LEGEND

- EXISTING BOUNDARY
- LEGAL RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- ADJOINER PROPERTY LINE
- EXISTING FENCE
- EXISTING TREE
- EXISTING STREET SIGN
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED RESERVED PARKING
- (A) PROPOSED CURB RAMP IDENTIFICATION (SEE HANDICAP RAMP PLAN SHEET 13)

LI – LIMITED INDUSTRIAL DISTRICT

SECTION 195-25

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	43,560 SF	131,309 SF	120,150 SF
MIN. LOT WIDTH AT BUILDING LINE	200 FEET	511 FEET	582 FEET
BUILDING SETBACKS			
MIN. FRONT YARD	75 FEET	N/A	78.0 FEET
MIN. SIDE YARD	25 FEET	N/A	40.0 FEET
MIN. REAR YARD	40 FEET	N/A	41.0 FEET
PARKING SETBACKS			
MIN. FRONT YARD	50 FEET	N/A	50 FEET
MIN. SIDE YARD	10 FEET	N/A	10 FEET
MIN. REAR YARD	10 FEET	N/A	10 FEET
MIN. DRIVEWAY SETBACK	10 FEET	N/A	10 FEET
MAX. BUILDING COVERAGE	26.895%*	N/A	17.73%

* PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN THE PERCENTAGE DETERMINED BY THE FOLLOWING FORMULA, BUT IN NO CASE SHALL IT EXCEED 40%. THE MAXIMUM BUILDING COVERAGE SHALL BE 20% OF THE SQUARE-FOOT AREA OF THE LOT PLUS 2-1/2% PER ACRE MULTIPLIED BY THE LOT AREA IN ACRES.

20%+(2.758 AC.*2.5%)=26.895%

SIGHT DISTANCE TABLE

POSTED SPEED LIMIT 35 MPH

	SIGHT DISTANCE LEFT	SIGHT DISTANCE RIGHT
REQUIRED	440'	350'
ACTUAL (NORTH)	750'+	450'+
ACTUAL (SOUTH)	500'+	350'+

LOT OWNER MUST MAINTAIN MINIMUM SIGHT DISTANCE IN PERPETUITY BY CLEARING ALL VEGETATION THAT OBSTRUCTS THE VIEW.

TRAFFIC SIGN LEGEND

SYMBOL	SERIES NUMBER	SIZE	DESCRIPTION
'A'	R1-1	30" x 30"	STOP SIGN
'B'	R5-1	30" x 30"	DO NOT ENTER
'C'	R7-8	18" x 12"	HANDICAP PARKING (SEE DETAIL)

PARKING REQUIREMENTS

ARTICLE VI – OFF-STREET PARKING AND LOADING
SECTION 195-28.A.18 – INDUSTRIAL USE REQUIREMENTS:
1 SPACE / 250 SF OF TOTAL FLOOR AREA

21,300 SF OF FLOOR AREA PROPOSED
REQUIRED SPACES: 21,300 SF / 250 SF = 85 SPACES

ZONING ORDINANCE SECTION 195-28.B. RESERVE PARKING. THE BOARD OF COMMISSIONERS MAY AUTHORIZE UP TO 50% OF THE REQUIRED PARKING TO BE HELD IN RESERVE AS OPEN SPACE AND NOT PAVED UNTIL AND UNLESS SO ORDERED BY THE BOARD OF COMMISSIONERS. SUCH RESERVE PARKING SHALL BE FULLY ENGINEERED, AND AREAS SHALL NOT BE COUNTED AS ANY OPEN SPACE OTHERWISE REQUIRED, AND THE LOCATION AND DESIGN MUST CONFORM TO THE CODE OF UPPER GWYNEDD TOWNSHIP. A RESERVE PARKING AGREEMENT APPROVED BY THE TOWNSHIP SOLICITOR SHALL BE EXECUTED BY THE PARTIES, AND A VIOLATION OF SAID AGREEMENT SHALL BE A VIOLATION OF THE USE AND OCCUPANCY PERMIT ISSUED BY THE TOWNSHIP, AND SAID PERMIT SHALL BE REVOKED.

