

## PUBLIC NOTICE

**PLEASE TAKE NOTICE** that Zoning Hearing Board of Upper Gwynedd Township will reorganize and hold an in-person public hearing on Tuesday, March 26, 2024, at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on the following matters:

**Hearing No. 22-20: Windfall Lansdale LLC for property located at 1010 Church Road, Lansdale, PA 19446** requests that the special exception and variance approvals granted by Decision and Order dated January 24, 2023, for a children's day care facility be extended to July 31, 2024. The Property is zoned Limited Industrial District.

**Hearing No. 23-14: Church Road, LLC for property located at 212 Church Road, North Wales, PA 19454** requests that the special exception approval granted by Decision and Order dated June 28, 2023, for a 34,492 square foot self-storage building be extended to June 28, 2025. The Property is zoned Limited Industrial District.

**Hearing No. 24-02: Charlene and Daniel Wallace for property located at 848 Girard Avenue, Lansdale, PA 19446** requests a variance from Section 195-13.F(2) of the Upper Gwynedd Zoning Code to permit a side yard setback of 7 feet where 10 feet is required for the construction of a one-story addition. The Property is zoned R-3 Residential District.

**Hearing No. 24-03: Upper Gwynedd Equities, LLC for property located at 467 Sumneytown Pike, North Wales, PA 19454** requests a special exception under Section 195-22.A(8)(f) of the Upper Gwynedd Zoning Code to permit an educational use for a Kids First Swim School. The Property is zoned C-Commercial District.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearing and participate. If a member of the public would like to participate but requires assistance or accommodation, please contact the Township at [mweaver@uppergwynedd.org](mailto:mweaver@uppergwynedd.org) or (215) 699-7777 prior to 10:00 a.m. on March 26, 2024.

### **Patrick Hitchens, Esquire**

Solicitor for the Zoning Hearing Board of  
Upper Gwynedd Township

***As stated in the legal advertisement, copies of the applications, exhibits, site plans or other materials received by the Township for zoning cases to be heard by the Zoning Hearing Board are on file with the Zoning Officer. In an effort to make these documents more accessible, electronic copies are available below. Because Pennsylvania law does not require applicants to submit exhibits in advance of a hearing, other materials may be presented at the hearing that were not submitted in advance or that may differ from the materials submitted. Therefore, any individual interested in a particular zoning case is encouraged to attend the hearing in order to be apprised of all documents and information presented.***

(Corrected copy 2.2.2023  
EP)

**BEFORE THE ZONING HEARING BOARD OF UPPER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF** : **Application No. 22-20**  
**WINDFALL LANSDALE, LLC** :

**DECISION**

**I. BACKGROUND**

A public hearing was held on December 21, 2022, with regard to the application (hereinafter referred to as the “Application”) of Windfall Lansdale, LLC for property located at 1010 Church Road, Lansdale, PA 19446, Montgomery County Tax Parcel Number 56-00-01306-02-4. The Application requested a special exception under Section 195-25.B.(12)(b) of the Upper Gwynedd Township Zoning Code (“Zoning Code”) to permit a day care facility in an existing building, or, in the alternative, a variance from Section 195-25.B to permit such use and the following variances from the Zoning Code: (1) a variance from Section 195-9.G to permit accessory play structures in the front yard; (2) a variance from Section 195-25.K(3)(g) to permit a 2.8 foot setback between parking and the lot boundary line where a 10 foot setback is required; and (3) a variance from Section 195-35 and from the Schedule of Sign Regulations to permit two façade signs on the building.

Notice of the public hearing was provided in accordance with law and included advertising in a newspaper of general circulation and posting the property. Members of the Zoning Hearing Board were present as well as the Zoning Hearing Board Solicitor and the Court Reporter. Witnesses were duly sworn or affirmed and notes of testimony for the hearing were taken. Following public comment, a final vote was taken at the end of the public hearing and this Decision follows as a result of that vote.

**II. FINDINGS OF FACT**

1. The applicant is Windfall Lansdale, LLC (hereafter “Applicant”).
2. The Applicant was represented by Andrew R. Freimuth, Esquire.
3. The subject lot is located at 1010 Church Road, Lansdale, PA 19446 (hereafter the “Property”) and is improved with a one-story building with an associated parking lot and is part of a condo association referred to as the Pennbrook Business Center Condo Association.
4. The Property is located in the LI-Limited Industrial District and the Applicant is an equitable owner based on an Agreement of Sale dated August 1, 2022, between Applicant and the record owner for the Property. See A-3.

5. The following Exhibits were marked and duly admitted into evidence:

- ZHB-1 Proof of Publication/ Legal Notice;
- ZHB-2 Verification of Posting Notice;
- ZHB-3 Parcel Map with addresses of residents receiving mailed notice;
- ZHB-4 Applicant's Application with written addendum;
- ZHB-5 Schematic Site Plan prepared by Jarmel Kizel;
- ZHB-6 Proposed Floor Plan prepared by Jarmel Kizel;
- ZHB-7 Proposed Elevations prepared by Jarmel Kizel;
- ZHB-8 Letter from Pennbrook Business Center Condo Association dated October 25, 2022 with attached concept plan dated September 15, 2022;

- A-1 Matt Jarmel C.V.;
- A-2 Applicant's Zoning Hearing Board Application;
- A-3 Redacted/ Portion of Agreement of Sale;
- A-4 Site Plan;
- A-5 Floor Plan;
- A-6 Condominium Approval Letter dated October 25, 2022;
- A-7 Elevation/ Sign Plan;
- A-8 Proposed front rendering;
- A-9 Photograph of building;
- A-10 Property survey dated August 18, 2022 regarding existing conditions; and
- A-11 Aerial photograph of existing site.

6. Applicant presented only one witness, Matthew Jarmel, architect and Manager for Windfall Lansdale, LLC.

7. The Applicant requested the following relief:

- A. A special exception under Section 195-25.B.(12)(b) to permit a day care facility in an existing building, or, in the alternative, a variance from Section 195-25.B to permit a day care use.
- B. A variance from Section 195-9.G to permit accessory play structures in the front yard.

- C. A variance from Section 195-25.K(3)(g) to permit a 2.8 foot setback between parking and the lot boundary line where a 10 foot setback is required.
- D. A variance from Section 195-35 and from the Schedule of Sign Regulations to permit two façade signs on the building.

