

REVIEWED BY THE TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE \_\_\_\_\_ STEPHEN MURPHY PLS,  
CARROLL ENGINEERING CORPORATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPOSED GRADING ACTIVITIES SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO AND/OR OTHERWISE IMPACT DOWNSTREAM PROPERTIES EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

DATE \_\_\_\_\_ ROBERT CUNNINGHAM, P.E.,  
HOLMES CUNNINGHAM ENGINEERING

I HEREBY CERTIFY THAT I, \_\_\_\_\_ (NAME), THE \_\_\_\_\_ (TITLE) OF SUMMIT/ELU CHURCH ROAD LLC IS THE OWNER OF THE LAND HEREIN TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS

OWNER

ALPHA STRATA, LLC  
143 RUE ST. JACQUES  
LINE LEXINGTON, PA 18932

APPLICANT

SUMMIT/ELU CHURCH ROAD LLC  
201 S. MAPLE AVENUE, SUITE 100  
AMBLER, PA 19002

- PLAN NOTES:
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 05-23-2023
  - THE PROPOSED USE OF THE PROPERTY IS TWO BUILDINGS TO SERVE AS AN INDUSTRIAL/WAREHOUSE USE.
  - ALL UTILITIES ARE TO BE PLACED AND INSTALLED UNDERGROUND.
  - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008, (800-242-1776)
  - SUBJECT PROPERTY IS LOCATED WITHIN LI LIMITED INDUSTRIAL ZONING DISTRICT.
  - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 256 OF 451, COMMUNITY MAP NO. 42091C0256G WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016
  - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
  - IN ACCORDANCE WITH SECTION 109-15.G, CONSTRUCTION OF ANY STRUCTURE REQUIRING A GRADING PLAN UNDER THIS CHAPTER SHALL NOT CONTINUE PAST THE FOUNDATION STAGE UNTIL THE OWNER/BUILDER HAS SUBMITTED CERTIFICATION THAT THE FIRST FLOOR AND GARAGE FLOOR ELEVATIONS OF THE PROPOSED STRUCTURE CONFORM TO THE PLANS SUBMITTED WITH THE GRADING PERMIT APPLICATION. THE CERTIFICATION SHALL BE SUBMITTED TO THE TOWNSHIP AND SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN PA.
  - A BLANKET EASEMENT WILL BE GRANTED TO UPPER GWYNEDD TOWNSHIP TO PROVIDE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS/MAINTAIN THE PROPOSED STORMWATER BMPs IN THE EVENT THE PROPERTY OWNER(S) DO NOT PROPERLY MAINTAIN THEM.
  - ON ANY LOT, NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERRECTED, ALTERED, OR MAINTAINED AND NO HEDGE, FREE, SHRUB, OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW. DRIVEWAYS SHALL BE LOCATED SO AS TO PROVIDE A CLEAR SIGHT TRIANGLE, MEASURED FROM THE INTERSECTING STREET CENTER LINE AND THE DRIVEWAY CENTERLINE, OF NOT LESS THAN 30 FEET.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION DATED 05-23-2023. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL ROADWAY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP STANDARDS AND TO PENNDOT PUBLICATION 408 LATEST EDITION AND THAT WHERE A DISCREPANCY OCCURS BETWEEN THE 2 STANDARDS, THE STRICTER STANDARD SHALL APPLY.
  - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
  - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
  - NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 13) FOR STORMWATER FACILITY PLANS AND DETAILS.
  - NO PERSON SHALL PLACE ANY STRUCTURE (WITH OR WITHOUT FOUNDATION), FENCES, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 5) FOR STORMWATER FACILITY PLANS AND DETAILS.
  - STORMWATER FACILITIES ARE DESIGNED TO CONTROL THE PEAK RATE AND RUNOFF VOLUME FROM THE SITE AS SHOWN.
  - ELEVATIONS ARE BASED ON THE NAVD 88 DATUM.
  - IN ACCORDANCE WITH THE ORIGINAL SUBDIVISION PLAN OF THIS PROPERTY, TITLED "PLAN OF MINOR SUBDIVISION - TRIUMPH CONTROLS, INC" DATED MAY 21, 2007 AND LAST REVISED APRIL 15, 2008, THIS PROPERTY IS SUBJECT TO AN EXISTING BLANKET EASEMENT FOR ALL UTILITIES. THIS EASEMENT IS TO REMAIN UNAFFECTED BY THIS PROJECT, SO THE SITE WILL REMAIN SUBJECT TO THE EXISTING BLANKET EASEMENT FOR ALL UTILITIES.

