by the Pennsylvania Department of Transportation or the Montgomery County Roads and Bridges Department, whichever is applicable.</p> <p data-bbox="435 1589 1354 1650">A waiver must be obtained to not require the required cartway widths, curbs, sidewalks and Tree Zone.</p>	Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone	Bethlehem Pike	Arterial	*	*	Required	Required	Required	Pennsylvania Avenue	Major Collector	80 feet	48 feet	Required	Required	Required	Station Avenue	Local Street	56 feet	36 feet	Required	Required	Required	Summit Avenue	Local Street	56 feet	36 feet	Required	Required	Required
Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone																														
Bethlehem Pike	Arterial	*	*	Required	Required	Required																														
Pennsylvania Avenue	Major Collector	80 feet	48 feet	Required	Required	Required																														
Station Avenue	Local Street	56 feet	36 feet	Required	Required	Required																														
Summit Avenue	Local Street	56 feet	36 feet	Required	Required	Required																														
13. 105-38(D)	A waiver must be obtained to allow stacked parking for display cars in the front yard of Bethlehem Pike and Pennsylvania Avenue.																																			
14. 105-38(J)	A waiver must be obtained to allow display vehicles along Bethlehem Pike not to be separated by a ten-foot-wide planting strip.																																			

<u>Section</u>	<u>Description</u>
15. 105-39(A)	A waiver must be obtained to not require that all parking areas shall have at least one tree of three inches minimum caliper for every two parking spaces provided. An alternate plan had been approved by the Shade Tree Commission previously for the lot, excluding Block 51, Unit 34, which included upsizing the trees and adding shrubs.
16. 105-52(B)(2)	A waiver must be obtained to allow a buffer width of less than 50 feet. Existing Buffers are less than 50 feet, and Landscape Plans were approved by the Shade Tree Commission. At the time of the prior Resolution, a waiver was obtained for the lot, excluding Block 51, Unit 34.
17. 105-53(D)	A waiver must be obtained to not require the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance. At the time of the prior Resolution, a waiver was obtained for the lot, excluding Block 51, Unit 34.

The following additional / new waivers should be obtained:

<u>Section</u>	<u>Description</u>
18. 105-23(A)(1)	A waiver must be obtained to allow the plans to be drawn at a scale of 1"=30 feet, where this section of the ordinance requires that the plan shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet.
19. 105-38(A)	The plans must be revised to include dimensions for the parking areas on Block 51, Unit 34, in order to demonstrate compliance with the requirements of this section of the ordinance. A waiver may be required in order to permit existing parking areas to remain as is.
20. 105-38(I)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that no more than 15 parking spaces shall be permitted in a continuous row without being interrupted by a landscaping area not less than the width of a parking space constructed in accordance with the plan. A waiver may be required in order to permit existing parking areas to remain as is.
21. 105-38(J)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that no one area for off-street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten-foot-wide planting strips. A waiver may be required in order to permit existing parking areas to remain as is.
22. 105-38(K)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which states that parking lots with less than 30 spaces shall not have a grade exceeding 5% and parking lots with more than 30 spaces shall not have a grade exceeding 3%. A waiver may be required in order to permit existing parking areas to remain as is.

<u>Section</u>	<u>Description</u>
23. 105-38(O)	The plans appear to show parking areas located within 10 feet from any building or structure, and therefore a waiver would be required. The granting of any waiver should be conditioned on the approval of the Fire Marshal.
24. 105-39(C)	A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. At the time of the prior Resolution, a waiver was not required, however, Block 51, Unit 34 was not considered, as it was not part of the property. Therefore, a waiver would be required in order to allow that portion of the lot to remain as it is.
25. 105-48	This section of the ordinance requires the installation of street trees along all streets where suitable trees do not exist. Large street trees shall be planted at intervals of not more than 45 feet, and/or small street trees at intervals of not more than 30 feet along both sides of new streets and along one or both sides of any existing street within the proposed land development. The plans must be revised or a waiver must be obtained.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
26. 105-23(B)(4)(g), 105-23(B)(1)(d)[6]	The plans must be revised to Reference ZHB Decision 2010-24, ZHB Decision 2014-11, and Resolution 2011-10, which granted relief from various sections of the Township Code as part of prior applications.
27. 105-38(C), 105-76(B)	This section of the ordinance requires curves/turns in entrance and exit drives and all internal parking lot aisles necessary for providing access for fire protection equipment to have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant must obtain a letter of approval from the Township Fire Marshal.
28. 105-38(U)	The applicant must provide evidence in sufficient detail to demonstrate that all common parking areas are adequately lighted during after-dark operating hours.
29. 105-40	The applicant must provide evidence in sufficient detail to demonstrate that adequate off-street loading facilities are available.