8. The Applicant, through witness testimony and exhibits, presented evidence that included as follows:

- A. Matthew Jarmel is the owner of Windfall Lansdale, LLC, which entity is under an agreement of sale for the purchase of the Property in order to lease the existing building and associated parking to The Learning Experience: Academy of Early Education (“TLE”) for use as a day care facility. See A-2.
- B. Matthew Jarmel is also an architect, who was accepted by the ZHB as an architectural expert and who prepared the various plans and drawings as submitted with the instant Application.
- C. TLE is a day care center operator with hundreds of early education centers nationally.
- D. Mr. Jarmel has been involved in the development or redevelopment of about 12 different locations for TLE and with an ownership interest in 4 these developments.
- E. The Property contains an existing one-story, 10,500 square foot building with an associated parking lot containing about 62 parking spaces. ZHB-5.
- F. With regard to the existing parking lot, much of the existing parking spaces are located within 10 feet of the boundary line for the property.
- G. Applicant proposes to demolish interior walls and retrofit the existing building for day care use and to also construct a new 5,000 square foot outdoor play area immediately adjacent to the building. ZHB-5 and ZHB-6.
- H. The proposed retrofitting work will also include a new HVAC system, new roof, fire sprinklers and fire alarm system, and security cameras throughout.
- I. As shown in the plans submitted, the interior space will be reconfigured to create various classrooms and related facilities for the proposed day care use for children aged six weeks up to six years old.

- J. As also shown on the plans submitted, the retrofitting will include the creation of a secure reception area that will be accessible through the key fobs that will be issued to parents to use in order to enter the building securely.
- K. The proposed work will also include the construction of the 5,000 square foot outdoor play area that will be divided by a 4-foot high fence into two spaces for age appropriate groups and will be surrounded by a 6-foot high solid fence for security and safety.
- L. The proposed outdoor play area will also include a rubberized base that is porous for child safety and environmental considerations.
- M. TLE is and will continue to be licensed by the state to operate as a childcare center and in accordance with all applicable laws, regulations and standards, which standards require outdoor play areas as proposed and require written emergency plans and safety procedures for fire drills, shelter-in -place drills, fire training, and authorized pickup lists.
- N. The hours of operation will be 6:00 AM to 6:30 PM Monday through Friday.
- O. The Applicant will have a maximum of 145 students at the Property with a staff of 23 people that includes 21 teachers with two additional staff members.
- P. The Applicant has and will maintain exclusive use of 62 parking spaces in the parking lot and will reconfigure the parking in front of the building to permit head-on parking in order to facilitate child pick-up and drop-off.
- Q. The Applicant also proposed installing a guardrail around the playground fencing in order to provide additional safety and security given that the Property (and the existing building) are located on a corner lot.
- R. The Applicant agreed that its plans will require land development approval and that Applicant will comply with any requirements as requested by the Fire Marshal including the Fire Marshal's recommendations with regard to any changes to the existing driveway access on the eastern side of the Property.
- S. Applicant also proposes to install two building façade signs each measuring 51 square feet for a total of 102 square feet, which is less than the maximum permitted sign area of 200 square feet for a single façade sign.

- T. One façade sign will be above the main entrance to the building which is not visible to motorists and the traveling public along either Church Road or Pennbrook Parkway.
- U. The second façade sign will be located on the north elevation so as to permit the traveling public to see and/or identify the building from the roadway.
- V. Applicant intends on using a temporary sign while the renovations are completed, at which point the temporary sign will be removed prior to commencing operation.
- W. The condominium association as approved the proposed use and requested variances.

9. No member of the public spoke against Applicant's special exception and variance requests, and no one appeared to request party status in opposition to Applicant's requested zoning relief.

10. Upper Gwynedd Township did not object to or raise any concerns with regard to Applicant's special exception and variance requests.

11. Based on the uncontested evidence and testimony provided, there will be no adverse impact on neighboring properties if the requested relief is granted.

12. Upon review of the standards for a special exception approval as set forth in §§ 195-54 and 195-55 of the Code and § 912.1 of the Pennsylvania Municipalities Planning Code, the Upper Gwynedd Township Zoning Hearing Board determines it appropriate to grant zoning relief in the form of the special exception requested.

13. Upon review of the standards for approval as set forth in §§ 195-54 and 195-55 of the Zoning Code and § 912.1 of the Pennsylvania Municipalities Planning Code, the Upper Gwynedd Township Zoning Hearing Board determines it appropriate to grant zoning relief in the form of the variances requested.

### **III. CONCLUSIONS OF LAW**

1. The Upper Gwynedd Township Zoning Hearing Board has jurisdiction over the subject matter of the Application. The parcel in question is located in Upper Gwynedd Township, Montgomery County, Pennsylvania. The Applicant and the subject matter are properly before the Board and the Applicant has standing to submit the Application.

2. All required hearing notices were published and posted in accordance with law.

3. Upon review of the standards for approval of a special exception as set forth in §§ 195-54 and 195-55 of the Zoning Code and § 912.1 of the Pennsylvania Municipalities Planning Code, the Upper Gwynedd Township Zoning Hearing Board determines it is appropriate to grant zoning relief in the form of a special exception and variances as requested subject to certain conditions as set forth in the Order attached to this Decision, which Order and conditions are hereby incorporated herein by reference.

#### **IV. DISCUSSION**

Upon consideration of the above Findings of Fact and Conclusions of Law, the Zoning Hearing Board determines that the Application should be granted as set forth in the attached Order.

The Zoning Hearing Board reserves the right to supplement these Findings of Fact and Conclusions of Law in the event of an appeal.

**BEFORE THE ZONING HEARING BOARD OF UPPER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF** : **Application No. 23-14**  
**212 CHURCH ROAD, LLC** :

**DECISION**

**I. BACKGROUND**

A public hearing was held on May 23, 2023, regarding the application (hereinafter referred to as the “Application”) of 212 Church Road, LLC for property located at 212 Church Road, North Wales, PA 19454, Montgomery County Tax Parcel Number 56-00-01300-00-3. The Application requests the following zoning relief from the Upper Gwynedd Township Zoning Code (hereinafter referred to as the “Zoning Code”): a special exception under Section 195-25.B(12)(b) to permit the construction of an additional building for self-storage use or, in the alternative, a use variance from Section 195-25.B to permit the same.

Notice of the public hearing was provided in accordance with law and included advertising in a newspaper of general circulation and posting the property. Members of the Zoning Hearing Board were present as well as the Zoning Hearing Board Solicitor and the Court Reporter. Witnesses were duly sworn or affirmed and notes of testimony for the hearing were taken. Following public comment, a final vote was taken at the end of the public hearing and this Decision follows as a result of that vote.

**II. FINDINGS OF FACT**

1. The applicant is 212 Church Road, LLC (hereafter referred to as “Applicant”), and Applicant was represented by Mark Davis, Esquire at the hearing.

2. The subject property is located at 212 Church Road, North Wales, PA 19454 (hereafter the “Property”) in the LI – Limited Industrial District and the Applicant, as record owner, had standing to proceed.