PLAN.

OWNER'S ACKNOWLEDGMENT: STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_ (NAME), THE \_\_\_\_\_ (TITLE) OF SUMMIT/ELU CHURCH ROAD LLC WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF UPPER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_, 20 \_\_\_\_.

RECORDED PLAN  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE \_\_\_\_\_ D.B. NO \_\_\_\_ PAGE,

\_\_\_\_\_  
RECORDER

I, ROBERT CUNNINGHAM, P.E., ON THIS DATE \_\_\_\_\_ HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS.

DATE \_\_\_\_\_ ROBERT CUNNINGHAM, P.E.,  
HOLMES CUNNINGHAM ENGINEERING

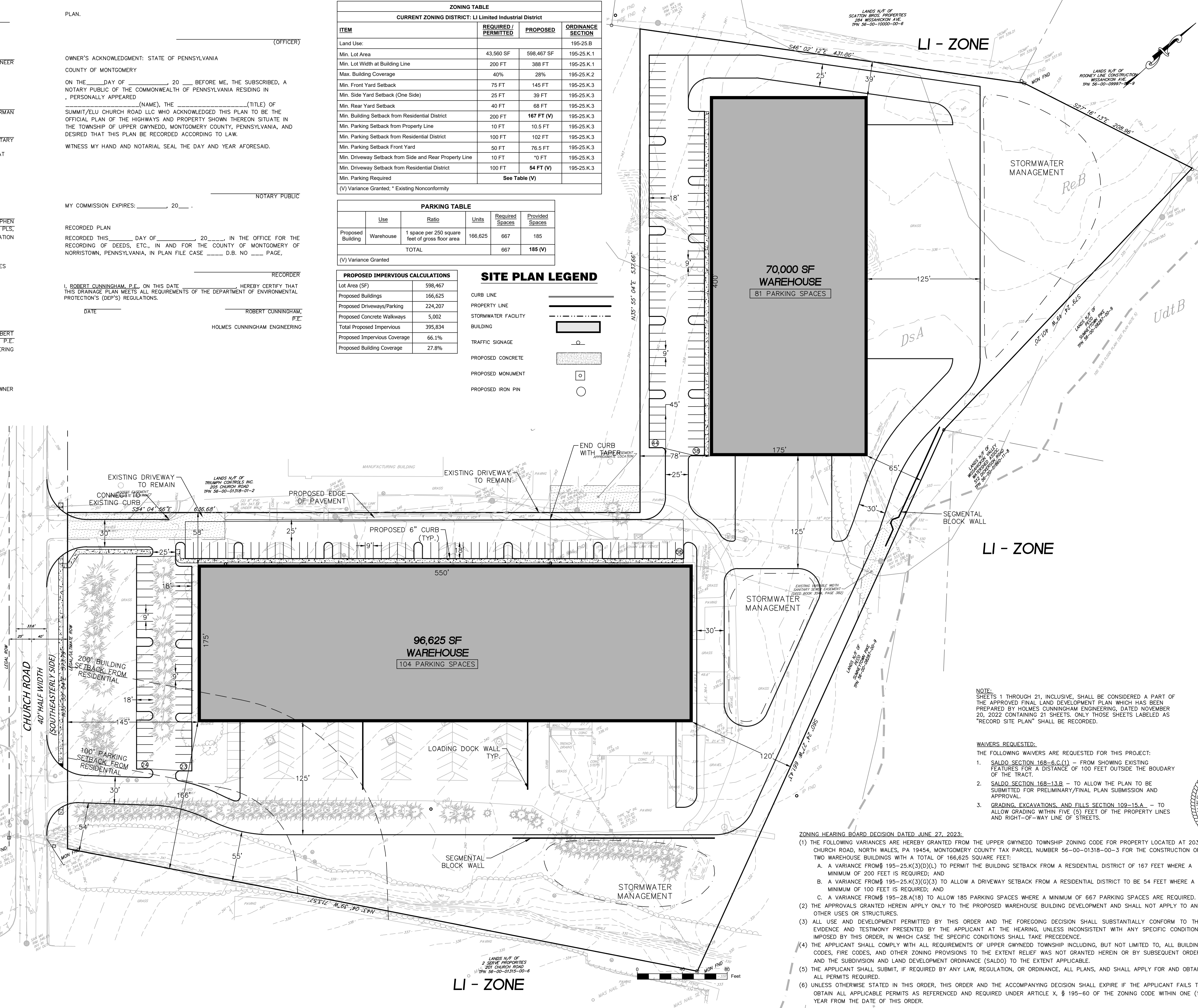
ZONING TABLE			
CURRENT ZONING DISTRICT: LI Limited Industrial District			
ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:			195-25.B
Min. Lot Area	43,560 SF	598,467 SF	195-25.K.1
Min. Lot Width at Building Line	200 FT	388 FT	195-25.K.1
Max. Building Coverage	40%	28%	195-25.K.2
Min. Front Yard Setback	75 FT	145 FT	195-25.K.3
Min. Side Yard Setback (One Side)	25 FT	39 FT	195-25.K.3
Min. Rear Yard Setback	40 FT	68 FT	195-25.K.3
Min. Building Setback from Residential District	200 FT	167 FT (V)	195-25.K.3
Min. Parking Setback from Property Line	10 FT	10.5 FT	195-25.K.3
Min. Parking Setback from Residential District	100 FT	102 FT	195-25.K.3
Min. Parking Setback Front Yard	50 FT	76.5 FT	195-25.K.3
Min. Driveway Setback from Side and Rear Property Line	10 FT	0 FT	195-25.K.3
Min. Driveway Setback from Residential District	100 FT	54 FT (V)	195-25.K.3
Min. Parking Required		See Table (V)	
(V) Variance Granted; * Existing Nonconformity			

