

SITE LOCATION MAP (1" = 800')

REFER TO ARCHITECTURAL PLAN SETS FOR ALL BUILDING INFORMATION, INCLUDING ELEVATIONS, FLOOR PLANS, SIGNAGE INFORMATION, AND TENANT-SPECIFIC DETAILS FOR MENU BOARDS, ORDERING CANOPY, DIRECTIONAL SIGNAGE, ETC.

REFER TO DRAWING CS-501 FOR SITE IMPROVEMENT DETAILS

**GENERAL SITE NOTES:**

- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSOCIATES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

**SITE CONSTRUCTION NOTES:**

- APPLICANT/OWNER:**  
BRIDGEMOR PROPERTY GROUP, INC.  
1601 ATLANTIC REGIONAL OFFICE  
TWO TOWER HILLCREST ONE FAYETTE ST.  
CONSHOHOCKEN, PA 19428  
PHONE: (610) 822-7100 FAX: (610) 834-8110
- SITE IDENTIFICATION:**  
BLOCK NO. 1, LOT 17  
BUTLER PIKE & RIDGE PIKE  
WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PA 19428
- ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THIS PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
- THIS APPLICATION PROPOSES THE CONSTRUCTION OF A STAND-ALONE RETAIL BUILDING, ALONG WITH THE SUPPORTING INFRASTRUCTURE INCLUDING PARKING, DRIVE AISLES, LIGHTING, LANDSCAPING AND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRIC, GAS AND STORM DRAINAGE FACILITIES.
- THIS SITE PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCE PLANS:  
A. A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" AS PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., SHEET VT-101, LAST REVISED XX/XX/XX.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
- ALL TOWNSHIP, COUNTY AND STATE OCCUPANCY PERMITS SHALL BE OBTAINED FOR CONSTRUCTION AND IMPROVEMENTS WITHIN TOWNSHIP, COUNTY AND STATE ROADS.
- THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL APPLICABLE PROVISIONS, STANDARDS AND SPECIFICATIONS, CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND DETAILS OF WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA DEP, PENNDOT, AND OSHA WHERE APPLICABLE.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO STRUCTURES, UTILITIES, STORM DRAINAGE, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, EXIT DOORS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED MONTGOMERY COUNTY PENNSYLVANIA (ALL JURISDICTIONS), PANEL 358 OF 451, MAP NUMBER 4204020286, EFFECTIVE DATE MARCH 2, 2016" THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