ADDITIONAL COMMENTS

30. The applicant must submit a legal description for the proposed consolidated lot for review by the Township Engineer.

Any future submission of the design plans for this project must be accompanied by a letter prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

KH/sl

cc: Charles L. Guttenplan, AICP – Director of Planning and Zoning
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)
Michael Sloane, PAMCPA Real Estate, LLLP– Applicant
Jeffrey A. Beavan, P.E. – Applicant's Engineer

O:\MUNICIPAL\2024\2401292-WshT_401 Bethlehem Pike & 404 PA Avenue – SLD#08-24\correspondence\Review #1.doc

HUGHES, KALKBRENNER & OZOROWSKI, LLP

ATTORNEYS AT LAW

SUITE 205

1250 COMMONS

1250 GERMANTOWN PIKE

PLYMOUTH MEETING, PENNSYLVANIA 19462

EDWARD J. HUGHES
GEORGE J. OZOROWSKI

TELEPHONE (610) 279-6800
TELECOPIER (610) 279-9390
E-MAIL: gjo@hkolaw.com

March 4, 2025

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444-1821

Re: *PAMCPA Real Estate, LLLP's Minor Subdivision/Lot Consolidation Plan for 401 Bethlehem Pike and 404 Pennsylvania Avenue in Whitemarsh Township, Montgomery County, Pennsylvania*

Dear Charlie:

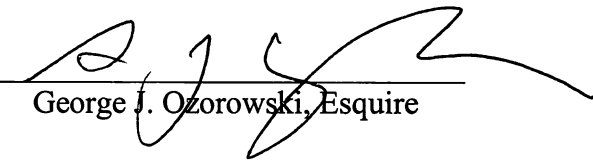
As you know, I represent Fort Washington Rescape, Inc. ("Rescape"). Rescape has met with Applicant, PAMCPA Real Estate, LLLP, and its attorney, John J. Iannozzi, Esquire, and reviewed the Mercedes Minor Subdivision/Lot Consolidation Plan prepared by Bohler Engineering dated December 3, 2024 ("Plan"), including the Landscape Plan that was prepared subsequently thereto, which proposes to consolidate 401 Bethlehem Pike and 404 Pennsylvania Avenue, being parcel numbers 65-00-00718-00-9 and 65-00-08740-00-6, respectively ("Mercedes Consolidation Project").

Please be advised that Rescape supports the Mercedes Consolidation Project and would like this letter to be entered into the meeting minutes of the respective Township meetings, including the Board of Supervisors, Planning Commission, and Shade Tree Commission, in support of approval of the Plan.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

HUGHES, KALKBRENNER & OZOROWSKI, LLP

By: 
George J. Ozorowski, Esquire

cc: Peter Blood
Fort Washington Rescape, Inc.
Dennis Turnbaugh
Chris Magarity
John Iannozzi, Esquire, Attorney for PAMCPA Real Estate, LLLP
Whitemarsh Township Board of Supervisors
Whitemarsh Township Shade Tree Commission
Whitemarsh Township Planning Commission



74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

December 11, 2024
Revised March 6, 2025
Via FedEx Priority and Email
(cguttenplan@whitemarshntp.org)

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Attention: Board of Supervisors

RE: Proposed Mercedes Automotive
Dealership Lot Consolidation
401 Bethlehem Pike & 404 Pennsylvania Ave.
Whitemarsh Township
Montgomery County, PA
PAB240168.00

Dear Supervisors:

On behalf of PAMCPA Real Estate, LLLP., Bohler Engineering PA, LLC hereby requests the following Waivers from the Whitemarsh Township Board of Supervisors in regard to the above referenced Land Development Application.