PARKING TABLE				
	Use	Ratio	Units	Required Spaces
Proposed Building	Warehouse	1 space per 250 square feet of gross floor area	166,625	667
TOTAL				185 (V)
(V) Variance Granted				

PROPOSED IMPERVIOUS CALCULATIONS	
Lot Area (SF)	598,467
Proposed Buildings	166,625
Proposed Driveways/Parking	224,207
Proposed Concrete Walkways	5,002
Total Proposed Impervious	395,834
Proposed Impervious Coverage	66.1%
Proposed Building Coverage	27.8%

SITE PLAN LEGEND

- CURB LINE  
PROPERTY LINE  
STORMWATER FACILITY  
BUILDING  
TRAFFIC SIGNAGE  
PROPOSED CONCRETE  
PROPOSED MONUMENT  
PROPOSED IRON PIN



NOTES:  
SHEETS 1 THROUGH 21, INCLUSIVE, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL LAND DEVELOPMENT PLAN WHICH HAS BEEN PREPARED BY HOLMES CUNNINGHAM ENGINEERING, DATED NOVEMBER 20, 2022 CONTAINING 21 SHEETS. ONLY THOSE SHEETS LABELED AS "RECORD SITE PLAN" SHALL BE RECORDED.

WAIVERS REQUESTED:

- THE FOLLOWING WAIVERS ARE REQUESTED FOR THIS PROJECT:
- SALDO SECTION 168-6.C(1) - FROM SHOWING EXISTING FEATURES FOR A DISTANCE OF 100 FEET OUTSIDE THE BOUNDARY OF THE TRACT.
  - SALDO SECTION 168-13.B - TO ALLOW THE PLAN TO BE SUBMITTED FOR PRELIMINARY/FINAL PLAN SUBMISSION AND APPROVAL.
  - GRADING, EXCAVATIONS, AND FILL'S SECTION 109-15.A - TO ALLOW GRADING WITHIN FIVE (5) FEET OF THE PROPERTY LINES AND RIGHT-OF-WAY LINE OF STREETS.