PROVIDED SPACES: 85 SPACES TOTAL
46 SPACES TO BE CONSTRUCTED (54.1%) PROVIDED WITH 39 SPACES (45.9%) HELD IN RESERVE SUBJECTED TO AN APPROVAL OF A RESERVED PARKING AGREEMENT.

HANDICAP ACCESSIBLE PARKING TABULATION:

TOTAL NUMBER OF PARKING SPACES PROVIDED = 46 (EXCLUDING RESERVE)

MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED = 2

TOTAL NUMBER OF HANDICAP ACCESSIBLE PARKING SPACES PROVIDED = 2 (ONE OF THE TWO PROVIDED SPACES SHALL BE A VAN ACCESSIBLE SPACE)

WAIVER REQUESTS

1. A WAIVER IS REQUESTED FROM SECTION §168-13.B OF THE SALDO TO PERMIT THE PLANS TO BE FILED AS A PRELIMINARY / FINAL.
2. A WAIVER IS REQUESTED FROM SECTION §163-19.J OF THE WISSAHICKON CREEK STORMWATER MANAGEMENT ORDINANCE SEEKING RELIEF OF THE REQUIREMENT THAT STORMWATER STORAGE FACILITIES SHOULD COMPLETELY DRAIN BOTH THE VOLUME CONTROL AND RATE CONTROL CAPACITIES OVER A PERIOD OF TIME NOT LESS THAN 24 HOURS FROM THE END OF THE DESIGN STORM.

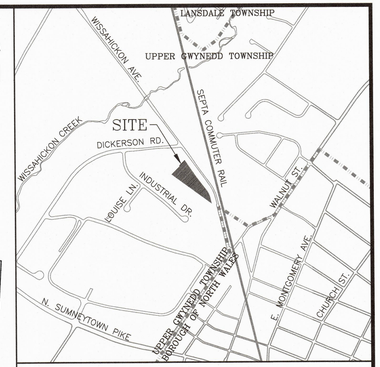
COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

On the 28th day of October A.D. 2021 before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in Montgomery County, personally appeared Allan Xu who acknowledges himself to be the President of North Wales Station, a Limited Liability Company, and that as such to do so, he executed the foregoing plan by signing the name of the said Corporation by himself as Allan Xu, President that the said Limited Liability Company is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that the said Corporation desires that the foregoing plan may be duly recorded.

Deanna J. Logan
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Deanna J. Logan, Notary Public
Montgomery County
My commission expires February 2, 2025
Commission number 1305351
Member, Pennsylvania Association of Notaries

My Commission Expires: 02/02/25



LOCATION MAP

SCALE 1"=1000'

REVIEWED BY THE PLANNING COMMISSION OF UPPER GWYNEDD TWP., MONTGOMERY CO., PA., THIS _____ DAY OF _____, 20____.

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TWP., MONTGOMERY CO., PA., THIS 16th DAY OF March, 2021.

REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 20____.

(DEPUTY) RECORDER OF DEEDS

REVIEWED AND RECOMMENDED FOR APPROVAL BY UPPER GWYNEDD TOWNSHIP ENGINEER:

11/01/2021
DATE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL EDWARD J. HOLLIDAY LICENSE NO. GE056900 ENGINEER

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON AND THE SURVEY ON WHICH IT IS BASED IS CORRECT. THE SURVEY MARKERS EXIST AS SHOWN, AND THE SURVEY MEETS THE ACCURACY REQUIREMENTS SET FORTH IN THE UPPER GWYNEDD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Edward J. Holliday
PROFESSIONAL LAND SURVEYOR

10.26.21
DATE

ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, IN WRITING, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