3. The following Exhibits were marked and duly admitted into evidence:

- |       |   |
|-------|---|
| ZHB-1 | Proof of Publication/ Legal Notice;                             |
| ZHB-2 | Verification of Posting;  |
| ZHB-3 | Parcel Map with addresses of residents receiving mailed notice; |
| ZHB-4 | Applicant’s Application;  |
| ZHB-5 | Zoning Plan/ Site Plan prepared by Woodrow & Associates;        |
| ZHB-6 | Prior ZHB Decision Letters for Applications 17-01 and 19-16;    |
| A-1   | Deed;   |
| A-2   | Curriculum Vitae of Tim Woodrow;                                |



- A-3 Land Development Plan (same as ZHB-5);
- A-4 Curriculum Vitae of Corey Chase of Dynamic Traffic;
- A-5 Traffic Study prepared by Dynamic Traffic; and
- A-6 Curriculum Vitae of David Babbitt.

4. The Applicant presented Peter Michalski, who is an owners' representative, as a fact witness and presented the following witnesses who were accepted as experts by the ZHB: Tim Woodrow, PE as an expert in civil engineering; Corey Chase, PE as an expert in traffic engineering, and David Babbitt AICP, NJPP as an expert in land planning.

5. The Applicant requested a special exception under § 195-25.B(12)(b) to permit the construction of an additional building for self-storage use or, in the alternative, a use variance from § 195-25.B to permit the same.

6. The Applicant through testimony and exhibits presented the following:

A. The Property is currently improved with an existing self-storage building that is about 95,000 square feet and an associated parking area.

B. In 2017, a prior owner obtained a special exception from § 195-25.B(12) to permit the conversion of an existing building to a self-storage center at the Property subject to certain conditions as set forth in the Decision Letter dated March 28, 2017.

C. In 2019, the Applicant obtained another special exception from § 195-25.B(12) to permit U-Haul rentals and storage of U-Haul vehicles at the Property in addition to the self-storage center use subject to certain conditions as set forth in the Decision Letter dated December 17, 2019.

D. Applicant desires to cease the use and operation of the U-Haul rental and U-Haul storage as granted in 2019 and to construct a new 34,492 square foot self-storage building that would be used for self-storage in addition to the existing building.

E. As shown in the plans submitted and testified to, the new self-storage building would be located over an existing parking / paved area that is used for the U-Haul rental and storage operations.

F. Applicant testified and agreed that the proposed development will require formal land development approval from the Township in accordance with the Municipalities Planning Code and the Township's Subdivision and Land Development Ordinance and Stormwater Management Ordinance.

G. Based on the testimony and exhibits submitted, the proposed development of the additional self-storage building will comply with applicable parking

requirements and no zoning relief was requested relating to any reduction in parking.

H. Based on the opinion of the Applicant's Traffic Engineer, the following intersections will continue to have an overall "A" level of service even with the increased traffic generated by the proposed development: (1) the intersection of Church Road and northern 217 Church Road driveway, (2) the intersection of Church Road and the southern 217 Church Road driveway, and (3) the intersection of Church Road and the site driveway.

I. The Applicant's Traffic engineer also opined that the proposed internal circulation has been designed to provide for safe and efficient movement of automobiles and large wheel base vehicles.

J. The proposed additional self-storage building will be single story and have concrete floors, contain about 330 storage units/ lockers, and one bathroom.

K. The storage units/ lockers will range in size from 5 feet by 5 feet units up to 10 feet by 30 feet units.

L. The proposed additional self-storage facility will be staffed by one to two employees every day that it is open.

M. The proposed additional self-storage facility will not be open 24 hours and will have the following office hours of operation: 9:30 AM to 6 PM Monday through Friday, 9:00 AM to 5:30 PM Saturday and closed on Sunday; and the facility will be open to customers the same hours as the existing facility, namely from 6 AM to 10PM.

N. Tractor trailers will not be used as part of the self-storage use at the property.

O. Applicant acknowledged and agreed that, if approved, the Applicant was abandoning the previously approved U-Haul rental/ storage and similar travel vehicle rental uses at the Property and agreed as a condition of approval that the 2019 Decision is rescinded and/or no longer valid.

7. No one requested party status, and no one spoke during public comment in favor or against the requested relief.

8. Upper Gwynedd Township did not take a position with regard to Applicant's requested zoning relief.

9. Based on the uncontested evidence and testimony provided, there will be no adverse impact on neighboring properties if the requested relief is granted.

10. Upon review of the standards for a special exception approval as set forth in §§ 195-54 and 195-55 of the Zoning Code and § 912.1 of the Pennsylvania Municipalities Planning

Code, the Upper Gwynedd Township Zoning Hearing Board determines it appropriate to grant zoning relief in the form of the special exception requested subject to conditions.

### **III. CONCLUSIONS OF LAW**

1. The Upper Gwynedd Township Zoning Hearing Board has jurisdiction over the subject matter of the Application. The parcel in question is located in Upper Gwynedd Township, Montgomery County, Pennsylvania. The Applicant and the subject matter are properly before the Board and the Applicant has standing to submit the Application.

2. All required hearing notices were published and posted in accordance with law.

3. Upon review of the standards for approval as set forth in §§ 195-54 and 195-55 of the Zoning Code and § 912.1 of the Pennsylvania Municipalities Planning Code, the Upper Gwynedd Township Zoning Hearing Board determines it is appropriate to grant zoning relief in the form of the special exception requested subject to certain conditions as set forth in the Order attached to this Decision, which Order and conditions are hereby incorporated herein by reference.

### **IV. DISCUSSION**

Upon consideration of the above Findings of Fact and Conclusions of Law, the Zoning Hearing Board determines that the Application should be granted as set forth in the attached Order. The Zoning Hearing Board reserves the right to supplement these Findings of Fact and Conclusions of Law in the event of an appeal.

**BEFORE THE ZONING HEARING BOARD OF UPPER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF** : **Application No. 23-14**  
**212 CHURCH ROAD, LLC** :

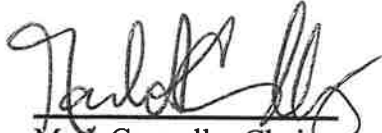
**ORDER**

AND NOW, this 27<sup>th</sup> day of June, 2023, upon consideration of the Findings of Fact, Conclusions of Law, and Discussion as set forth in the foregoing written Decision, the Upper Gwynedd Township Zoning Hearing Board hereby ORDERS that:


- (1) A special exception is hereby granted under § 192-25.B(12)(b) the Upper Gwynedd Township Zoning Code for property located at 212 Church Road, North Wales, PA 19454, Montgomery County Tax Parcel Number 56-00-01300-00-3 for the construction of an additional, 34,492 square foot building for self-storage use.
- (2) The approvals granted herein apply only to the proposed additional self-storage 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) All conditions as imposed by the Zoning Hearing Board for Application 2017-01 as they relate to the self-storage use on the Property shall continue to be in effect unless otherwise contrary to the factual findings as set forth in this Decision and Order, in which case the Applicant shall comply with the facts as found herein.
- (5) The special exception relief granted for Application 2019-16 has been abandoned by the Applicant and is no longer permitted unless approved by the Zoning Hearing Board.
- (6) 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.
- (7) The Applicant shall submit, if required by any law, regulation, or ordinance, all plans, and shall apply for and obtain all permits required.