The following waivers were previously granted by Resolution 2011-10, and are requested to allow the continuation of existing conditions for the proposed consolidated lot:

1. From SALDO §105-21(B)(1)(n) and §105-23(B)(1)(l), a waiver to not require the plans to show existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
2. From SALDO §105-28(K), a waiver to allow retaining walls within the street rights-of-way, subject to a written Waiver of Liability Agreement in favor of the Township per Variance granted by ZHB 2010-24. A Waiver of Damages had been obtained previously.
3. From SALDO §105-35(C), a waiver to allow a retaining wall to be located within the clear sight triangle of Station Avenue and Bethlehem Pike.
4. From SALDO §105-36(A) and §105-36(E), a waiver to allow continued ingress/egress from Pennsylvania Avenue (A Major Collector) when access is available from a street of lower classification.
5. From SALDO §105-37, a waiver to allow sight distances to be as determined by PennDOT in lieu of Township required sight distances for all points of ingress/egress to the site.
6. From SALDO §105-38(H), a waiver to allow parking within 15 feet of Right-of-Way and property lines, as well as vehicle storage/display.
7. From SALDO §105-38(S), a waiver to not require that raised pedestrian crosswalks and refuge islands be provided at intervals not exceeding 200 feet along the length of each parking area. Customer parking areas are less than 200 feet from the building entrances.

8. From SALDO §105-47(A), a waiver to not require the installation of sidewalks on Station Avenue and Summit Avenue. Sidewalks are provided on Bethlehem Pike and Pennsylvania Avenue, and existing sidewalks on the opposite side of Station and Summit Avenues already serve the train station.
9. From SALDO §105-69(C), a waiver to forgo improvements to the boundary street along Station and Summit Avenues.
10. From SALDO §105-71, a waiver to not require the installation of streetlights along Station and Summit Avenues.
11. From SALDO §105-73, a waiver to not require sidewalks to be provided along Station and Summit Avenues.

The following waivers were previously granted by Resolution 2011-10, however Block 51, Unit 34 was not considered as it was not part of the property at the time. These waivers are requested for the additional parcel, which is to be consolidated into the main parcel:

12. From SALDO §105-30(B) and §105-30(D), to not require the cartway widths, curbs, sidewalks, and Tree Zone as defined by Section 105-29(C) and 105-30(A), to the extent that the existing features do not comply, as no physical changes (other than landscaping in existing vegetated areas) are proposed as a result of this lot consolidation.

Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone
Bethlehem Pike	Arterial	*	*	Required	Required	Required
Pennsylvania Avenue	Major Collector	80 feet	48 feet	Required	Required	Required
Station Avenue	Local Street	56 feet	36 feet	Required	Required	Required
Summit Avenue	Local Street	56 feet	36 feet	Required	Required	Required

13. From SALDO §105-38(D), a waiver to allow stacked parking for display cars in the front yard of Bethlehem Pike and Pennsylvania Avenue, in accordance with the prior approval for Block 51, Unit 34.
14. From SALDO §105-38(J), a waiver to allow display vehicles along Bethlehem Pike not to be separated by a ten-foot-wide planting strip, in accordance with the prior approval for the site. No physical changes are proposed as a result of this lot consolidation other than planting enhancements along Pennsylvania Avenue and Bethlehem Pike.
15. From SALDO §105-39(A), a waiver to not require that all parking areas have at least one tree of three inches minimum caliper for every two parking spaces provided. An alternate plan had been approved by the Shade Tree Commission previously for the lot, excluding Block 51, Unit 34, which included upsizing the trees and adding shrubs, and additional landscaping is proposed as part of this consolidation to enhance landscaping around the Bethlehem Pike and Pennsylvania Avenue street frontages.
16. From SALDO §105-52(B)(2), a waiver to allow a buffer width of less than 50 feet. Existing Buffers are less than 50 feet, and Landscape Plans were approved by the Shade Tree Commission. At the time of the prior Resolution, a waiver was obtained for the lot, excluding Block 51, Unit 34.
17. From SALDO §105-53(D), a waiver to not require the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. At the time of the prior Resolution, a waiver was obtained for the lot, excluding Block 51, Unit 34, and no physical changes are proposed as a result of this lot consolidation.