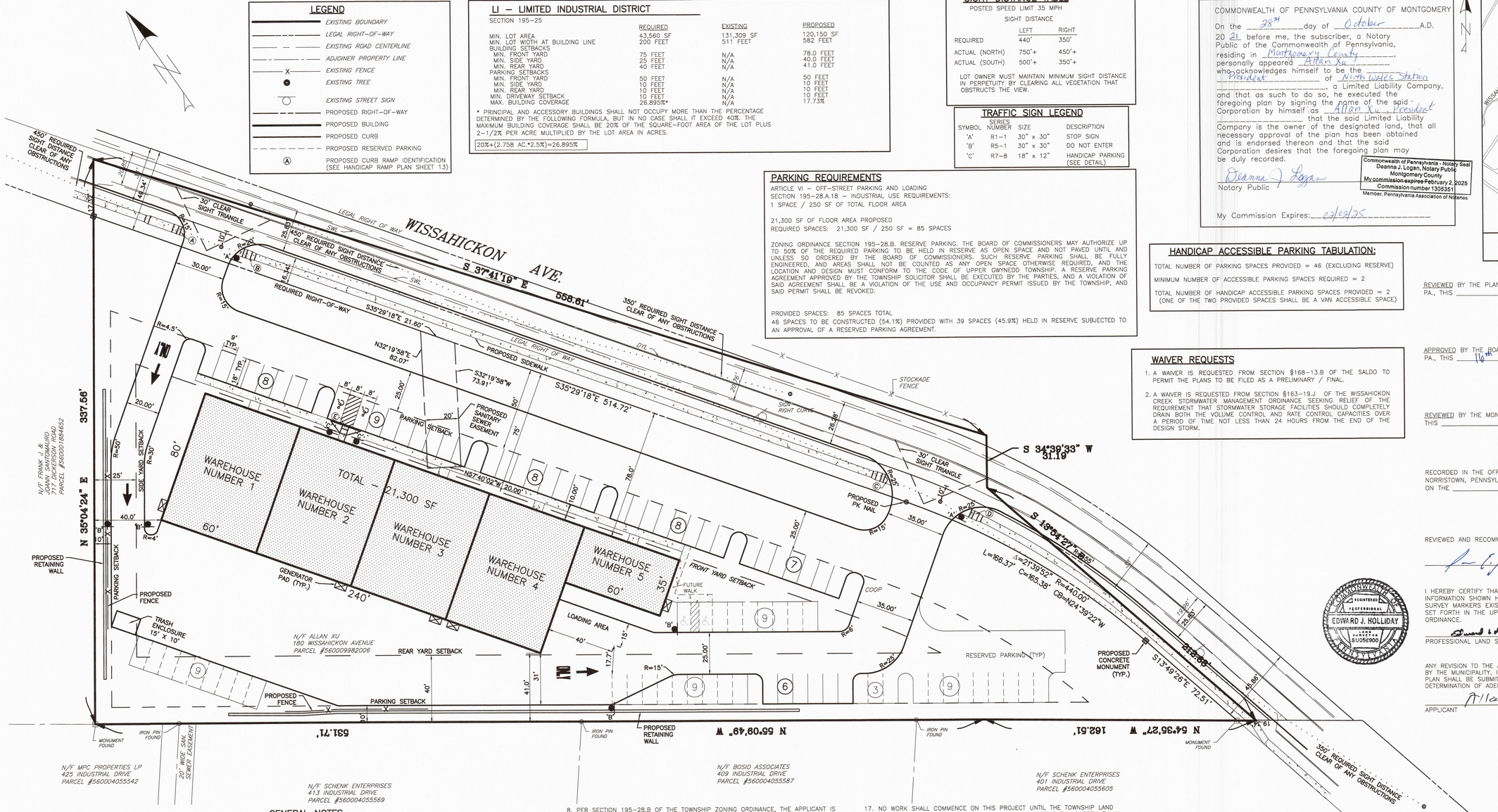
Allan Xu
APPLICANT

10-28-21
DATE

STORMWATER MANAGEMENT CERTIFICATION

I DAN DALEY ON THIS DATE 10/26/21, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER GWYNEDD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, UNLESS MODIFIED BY AN APPROVED WAIVER.

10/26/21
DATE



GRAPHIC SCALE 1"=30'

30 0 30 60 90

GENERAL NOTES

1. RECORD OWNER:
ALLAN XU
809 FULTON AVE.
LANSDALE, PA 19446
(267) 972-6608

APPLICANT:
NORTH WALES STATION LLC.
C/O ALLAN XU
501 DICKERSON ROAD
NORTH WALES, PA 19454
PHONE: (267) 972-6608

2. PARCEL ADDRESS:
180 WISSAHICKON AVENUE
NORTH WALES, PA 19454

TAX PARCEL NO. 56-00-09982-00-6
DEED BOOK 5871 PAGE 01953

GROSS LOT AREA: 146,506 SF (3.36 ACRES)
NET LOT AREA: 120,150 SF (2.758 ACRES) –NET TO REQUIRED RIGHT-OF-WAY

3. BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY PERFORMED BY E. B. WALSH & ASSOCIATES, INC. IN FEBRUARY 2020. A TITLE REPORT WAS NOT PROVIDED, THEREFORE, THE SURVEY MAY NOT DEPICT ALL RIGHTS, EASEMENTS, ETC. ATTACHED TO THE PROPERTY THAT A CURRENT AND COMPLETE TITLE REPORT MAY DISCLOSE.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON GPS OBSERVATIONS.