| USE   | TENANT               | GROSS FLOOR AREA | EMPLOYEES | PEAK HOUR TRIP RATE | CUSTOMERS | PARKING SUMMARY  |              |                       | 116-184 REQUIREMENTS                       |                            |
|---|----------------------|------------------|-----------|---------------------|-----------|------------------|--------------|-----------------------|--|----------------------------|
|   |                      |                  |           |                     |           | CRH REQUIREMENTS | 20% INCREASE | TOTAL CRH REQUIREMENT | REQUIRED RATIO                             | TOTAL 116-184 REQUIREMENTS |
| SHOPPING CENTER (CRH)                         | QUANT                | 20,773 SF        | 25        | 15.7                | 634       | 693 SPACES       | 132 SPACES   | 791 SPACES            | 1 PER 50 SF                                | 968 SPACES                 |
| RESTAURANT (ST-DOVN)                          | PELL VALU            | 1,468 SF         | 2         |                     |           |                  |              |                       |  |                            |
| RESTAURANT (ST-DOVN)                          | MICHELLE CLEANERS    | 1,729 SF         | 2         |                     |           |                  |              |                       |  |                            |
| RESTAURANT (ST-DOVN)                          | SEPPICCI'S           | 1,729 SF         | 2         |                     | 15.61     | 287              | 307 SPACES   | 62 SPACES             | 1 PER 100 SF                               | 185 SPACES                 |
| RESTAURANT (ST-DOVN)                          | THE FRAME SHOP       | 1,169 SF         | 2         |                     |           |                  |              |                       |  |                            |
| RESTAURANT (ST-DOVN)                          | WINE & SPIRITS       | 10,273 SF        | 12        |                     |           |                  |              |                       |  |                            |
| RESTAURANT (ST-DOVN)                          | TOTAL RETAIL         | 18,426 SF        | 20        |                     |           |                  |              |                       |  |                            |
| RESTAURANT (ST-DOVN)                          | LELLANO'S PIZZA      | 1,729 SF         | 6         |                     | 22.2      | 150              | 168 SPACES   | 34 SPACES             | 1 PER 50 SF PATRON AREA OR PER 3 PERSONS   | 95 SPACES                  |
| RESTAURANT (ST-DOVN)                          | STARBUCKS            | 10,273 SF        | 12        |                     |           |                  |              |                       | 1 PER 50 SF PATRON AREA OR PER 3 PERSONS   | 132 SPACES                 |
| RESTAURANT (ST-DOVN)                          | STARBUCKS            | 1,822 SF         | 6         |                     | 78.6      | 104              | 110 SPACES   | 22 SPACES             | 1 PER 50 SF PATRON AREA OR PER 3 PERSONS   | 19 SPACES                  |
| MEDICAL OFFICE                                | ATI PHYSICAL THERAPY | 1,729 SF         | 6         |                     | 5.3       | 10               | 16 SPACES    | 4 SPACES              | 1 SPACE PER EVERY 2 PATIENTS AND EMPLOYEES | 8 SPACES                   |
| EXISTING TOTAL                                |                      | 86,821 SF        | 73        |                     |           |                  |              |                       |  | 1,829 SPACES               |
| SHOPPING CENTER (CRH) AND/OR RETAIL (116-184) | PROPOSED RETAIL      | 8,973 SF         | 15        | 15.7                | 141       | 156 SPACES       | 32 SPACES    | 188 SPACES            | 1 PER 100 SF                               | 90 SPACES                  |
| PROPOSED TOTAL                                |                      | 77,594 SF        | 88        |                     |           |                  |              |                       |  | 1,717 SPACES               |

**OVERALL SITE SUMMARY**

EXISTING SUMMARY  
TOTAL EXISTING BUILDING GFA: 68,621 SF  
TOTAL EXISTING PARKING: 383 SPACES  
EXISTING PARKING RATIO: 5.58 SP. / 1,000 SF

PROPOSED SUMMARY  
PROPOSED RETAIL AREA: 8,973 SF  
TOTAL PROPOSED BUILDING GFA: 77,594 SF  
TOTAL PROPOSED PARKING: 383 SPACES  
PROPOSED PARKING RATIO: 4.68 SP. / 1,000 SF