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The following new waivers are requested in regard to the Lot Consolidation application:

18. From SALDO §105-12(D), if required, to permit the filing of a combined preliminary/final minor subdivision plan set, given the nature of the improvements and the fact that the site has been extensively reviewed and discussed as part of the prior land development plan approvals.
19. From SALDO §105-23(A)(1) to permit a plan scale of 1" = 30' where 1" = 50' is required, in order to show greater detail on the plan set.
20. From SALDO §105-23(B)(1)(d)[5] from the requirement to show steep slope ratio with supporting calculations, as the application is only for a lot consolidation of two (2) existing, developed parcels, and no additional development is proposed.
21. From SALDO §105-38(A), from the required dimensions for the parking areas on Block 51, Unit 34, in order to permit existing inventory storage parking areas to remain as is in accordance with the prior approvals.
22. From SALDO §105-38(C) and §105-76(B), from the requirement that curves/turns in entrance and exit drives and all internal parking lot aisles necessary for providing access for fire protection equipment have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet, as the site layout has been previously approved and no physical changes are proposed as a result of this lot consolidation.
23. From SALDO §105-38(I), from the requirement that no more than 15 parking spaces shall be permitted in a continuous row without being interrupted by a landscaping area not less than the width of a parking space constructed in accordance with the plan. A waiver is requested in order to permit existing parking areas and inventory storage areas to remain as is.
24. From SALDO §105-38(J), from the requirement that no one area for off-street parking of motor vehicles shall exceed 30 cars in capacity, and that separate areas on a parcel shall be physically separated from one another by ten-foot-wide planting strips. A waiver is requested in order to permit existing parking areas and inventory storage areas to remain as is.
25. From SALDO §105-38(K), from the requirement that parking lots with less than 30 spaces shall not have a grade exceeding 5% and parking lots with more than 30 spaces shall not have a grade exceeding 3%. A waiver is requested in order to permit existing parking areas and inventory storage areas to remain in their existing condition, as no changes to grading are proposed as part of this lot consolidation application.
26. From SALDO §105-38(O), to permit parking areas or inventory storage/display to be located within 10 feet of a building or structure, conditioned on Fire Marshal approval. This would not include parking in any designed Fire Lane area, or the striping of any additional parking spaces not shown on the prior land development approvals.
27. From SALDO §105-38(U), from the requirement to provide additional detail to demonstrate that all common parking areas are adequately lighted during after-dark operating hours. as the site layout and lighting has been previously approved and no physical changes are proposed as a result of this lot consolidation.
28. From SALDO §105-39(C), a minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. At the time of the prior Resolution, a waiver was not required, however, Block 51, Unit 34 was not considered, as it was not part of the property. Therefore, a waiver is requested in order to allow that portion of the lot to remain as it is.

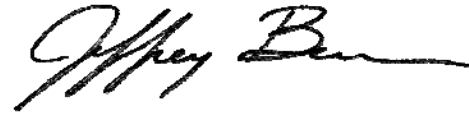
#

29. From SALDO §105-40, from the requirement to provide additional detail demonstrating that adequate off-street loading facilities are available. as the site layout has been previously approved and no physical changes are proposed as a result of this lot consolidation.
30. A partial waiver from SALDO §105-48 and §105-39(A), to permit the proposed landscaping plan to satisfy the requirements of the ordinance requiring installation of street trees along the site frontage. A partial waiver is requested to permit the 64 proposed tree plantings (18 canopy trees, 21 evergreen trees, and 25 ornamental trees) along Bethlehem Pike and Pennsylvania Avenue to replace 55 plantings previously approved on the landscape plan but not currently in place across the site (13 street/canopy trees, 8 evergreen trees, and 34 flowering/parking lot trees).