(8) 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.

BY: **UPPER GWYNEDD TOWNSHIP  
ZONING HEARING BOARD<sup>1</sup>**

  
Mark Connelly, Chair

  
Rebecca Moodie, Member

  
Barbara McHale, Member

**A copy of this Decision and Order  
was mailed to the Applicant on this date:**

4/28/23

**THIS DECISION AND ORDER OF THE UPPER GWYNEDD TOWNSHIP ZONING HEARING BOARD IS FINAL AND ANY APPEAL OF IT MUST BE FILED WITH THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN THIRTY (30) DAYS FOLLOWING THE COPY MAILING DATE.**

<sup>1</sup> Mr. Ferguson was absent and Ms. Moodie, as alternate participated in this hearing as a regular member.

**ZONING HEARING BOARD**  
 UPPER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 Zoning Ordinance of November 23, 1987 as Amended

**RECEIVED**  
 FEB 23 2024  
 BY: ZHB 24-02

Date: 02-16-2024

Check One  
 APPLICATION FOR VARIANCE(S) X  
 APPLICATION FOR SPECIAL EXCEPTION(S) \_\_\_\_\_  
 APPEAL FROM ZONING OFFICER'S  
 DECISION/DETERMINATION(S) \_\_\_\_\_

PROPERTY ADDRESS/  
 LOCATION 848 Girard Avenue LOT SIZE 7,000 sf ZONING DISTRICT R-3

Check One (Applicant)  
 Owner  
 Equitable Owner (under Agreement of Sale)  
 Lessor  
 Lessee

Applicant's Name: Charlene & Daniel Wallace Date Ownership Secured 06/15/2015  
 Address: 848 Girard Avenue, Lansdale, PA 19446 Date of Agreement of Sale \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Date of Lease \_\_\_\_\_

Contractor's or Agent's Name to be determined Public Water Yes  No \_\_\_\_\_  
 Public Sewer Yes  No \_\_\_\_\_  
 Address \_\_\_\_\_

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

Seeking reduction from ~~12'~~ <sup>10'</sup> side yard setback as required by table Section 195-13~~F~~ to 3'. The existing lot is 50' wide and the minimum required width is 60'. A variance would not be required if the lot is the required minimum width. Without a variance the only possible location for an addition would be to the rear which would block both views to the yard and natural light to the existing sunroom and other living spaces. A first floor bedroom will allow the owners to age in place without having to navigate to the second floor's bedroom and full bathroom.

Applicant's Signature [Signature]  
 Please Print Name: Charlene Wallace  
 Attorney's Name: n/a  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Owner's signature, if Applicant is not Owner, agreeing to this Application

Record of Secretary – Zoning Hearing Board

Application No. \_\_\_\_\_ Hearing Date(s) \_\_\_\_\_ Decision Date \_\_\_\_\_

VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- ( ) Zoning Officer
- ( ) Zoning Hearing Board
- ( ) Board of Commissioners
- ( ) Zoning Solicitor

Signature of Secretary \_\_\_\_\_

- SYMBOLS**
- RECEPTACLE 110V
  - RECEPTACLE 110V W/ GROUND FAULT CIRCUIT INTERRUPTER
  - RECEPTACLE 110V W/ USB CHARGING PORT
  - RECEPTACLE 220V
  - QUAD RECEPTACLE 110V
  - RECEPTACLE 110V - FLOOR MOUNTED
  - JUNCTION BOX
  - SWITCH
  - 3-WAY SWITCH
  - 4-WAY SWITCH
  - OCCUPANCY SENSOR SWITCH
  - ELECTRIC PANEL
  - ELECTRIC METER
  - TELEPHONE
  - TELE / DATA
  - DATA
  - CABLE TELEVISION
  - THERMOSTAT
  - SMOKE DETECTOR
  - CARBON MONOXIDE DETECTOR
  - CARBON DIOXIDE DETECTOR
  - HEAT DETECTOR
  - EXIT SIGN - CEILING MOUNTED
  - EXIT SIGN W/ EMERGENCY LIGHT
  - EXIT SIGN - LOW MOUNTED
  - FIRE EXTINGUISHER
  - PULL STATION
  - HORN & STROBE
  - STROBE
  - BELL
  - SPEAKER
  - SPRINKLER HEAD
  - EMERGENCY LIGHT W/ BATTERY BACK-UP
  - REMOTE HEAD
  - TWO-HEAD REMOTE FIXTURE
  - RECESSED CEILING FIXTURE
  - RECESSED CEILING FIXTURE W/ EMERGENCY BALLAST
  - CEILING MOUNTED FIXTURE
  - WALL MOUNTED FIXTURE
  - WALL MOUNTED FIXTURE W/ EMERGENCY BALLAST
  - 2x2 FLUORESCENT
  - 2x2 FLUORESCENT W/ EMERGENCY BALLAST
  - 2x4 FLUORESCENT
  - 2x4 FLUORESCENT W/ EMERGENCY BALLAST
  - 1x FLUORESCENT (SEE REFLECTED CEILING PLAN FOR LENGTH)
  - TRACK LIGHT
  - FLOOR DRAIN
  - TRENCH DRAIN
  - FLOOR SINK
  - EXHAUST FAN
  - SUPPLY DIFFUSER
  - RETURN GRILLE
  - CEILING FAN
  - (1) HR PARTITION
  - (2) HR PARTITION