| WHITEMARSH SHOPPING CENTER<br>WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA<br>LAND USE AND DEVELOPMENT REGULATIONS |                     |                      |                      |
|--|---------------------|----------------------|----------------------|
| ZONING DISTRICT DESIGNATION: COMMERCIAL RETAIL - TRS (TR-2)  | PERMITTED/REQUIRED  | EXISTING             | PROPOSED             |
| AREA AND BULK REGULATIONS  |                     |                      |                      |
| MINIMUM LOT AREA:  | N/A                 | 348,438 SF (8.02 AC) | 348,438 SF (8.02 AC) |
| MINIMUM FRONT YARD:  | 150 FEET            | 150 FEET             | 150 FEET             |
| MINIMUM SIDE YARD (FROM NON-RESIDENTIAL):  | 20 FEET EACH        | N/A                  | N/A                  |
| MINIMUM REAR YARD (FROM NON-RESIDENTIAL):  | 100 FEET            | 286.0 FEET           | 304.4 FEET           |
| MINIMUM FRONT YARD (FROM NON-RESIDENTIAL):   | 50 FEET             | N/A                  | N/A                  |
| MINIMUM REAR YARD (FROM NON-RESIDENTIAL):  | 50 FEET             | 28.5 FEET            | 28.5 FEET (0)        |
| MINIMUM FRONT YARD (FROM NON-RESIDENTIAL):   | 50 FEET             | 0 FEET               | 1.4 FEET (0)         |
| MINIMUM REAR YARD (FROM NON-RESIDENTIAL):  | 50 FEET             | 10.6 FEET            | 10.6 FEET (0)        |
| MINIMUM BUILDING COVERAGE:   | 40%                 | 16.6%                | 22.2%                |
| MAXIMUM IMPROVED COVERAGE:   | 50%                 | 60.7%                | 78.6%                |
| MINIMUM GREEN SPACE AREA:  | 30%                 | 16.3%                | 21.2%                |
| MAXIMUM BUILDING HEIGHT:   | 35 FEET             | 35 FEET MAX.         | 35 FEET MAX.         |
| TABLES & SEATING REGULATIONS   |                     |                      |                      |
| MINIMUM PARKING STALL DIMENSIONS (90° STALLS):   | 9 FEET x 18 FEET    | 9 FEET x 18 FEET     | 9 FEET x 18 FEET     |
| MINIMUM PARKING DRIVE AISLE WIDTH (STALLS):  | 24 FEET             | 24.4 FEET            | 24.4 FEET            |
| MINIMUM PARKING STALL DIMENSIONS (45° STALLS):   | 9 FEET x 18.09 FEET | 9 FEET x 18.1 FEET   | 10 FEET x 21.6 FEET  |
| MINIMUM PARKING SETBACK FROM ANY STRUCTURE:  | 10 FEET             | 0 FEET               | 0 FEET (0)           |
| MINIMUM REQUIRED OFF-STREET PARKING SPACES:  |                     |                      |                      |
| GREATER OF CR-H & 116-184 REQUIREMENTS (REFER TO PARKING TABLE)  | 1,529 SPACES (EX)   | 383 SPACES           | 383 SPACES           |
| MINIMUM NUMBER OF ADA ACCESSIBLE PARKING SPACES:   | 8 SPACES            | 10 SPACES            | 11 SPACES            |

**LEGEND**

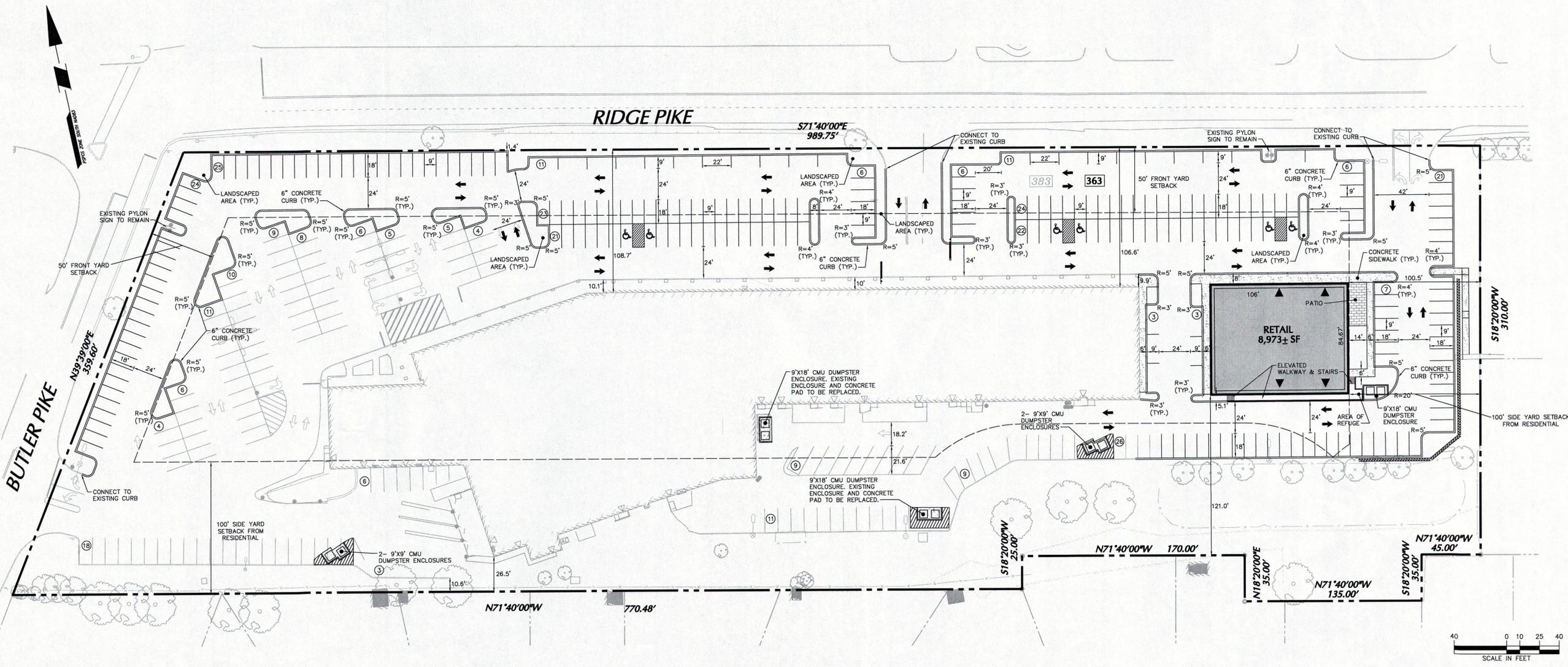
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- ZONING BOUNDARY LINE
- BUILDING LINE
- CURB
- PARKING SUBTOTAL
- PARKING CANTON
- TRAFFIC SIGN
- TRAFFIC SIGN DESIGNATION
- DOORWAY
- CONCRETE
- BOLLARD