Should you have any questions or require additional information, please do not hesitate to contact me at this office (610) 709-9971.

Sincerely,

BOHLER, LLC



Jeffrey Beavan, P.E.
Branch Manager / Associate

JB/rs/mb

CC: Chris Magarity, MileOne . (email)

John Iannozzi, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. (email)

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PENNSYLVANIA AVENUE

(A.K.A. SR 2027)
(A.K.A. LR 4600)
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

BETHLEHEM PIKE
(F.A.A. U.S. ROUTE 309)
(A.K.A. SR 2018)
(A.K.A. LR 150)
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

SUMMIT AVENUE
(A.K.A. T-330)
(60' WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

STATION AVENUE
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

PROPOSED CONSOLIDATED LOT
174,576 SF (4.01 AC)
ADDRESS:
APN# _____
INST.# _____

BLOCK 51
UNIT 43
APN 65-00-08740-006
N/E LANDS OF
PAMCPA REAL ESTATE, LLLP
D.B. 6249, PG. 2072
(PREMISES "A")

APPROXIMATE LOCATION OF VEGETATED IMPERMEABLE CAP SOIL TO BE MOUND UP 3" MINIMUM (5" MIN ABOVE CAP DEPTH). MAINTAIN DRAINAGE THROUGH CURB TO STREET. GC TO ENSURE NO PENETRATION OF THE CAP DURING PLACEMENT OF THE PLANTING MATERIALS.

1 STORY MASONRY BUILDING
"MERCED'S BOND OF FORT WASHINGTON"
B.F.P.A. = 40,983.6 S.F.

GENERAL LANDSCAPE NOTES

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS' MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
COC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CAL.	B&B
QPH	5	QUERCUS PHELLOS	WILLOW OAK	3" CAL.	B&B
UP	7	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	3" CAL.	B&B
EVERGREEN TREES					
CJY	2	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	6-8"	B&B
IO	7	ILEX OPACA	AMERICAN HOLLY	6-8"	B&B
PIAB	9	PICEA ABIES	NORWAY SPRUCE	6-8"	B&B
PO	3	PICEA OMORIKA	SERBIAN SPRUCE	6-8"	B&B
ORNAMENTAL TREES					
AGB	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5" CAL.	B&B
CP	9	CERCIS CANADENSIS 'PINK POM POMS'	PINK POM POMS EASTERN REDBUD	2.5" CAL.	B&B
PA	5	PRUNUS SUBHIRTELLA 'AUTUMNALIS'	AUTUMN FLOWERING CHERRY	2.5" CAL.	B&B
PSK	5	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	2.5" CAL.	B&B
SHRUBS					
IGS	240	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"	CONTAINER
IV	250	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24-30"	CONTAINER



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAB240168-00-A
DRAWN BY: ATK
CHECKED BY: JAB
DATE: 12/03/2024
CAD ID: P-LOT-LSCP

PROJECT:
LOT CONSOLIDATION PLAN
FOR
PARK AVENUE MOTOR CARS FORT WASHINGTON, LP
PROPOSED LOT CONSOLIDATION
404 PENNSYLVANIA AVENUE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

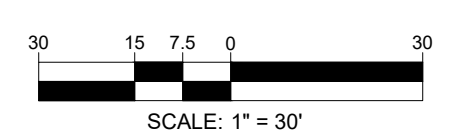
J.M. ILLIGASH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE No. LA002666

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LC-02

ORG. DATE - 12/03/2024

R:\2024\PA240168-00\CAD\ADDRESSING\PLAN SET\LOT CONSOLIDATION PLAN\LOT CONSOLIDATION PLAN\PA240168-00-04-LAYOUT LC-02 LANDSCAPE PLAN





Mercedes

Via Email Delivery

March 26, 2025

To: Samantha Zrillo

Whitemarsh Township - Planner
616 Germantown Pike Lafayette
Hill, PA 19444-1821

From: John Hosbach

Applicant: Mercedes S LD#08-24

Dear Sam,

Pursuant to my site inspection and plan review, the following are my comments.