ZONING HEARING BOARD DECISION DATED JUNE 27, 2023:

- (1) THE FOLLOWING VARIANCES ARE HEREBY GRANTED FROM THE UPPER GWYNEDD TOWNSHIP ZONING CODE FOR PROPERTY LOCATED AT 203 CHURCH ROAD, NORTH WALES, PA 19454, MONTGOMERY COUNTY TAX PARCEL NUMBER 56-00-01318-00-3 FOR THE CONSTRUCTION OF TWO WAREHOUSE BUILDINGS WITH A TOTAL OF 166,625 SQUARE FEET:
- A VARIANCE FROM§ 195-25.K(3)(D)(L) TO PERMIT THE BUILDING SETBACK FROM A RESIDENTIAL DISTRICT OF 167 FEET WHERE A MINIMUM OF 200 FEET IS REQUIRED; AND
  - A VARIANCE FROM§ 195-25.K(3)(G)(3) TO ALLOW A DRIVEWAY SETBACK FROM A RESIDENTIAL DISTRICT TO BE 54 FEET WHERE A MINIMUM OF 100 FEET IS REQUIRED; AND
  - A VARIANCE FROM§ 195-28.A(18) TO ALLOW 185 PARKING SPACES WHERE A MINIMUM OF 667 PARKING SPACES ARE REQUIRED.
- (2) THE APPROVALS GRANTED HEREIN APPLY ONLY TO THE PROPOSED WAREHOUSE BUILDING DEVELOPMENT AND SHALL NOT APPLY TO ANY OTHER USES OR STRUCTURES.
- (3) ALL USE AND DEVELOPMENT PERMITTED BY THIS ORDER AND THE FOREGOING DECISION SHALL SUBSTANTIALLY CONFORM TO THE EVIDENCE AND TESTIMONY PRESENTED BY THE APPLICANT AT THE HEARING, UNLESS INCONSISTENT WITH ANY SPECIFIC CONDITIONS IMPOSED BY THIS ORDER, IN WHICH CASE THE SPECIFIC CONDITIONS SHALL TAKE PRECEDENCE.
- (4) THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF UPPER GWYNEDD TOWNSHIP INCLUDING, BUT NOT LIMITED TO, ALL BUILDING CODES, FIRE CODES, AND OTHER ZONING PROVISIONS TO THE EXTENT RELIEF WAS NOT GRANTED HEREIN OR BY SUBSEQUENT ORDER, AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) TO THE EXTENT APPLICABLE.
- (5) THE APPLICANT SHALL SUBMIT, IF REQUIRED BY ANY LAW, REGULATION, OR ORDINANCE, ALL PLANS, AND SHALL APPLY FOR AND OBTAIN ALL PERMITS REQUIRED.
- (6) UNLESS OTHERWISE STATED IN THIS ORDER, THIS ORDER AND THE ACCOMPANYING DECISION SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN ALL APPLICABLE PERMITS AS REFERENCED AND REQUIRED UNDER ARTICLE X, § 195-60 OF THE ZONING CODE WITHIN ONE (1) YEAR FROM THE DATE OF THIS ORDER.

Holmes Cunningham LLC  
409 E. Butler Ave,  
Unit 5  
Doylestown, PA 18901  
(215) 586-3330  
www.hcengineering.net

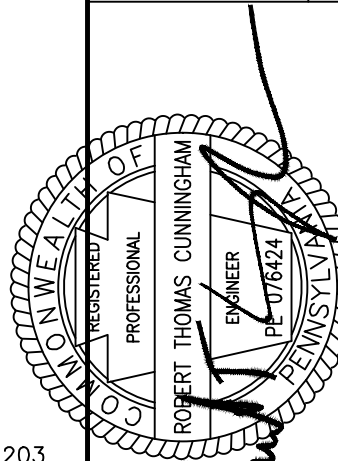
REVISIONS

Description	Date

CALL BEFORE YOU DIG II  
UNSATURATED AREAS  
CONSTRUCTION PHASE AND  
CONSTRUCTION NOTICES  
STOP & CALL  
Pennsylvania One  
Call System, Inc.  
1-800-242-1776  
UTILITY LOCATIONS AS SHOWN ON  
THIS PLAN ARE THE PROPERTY OF  
THE PENNSYLVANIA ONE CALL  
SYSTEM, INC. AND ARE NOT TO BE  
CONTACTED BY ANY OTHER PARTY  
TO ANY EXCAVATION.

203 CHURCH ROAD  
TPN # 56-00-01318-00-3  
UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD SITE PLAN



File No.

1756-C1.0.DWG

HCE Job	1600	Date	11/20/2023	Scale	1"=40'	Designed	RC	Sheet	3 of 21
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Drawing No.

C1.0