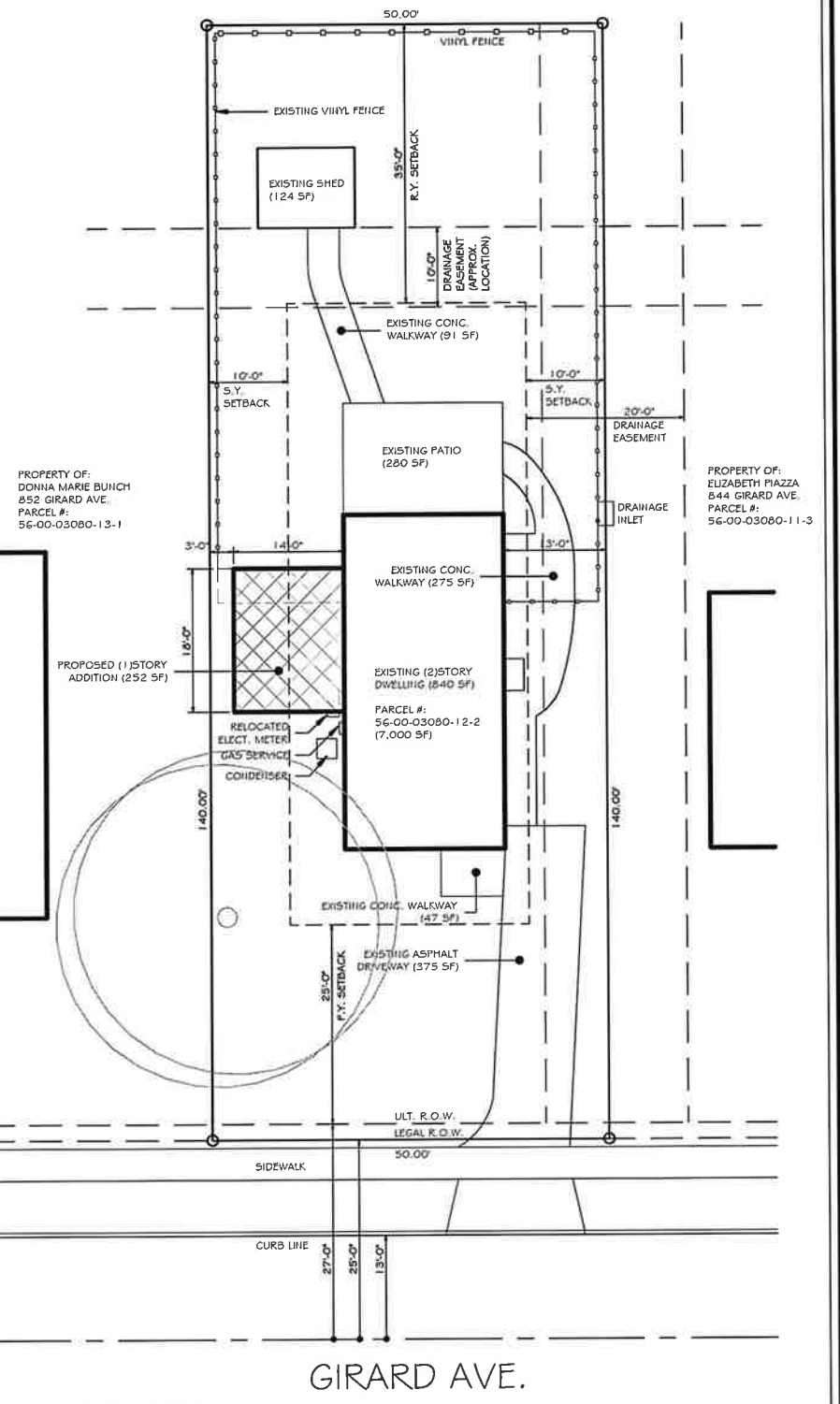
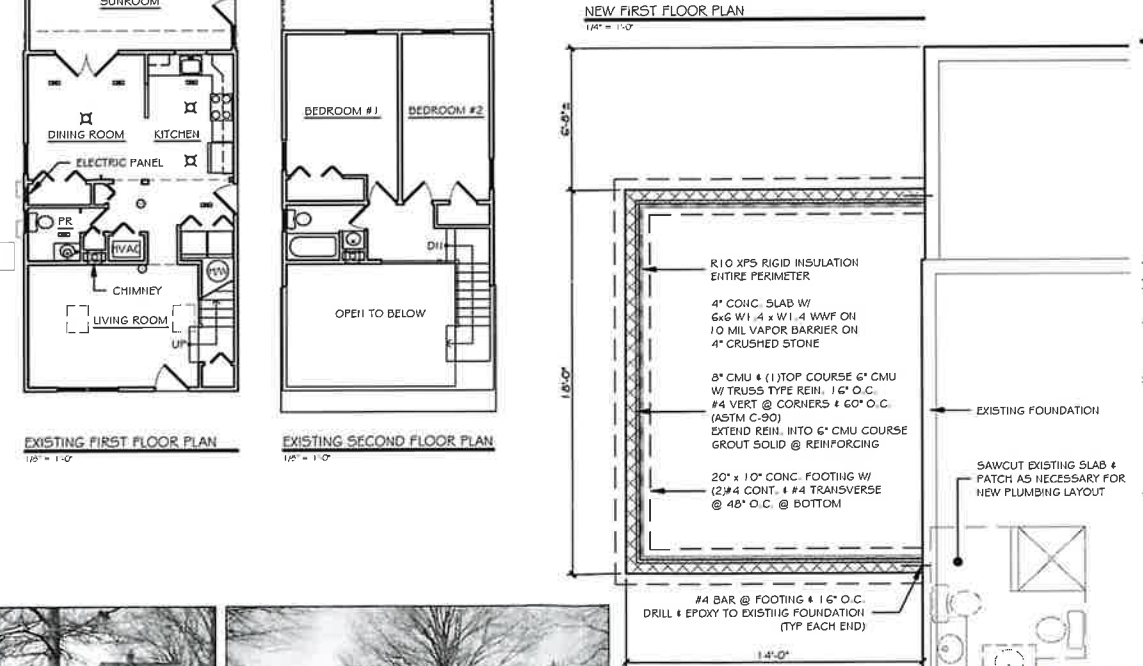
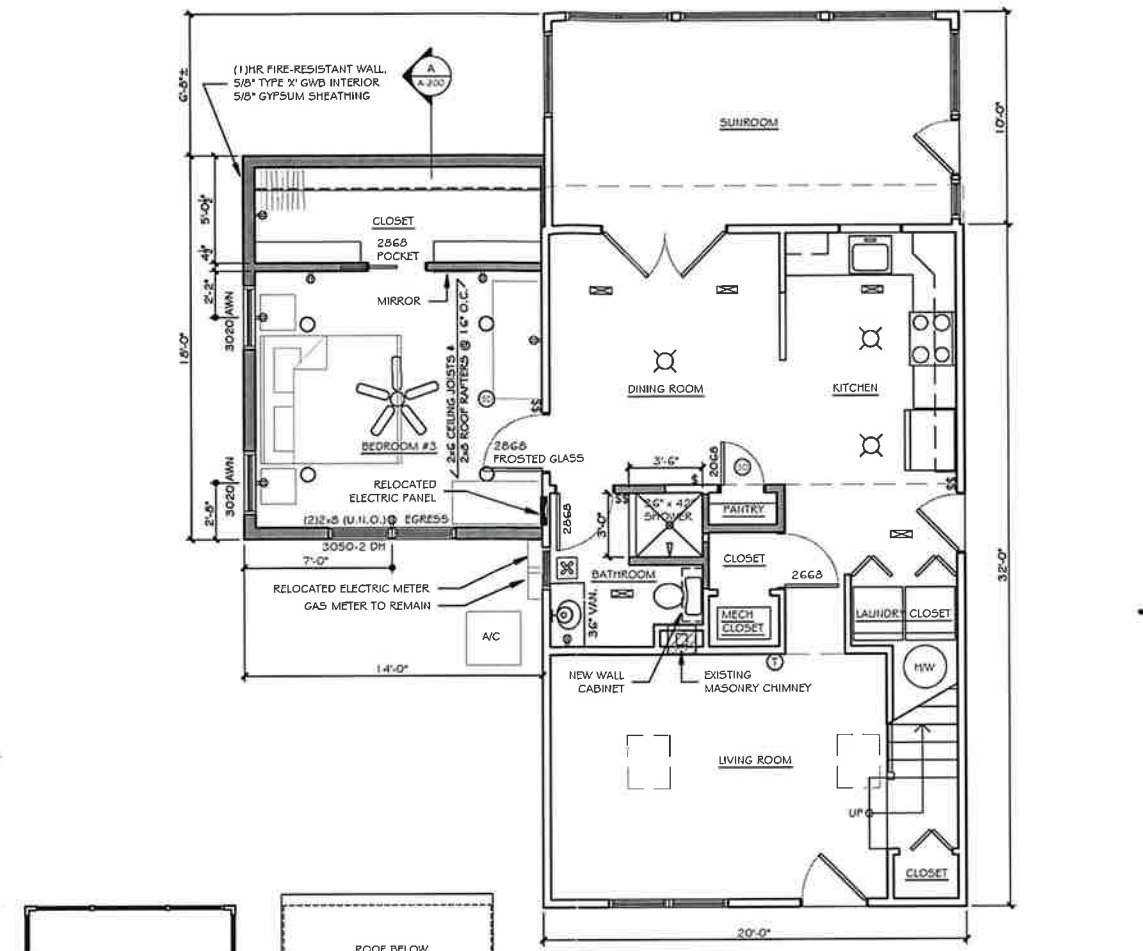
- EXISTING CONDITIONS NOTES:**
1. CONTRACTOR SHALL VERIFY FOR ARCHITECT'S REVIEW THE DEPTH & SIZE OF EXISTING FOUNDATIONS, BEARING WALLS, BEAMS, HEADERS OR OTHER STRUCTURAL MEMBERS PRIOR TO ALTERATION AND/OR MODIFICATION.
- FOUNDATION NOTES:**
1. ALL CMU CORES SOLID AT REINFORCING.
  2. SILL ANCHORS MUST BE IN SAME BLOCK AS VERT. REIN. BARS & NOT IN SAME CORE.
  3. WOOD FRAMING SHALL NOT BE IN DIRECT CONTACT W/ SLAB-ON-GRADE CONCRETE OR MASONRY SUBJECT TO MOISTURE. WOOD FRAMING IN CONTACT W/ CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
  4. ALL METAL HANGERS, PLATES, FASTENERS ETC. IN CONTACT W/ MASONRY, CONC. OR PRESSURE TREATED LUMBER MUST BE MIN. HOT DIP GALVANIZED.
  5. CONCRETE FOOTING MUST BE 3,500 PSI MIN. CONCRETE SLABS SHALL BE 3,000 PSI MIN.
  6. ALSO REFER TO GENERAL NOTES.
- GENERAL NOTES:**
1. ALL FRAMING TO BE MINIMUM 5PF #2 OR BETTER UNLESS NOTED OTHERWISE.
  2. FINISH MATERIALS, COLORS & FIXTURES SHALL BE SELECTED BY OWNER. CONTRACTOR SHALL VERIFY ALL SELECTIONS W/ OWNER PRIOR TO INSTALLATION.
  3. MASONRY CHIMNEY MUST COMPLY W/ ALL APPLICABLE SECTIONS OF CHAPTER 10 OF THE INTERNATIONAL RESIDENTIAL CODE.
  4. ADDITIONAL ELECTRICAL & HVAC DESIGN, CALCULATIONS & DOCUMENTS REQUIRED BY THE MUNICIPALITY FOR PERMITS SHALL BE SUPPLIED BY THE SELECTED, LICENSED & REGISTERED CONTRACTOR AND/OR SUBCONTRACTOR.
  5. ALL NEW WINDOWS, DOORS, CASING, TRIM, SILLS, BASEBOARD ETC. SHALL MATCH EXISTING UNLESS OTHERWISE SPECIFIED.
  6. ALL WINDOWS, DOORS, FIXTURES & MATERIALS MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
  7. ALL NEW WINDOWS MUST BE MIN. DOUBLE PANE, LOW-E, INSULATED, U-FACTOR 0.32 MIN. SIZES PROVIDED IN FEET & INCHES UNLESS NOTED OTHERWISE (EX. 3050 = 3'-0" W X 5'-0" H).
  8. OPERABLE WINDOWS W/ A SILL HEIGHT LOWER THAN 24" A.F.F. & GREATER THAN 72" ABOVE EXTERIOR GRADE OR SURFACE BELOW SHALL HAVE WINDOW OPENING CONTROL DEVICE HARDWARE IN ACCORDANCE W/ IRC SECTION 312. AFTER OPERATING TO RELEASE THE CONTROL DEVICE, SUCH HARDWARE SHALL PERMIT OPENING OF EGRESS WINDOWS USED FOR EMERGENCY ESCAPE & RESCUE OPENINGS & SHALL NOT REDUCE THE NET OPENING AS REQUIRED BY IRC SECTION 310.
  9. ALL MANUFACTURER'S & CONTRACTOR'S GUARANTEES AND/OR WARRANTIES MUST BE SUPPLIED TO THE OWNER AT TIME OF SUBSTANTIAL COMPLETION.
- MECHANICAL NOTES:**
1. NEW AND/OR REPLACEMENT, MODIFICATION, ETC. OF EXISTING MECHANICAL SYSTEM SHALL BE DESIGNED & INSTALLED BY QUALIFIED LICENSED CONTRACTOR & SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS REQUIRED PRIOR TO INSTALLATION.
- PLUMBING NOTES:**
1. ALL PLUMBING SYSTEMS, EQUIPMENT, FIXTURES, DEVICES, MATERIALS, ETC. MUST BE IN ACCORDANCE W/ ALL CURRENT & APPLICABLE ELECTRICAL & PLUMBING CODES. & SHALL BE DESIGNED BY QUALIFIED LICENSED PROFESSIONAL. DESIGN DOCUMENTS MUST BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS REQUIRED PRIOR TO INSTALLATION.
- ELECTRICAL NOTES:**
1. ALL RECEPTACLES IN KITCHENS, BATHS, BASEMENTS, AND EXTERIOR MUST BE ON GFCI PROTECTION.
  2. ALL BEDROOMS, LIVING AREAS, AND SMOKE DETECTORS MUST BE ON ARC FAULT BREAKERS.
  3. ALL WORK MUST BE IN COMPLIANCE WITH LATEST NATIONAL ELECTRIC CODE.
  4. ALL WORK MUST BE IN COMPLIANCE WITH LATEST ELECTRIC COMPANY REQUIREMENTS.
  5. MOUNT RECEPTACLES AT 18" UNLESS NOTED OTHERWISE.
  6. MOUNT SWITCHES AT 44" UNLESS NOTED OTHERWISE.
  7. CONFIRM AND PROVIDE ELECTRICAL SERVICES FOR ALL EQUIPMENT.
  8. PROVIDE & INSTALL HARD WIRED SMOKE/HEAT DETECTORS IN EACH BEDROOM & ONE EACH FLOOR. INTERCONNECTED AS REQUIRED BY CODE.
  9. ALL WIRE MUST BE COPPER UNLESS OTHERWISE NOTED.
  10. SE CABLE MAY BE USED FOR INTERIOR LOCATIONS BUT SHALL NOT BE EXPOSED.
  11. PROVIDE TWO POLE DISCONNECT WITH MINIMUM AMPERE RATING EQUAL TO CIRCUIT BREAKER SIZE.
  12. OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
  13. NO MORE THAN EIGHT DUPLEX RECEPTACLES SHALL BE CONNECTED TO ANY CIRCUIT.
  14. ALL RECESSED LIGHT FIXTURES IN CONTACT WITH INSULATION MUST BE IC RATED.