SITE BENCHMARK: SANITARY SEWER MANHOLE LOCATED IN WISSAHICKON AVENUE. RIM ELEVATION 358.94

4. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE FROM PHYSICAL FIELD EVIDENCE AND UTILITY PLANS PROVIDED BY THE UTILITY COMPANIES VIA THE PA ONE CALL SYSTEM. E. B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE SAID UTILITY LOCATIONS.

5. PER FEMA FLOODPLAIN MAPPING, THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE PROPERTY.

6. THERE ARE NO OBSERVED WETLANDS OR WATERS OF THE COMMONWEALTH LOCATED ON THE PROPERTY.

7. THE PROJECT, AS DEPICTED ON THE LAND DEVELOPMENT PLANS, IS FOR THE CONSTRUCTION OF A 21,300 SF COMMERCIAL WAREHOUSE (MULTI-TENANT), LOADING AND PARKING AREAS, AND ADDITIONAL IMPROVEMENTS AS REQUIRED BY THE MUNICIPAL AND STATE REQUIREMENTS.

8. PER SECTION 195-28.B OF THE TOWNSHIP ZONING ORDINANCE, THE APPLICANT IS REQUESTING APPROVAL TO PERMIT UP TO 50% OF THE REQUIRED PARKING TO BE HELD IN RESERVE AS OPEN SPACE AND NOT PAVED UNTIL SO ORDERED BY THE BOARD OF COMMISSIONERS. THE PROPOSED STORMWATER SYSTEMS HAVE BEEN DESIGNED TO ACCOMMODATE THE RESERVE PARKING AREA. IF APPROVED, THE APPLICANT SHALL EXECUTE A RESERVED PARKING AGREEMENT WITH THE TOWNSHIP.

9. THE PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER SERVICE AND PUBLIC SANITARY SEWER SERVICE.

INDIVIDUAL WATER SERVICE LINES AND METERS SHALL BE PROVIDED FOR EACH WAREHOUSE UNIT. ALL CONSTRUCTION SHALL COMPLY WITH THE NORTH WALES AUTHORITY STANDARDS AND SPECIFICATIONS.

SANITARY SEWER SERVICE SHALL COMPLY WITH THE UPPER GWYNEDD TOWNSHIP STANDARDS AND SPECIFICATIONS.

10. THE APPLICANT PROPOSES TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG WISSAHICKON AVENUE TO THE TOWNSHIP AS PART OF THIS LAND DEVELOPMENT APPLICATION. THE PROPOSED RIGHT-OF-WAY IS INDICATED TO MATCH THE EXISTING RIGHT-OF-WAY FOR THE ADJOINING PARCELS, AND EXCEEDS THE MINIMUM REQUIRED RIGHT-OF-WAY PER THE TOWNSHIP ORDINANCES.

11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER AND DESIGN ENGINEER IMMEDIATELY.

12. ALL CURB RADII SHALL BE 5 FT. UNLESS NOTED OTHERWISE.

13. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING THE ENGINEER OR ARCHITECT.

14. PER SECTION 195-9 OF THE TOWNSHIP ORDINANCE, ON ANY LOT, NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERECTED, ALTERED OR MAINTAINED, AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW WITHIN THE CLEAR SIGHT TRIANGLE.

15. ALL PROPOSED UTILITIES SERVING THE WAREHOUSE SHALL BE PLACED UNDERGROUND.

16. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408 AND/OR TOWNSHIP SPECIFICATIONS, AS REQUIRED BY THE TOWNSHIP.