**SIGN LEGEND**

- STOP
- RESERVED PARKING

NOTES:  
1. THE SYMBOLS REPRESENTING THE PROPOSED SIGNS (4) ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT EXACT LOCATIONS. THE LOCATIONS OF THE SIGNS SHALL BE PLACED AND COORDINATED WITH WHITEMARSH TOWNSHIP.  
2. REFER TO DETAIL SHEET CS-501 FOR DETAILED INFORMATION OF EACH SIGN.  
3. ALL SIGNS SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION) FROM THE U.S. DEPARTMENT OF TRANSPORTATION.  
4. SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON GALVANIZED STEEL POSTS, ALL CONFORMING TO PENNDOT STANDARD SPECIFICATIONS.

**CALL BEFORE YOU DIG**  
IN PA, TOLL FREE  
1-800-242-1776  
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES  
IT'S THE LAW  
SERIAL NO. 20162642091-000



| Date   | Description  | No.           |
|--|--|---------------|
| REVISIONS  |  |               |
|  | BRIAN M. CONLON<br>PROFESSIONAL ENGINEER<br>PA Lic. No. PE061782 | DATE          |
| <b>LANGAN</b>  |  |               |
| 1818 Market Street, Suite 3300, Philadelphia, PA 19103<br>T: 215.845.8900 F: 215.845.8901 www.langan.com   |  |               |
| Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.<br>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.<br>Langan Engineering and Environmental Services, Inc.<br>Langan CT, Inc.<br>Langan International LLC<br>Collectively known as Langan |  |               |
| Project: <b>WHITEMARSH SHOPPING CENTER</b>   |  |               |
| WHITEMARSH TOWNSHIP<br>MONTGOMERY COUNTY<br>Drawing Title: <b>SITE PLAN</b>  |  |               |
| Project No. 220076701  |  | Drawing No.   |
| Date: 22 FEBRUARY 2018   |  | <b>CS-101</b> |
| Scale: 1"=40'  |  |               |
| Drawn By: JOB  | Checked By: SRQ/BMC  |               |
| Submission Date:   |  | SHEET 5 OF 18 |