- GENERAL DEMOLITION NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND & OVERHEAD UTILITIES TO SAFEGUARD AGAINST INTERRUPTION OF SERVICES TO THE BUILDING AND/OR OTHER TENANTS.
  2. THE EXISTING EMERGENCY LIGHTING, FIRE DETECTION / ALARM & AUTOMATIC SPRINKLER SYSTEM SHALL BE MAINTAINED IN PROPER WORKING ORDER DURING ALL DEMOLITION & CONSTRUCTION IN ACCORDANCE W/ ALL APPLICABLE CODES.
  3. REMOVE ONLY NON-LOAD BEARING PARTITIONS & CONSTRUCTION. CONTRACTOR SHALL VERIFY PRIOR TO REMOVAL THAT NO STRUCTURAL ELEMENTS, WALLS, BEAMS, HEADERS, ETC. ARE DESIGNATED FOR DEMOLITION.
  4. CONTRACTOR SHALL CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATION FROM THE PLANS.
  5. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES TO THE PLANS.
  6. REMOVE ALL ABANDONED WIRING, PIPING, DUCTS & OTHER MECHANICAL, ELECTRICAL & PLUMBING ELEMENTS BACK TO SOURCE TO EXTENT POSSIBLE & CAPPED / TERMINATE IN ACCORDANCE TO THE CODE.
  7. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
  8. DEMOLITION CONTRACTOR SHALL NOT USE ANY METHODS THAT WILL DAMAGE CONSTRUCTION TO REMAIN IN PLACE.
  9. SAW-CUT ALL CONCRETE SLAB FLOORS TO BE REMOVED. CONTRACTOR SHALL COORDINATE W/ PLUMBING PLANS FOR ALL NEW UNDERGROUND PLUMBING PIPING.
  10. ALL DEMOLISHED MATERIALS SHALL BE PROPERLY REMOVED FROM SITE.
  11. HAZARDOUS MATERIALS INCLUDING LEAD PAINT & ASBESTOS SHALL BE REMOVED BY LICENSED / CERTIFIED CONTRACTORS.