17. NO WORK SHALL COMMENCE ON THIS PROJECT UNTIL THE TOWNSHIP LAND DEVELOPMENT IMPROVEMENT AND MAINTENANCE AGREEMENT HAS BEEN FULLY EXECUTED AND FINANCIAL SECURITY AS REQUIRED BY SECTION 509 OF THE MUNICIPALITIES PLANNING CODE HAS BEEN DELIVERED TO THE TOWNSHIP WITH A FULLY EXECUTED FINANCIAL SECURITY AGREEMENT.

18. PER THE STORMWATER MANAGEMENT ORDINANCE SECTION 162-18.B, A BLANKET EASEMENT SHALL BE GRANTED TO THE TOWNSHIP FOR ACCESS FOR INSPECTIONS AND MAINTENANCE OR PRESERVATION OF STORMWATER RUNOFF CONVEYANCE, INFILTRATION, AND DETENTION AREAS PERSONS OTHER THAN THE PROPERTY OWNER.

19. PER THE STORMWATER MANAGEMENT ORDINANCE SECTION 162-17, 162-19 AND 163-33.A, THE OWNER SHALL:

- SIGN AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP COVERING ALL STORMWATER MANAGEMENT FACILITIES, AND
- SHALL RECORD IN THE COUNTY OFFICE OF THE RECORDER OF DEEDS THE STORMWATER O&M PLAN, O&M AGREEMENT AND STORMWATER EASEMENTS.

20. SURVEY MONUMENTS SHALL BE INSTALLED PER SECTION 168-29.A OF THE TOWNSHIP ORDINANCE. MONUMENTS SHALL BE INSTALLED ALONG THE REQUIRED RIGHT-OF-WAY LINE AT THE PROPERTY BOUNDARY AND THE BEGINNING AND ENDING OF ALL CURVES. MARKERS (IRON PINS) SHALL BE INSTALLED PER SECTION 168-48.E(3), INCLUDING AT ALL PROPERTY CORNERS.

21. INDIVIDUAL GENERATORS ARE PROPOSED TO BE INSTALLED FOR EACH WAREHOUSE.

22. FIRE PROTECTION SYSTEMS FOR THE PROPOSED WAREHOUSE SHALL BE PROVIDED AS REQUIRED BY THE TOWNSHIP FIRE MARSHALL.

RECORD OWNER:
ALLAN XU
809 FULTON AVE.
LANSDALE, PA 19446
PHONE: (267) 972-6608

APPLICANT:
NORTH WALES STATION LLC.
ALLAN XU
501 DICKERSON ROAD
NORTH WALES, PA 19454
PHONE: (267) 972-6608

NO.	DATE	REVISION
6	7-13-21	REV. PER NPDES 2ND TECHNICAL DEFICIENCY LETTER.
5	5-13-21	REV. PER NPDES TECHNICAL DEFICIENCY LETTER.
4	2-22-21	REV. PER NPDES INCOMPLETENESS LETTER.
3	2-10-21	REV. PER TOWNSHIP SEWER ENG. REVIEW COMMENTS RECEIVED 2-9-21.
2	1-25-21	REV. PER TOWNSHIP REVIEW COMMENTS.
1	1-5-21	REV. PER NPDES REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DANIEL H. DALEY ENGINEER 054830-E

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE

ACT 187 SERIAL NUMBER: 20200420841

E. B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOC., INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED:

BP = COMCAST PLMG	215-918-3131
HRA = COMCAST-FIBER	215-918-3131
KC = PECO PLMG	610-725-7129
NO = N WALES WATER AUTHORITY	215-699-4836
SEP = SEPTA	215-580-8215
UP1 = UPPER GWYNEDD TOWNSHIP	215-699-7777
YI = VERIZON EASTERN	215-591-6495

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG

560009982006

LAYOUT PLAN

LAND DEVELOPMENT PLAN

FOR

180 WISSAHICKON AVE

UPPER GWYNEDD TOWNSHIP — MONTGOMERY COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Whitelend Business Park
855 Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone: (610) 903-0060
Fax: (610) 903-0080

PROJECT #4618	
DATE: 11/20/2020	
SCALE: 1"=30'	
DRAWN: KLW	
CHECKED: DHD	
SHEET: 01 OF 13	

Plotted: 7/13/2021 — File: F:\JB\4618\FPS\L3\01 LAYOUT.DWG