Tree survey plan

Plan identifying the size, species, and location of all existing trees having a diameter at breast height (DBH) of six inches or greater and denoting each tree to be saved or removed. All removed trees shall be identified if removed in the past five years.

Not required, this is a landscaping plan only. No trees will be impacted from my site review.

Tree Removal

No trees are shown to be removed

Maximum tree removal.

The removal of more than 33% of trees, having a DBH of six inches or greater, on any lot, shall not be permitted.

No trees 6" or greater are being removed.



Tree Protection

Denote location and species of each preserved tree and all boundary trees, and the location of tree protection fences, encompassing the dimensions of each root protection zone as established by one of the following two means, whichever is greater:

- [1] Calculated at 1.25 feet (radius) per one inch of (DBH) diameter breast height.
- [2] A circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline.

Tree protection is not required.

Replacement tree requirement.

Every living and healthy tree with a DBH of six inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new canopy trees, of a type and species approved by the Shade Tree Commission or its designee, with a trunk diameter of not less than three inches in caliper. The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed the DBH of the removed trees.


No replacement trees are required.

In closing, the STC checklist is now completed.

In review of the plan, this updated landscape plan will provide excellent benefits.

John Rockwell Hosbach Jr., RCA, Urban Forester | Principal

WHITEMARSH TOWNSHIP

To: Craig McAnally, Township Manager
From: Samantha Zrillo, Township Planner
Subject: SLD#08-24 Mercedes Lot Consolidation—4.15.25 STC Meeting 
Date: April 22, 2025
cc: Charlie Gутtenplan, AICP, Township Director of Planning and Zoning
Krista Heinrich, PE, Township Engineer, Gilmore Associates
John Hosbach Jr., RCA, ACF, CUCF, Township's Consulting Arborist
Zachary R. Morano, Esquire, Applicant's Representative
Travis North, RLA, LLA, Applicant's Landscape Architect

Plans Reviewed: Bohler Engineering, dated 12/3/24, pages LC-02 & LC-03

In attendance: Zachary R. Morano, Esquire of Hamburg, Rubin, Mullin, Maxwell & Lupin, PC; Applicant's Representative & Travis North, RLA, LLA, of Bohler Engineering; Applicant's Landscape Architect

Mr. Morano gave an overview of the lot consolidation project. The exhibits showed an aerial, proposed rendering, lot consolidation plan, and the resume for the Landscape Architect. The parcel with the existing Mercedes Dealership is proposed to be combined with the parcel to the Northwest. To create the landscape plan, they worked collaboratively with Fort Washington Rescape and the Morris Arboretum.

Mr. North added that no other improvements are being proposed at this time. There are no landscaping requirements for this project, but the applicant is proposing to plant 64 new trees (18 canopy, 21 evergreen, 25 ornamental) and 490 shrubs. They are landscaping because the frontage is currently devoid of trees (due to storm damage) and there is a desire from the township to increase canopy coverage. The township's consulting arborist, John Hosbach, wrote a memo about the project and has no real concerns. Mr. North ended by noting the plans have tree protection notes and detail so if for some reason there is to be any construction within 50 feet of a tree, tree protection fencing needs to go up.

After a brief conversation, a member of the Commission asked if the proposed trees are native. Mr. North replied that all but two evergreen trees are native.

A member of the public asked if there are any planting requirements in other ordinances for this project. Mr. North said no and that they are here in good faith to be good neighbors and to provide extra biomass.

Mr. D'Amore made a motion to recommend approval of the landscape plans. Ms. Kosabutski seconded the motion. Motion carried unanimously.

Samantha Zrillo
Township Planner
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2608
Email: szrillo@whitemarshwp.org