- CONSTRUCTION CODES:**
- INTERNATIONAL RESIDENTIAL CODE 2018
- DESIGN LOADS:**
- DEAD (FLOOR): 20 PSF  
 LIVE (FLOOR): 40 PSF @ LIVING AREAS, 30 PSF @ SLEEPING AREAS  
 DEAD (ROOF): 15 PSF  
 SNOW (ROOF): 30 PSF  
 WIND: 115 MPH (3 SECOND GUST)

- EXISTING FIRST FLOOR PLAN**  
1/8" = 1'-0"
- EXISTING SECOND FLOOR PLAN**  
1/8" = 1'-0"

**EXISTING CONDITIONS PHOTOGRAPHS**  
NOT TO SCALE



**ZONING DATA - R-3 RESIDENTIAL DISTRICT (OPTIONAL REDUCED)**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	7,000 SF	7,000 SF	--
MIN. LOT WIDTH	50'	50'	--
F.Y. SETBACK	25'	34'-6"	--
S.Y. SETBACK	10'	13'	3'-0"
R.Y. SETBACK	35'	47'-6"	--
MAX. IMP. COV.	35%	29% (2,032 SF)	32.6% (2,284 SF)

**RECEIVED**  
MAR 01 2024  
BY: ZHB 24-02

REV #1: ZONING DATA: 02/28/2024  
 ZONING REVIEW ONLY - NOT FOR CONSTRUCTION: 02/20/2024

**WALLACE RESIDENCE BEDROOM ADDITION**  
 848 GIRARD AVENUE, LANSDALE, PA 19446  
 UPPER GWYNEDD TOWNSHIP

project no: 53724  
 Michael J. Panachyda  
 Architect LLC  
 527 W. Mt. Vernon St. Lansdale, PA 19446  
 p: 267-467-2551  
 www.mjp-architect.com

drawing: SITE PLANS, EXISTING & NEW FLOOR PLANS  
 date: 02/20/2024 sheet: A-100



EXISTING FRONT ELEVATION  
1/8" = 1'-0"

EXISTING LEFT SIDE ELEVATION  
1/8" = 1'-0"

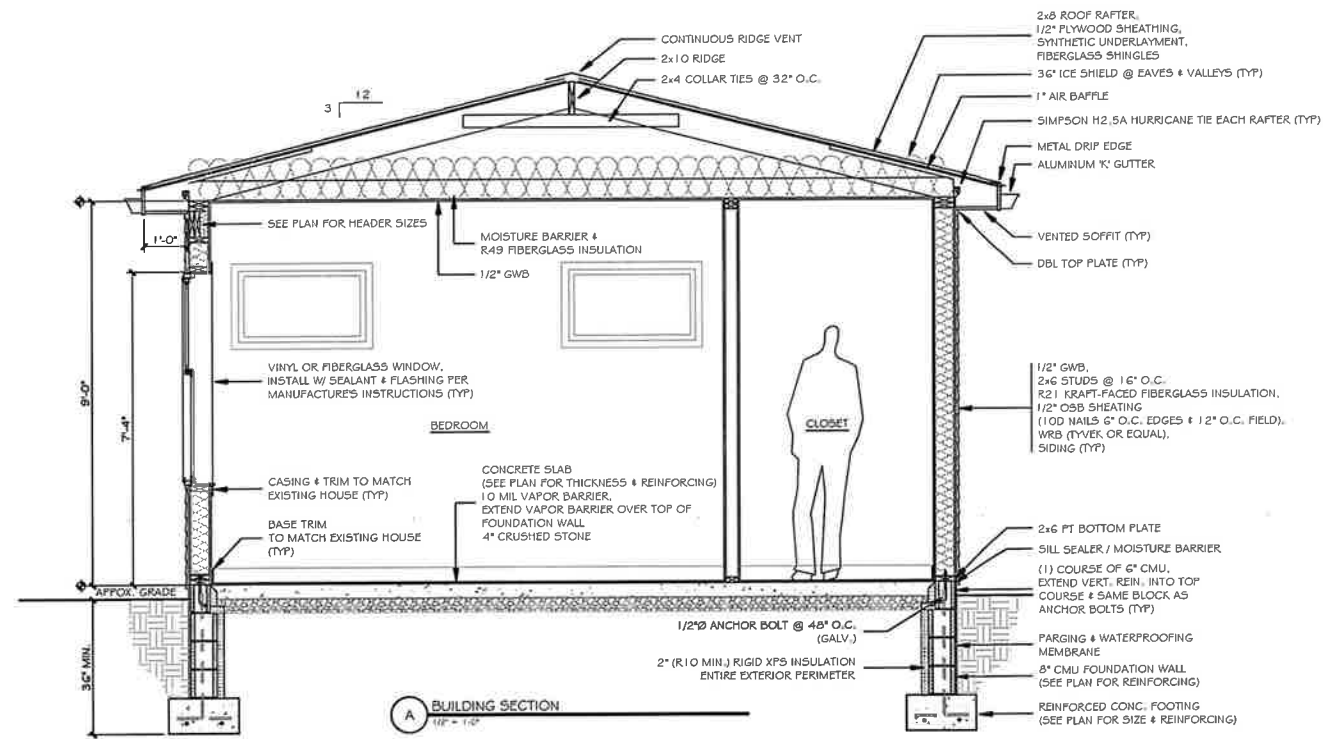
EXISTING REAR ELEVATION  
1/8" = 1'-0"



NEW FRONT ELEVATION  
1/8" = 1'-0"

NEW LEFT SIDE ELEVATION  
1/8" = 1'-0"

NEW REAR ELEVATION  
1/8" = 1'-0"



A BUILDING SECTION  
1/8" = 1'-0"

ZONING REVIEW ONLY - NOT FOR CONSTRUCTION: 02/20/2024

<p>WALLACE RESIDENCE BEDROOM ADDITION</p> <p>project no. 53724</p> <p><b>Michael J. Panachyda</b> Architect LLC</p> <p>EXTERIOR ELEVATIONS, BUILDING SECTION</p> <p>drawing: date: 02/20/2024</p>	<p>848 GIRARD AVENUE LANSDALE, PA 19446 UPPER GWYNEDD TOWNSHIP</p> <p>527 W. Mt. Vernon St. Lansdale, PA 19446 p: 267-467-3551 www.mjp-architect.com</p> <p>sheet: <b>A-200</b></p>
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ZONING HEARING BOARD  
 UPPER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 Zoning Ordinance of November 23, 1987 as Amended

RECEIVED  
 FEB 27 2024  
 BY: ZHB 24-03

Check One Date: 2/23/2024  
 APPLICATION FOR VARIANCE(S) \_\_\_\_\_  
 APPLICATION FOR SPECIAL EXCEPTION(S) X  
 APPEAL FROM ZONING OFFICER'S  
 DECISION/DETERMINATION(S) \_\_\_\_\_

PROPERTY ADDRESS/  
 LOCATION 467 Sumneytown Pike LOT SIZE 4.5 acres Approx. ZONING DISTRICT C - Commercial

Check One (Applicant)  
 Owner  
 Equitable Owner (under Agreement of Sale)  
 Lessor  
 Lessee

Applicant's Name: Upper Gwynedd Equities LLC Check One  
 Date Ownership Secured 8/15/2019  
~~1000 Lenola Rd., Bldg Two~~  
 Date of Agreement of Sale \_\_\_\_\_  
 Address: ~~Maple Shade, NJ 08052~~  
 Date of Lease \_\_\_\_\_  
 Telephone: 101 W. Main Street, Suite 100  
Moorestown, NJ 08057  
 Contractor's or  
 Agent's Name n/a Public Water Yes X No \_\_\_\_\_  
 Public Sewer Yes X No \_\_\_\_\_

Address \_\_\_\_\_

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.  
 See attached.

Upper Gwynedd Equities LLC  
 a Pennsylvania limited liability company  
 Applicant's Signature Morgan Konstantinidis  
 Please Print Name: Morgan Konstantinidis, Member  
 Owner's signature, if Applicant is not Owner, agreeing to this Application  
 Attorney's Name: Bernadette Kearney, Esq.  
 Address: 1684 S. Broad Street, Suite 230, P.O. Box 1479, Landsale, PA 19664  
 Telephone: 215-661-0400

Record of Secretary - Zoning Hearing Board

Application No. \_\_\_\_\_ Hearing Date(s) \_\_\_\_\_ Decision Date \_\_\_\_\_  
 VARIANCE(S) Granted \_\_\_\_\_ Denied \_\_\_\_\_  
 SPECIAL EXCEPTION(S) Granted \_\_\_\_\_ Denied \_\_\_\_\_  
 APPEAL Granted \_\_\_\_\_ Denied \_\_\_\_\_

RESTRICTIONS/CONDITIONS (if any)

- ( ) Zoning Officer
- ( ) Zoning Hearing Board
- ( ) Board of Commissioners
- ( ) Zoning Solicitor

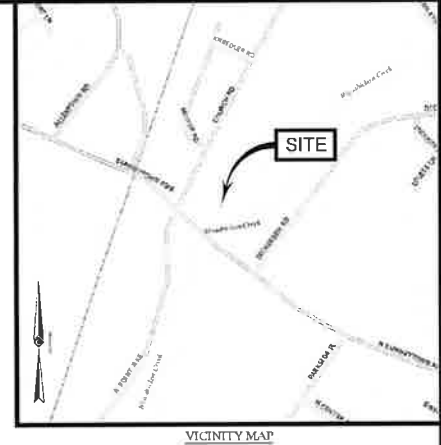
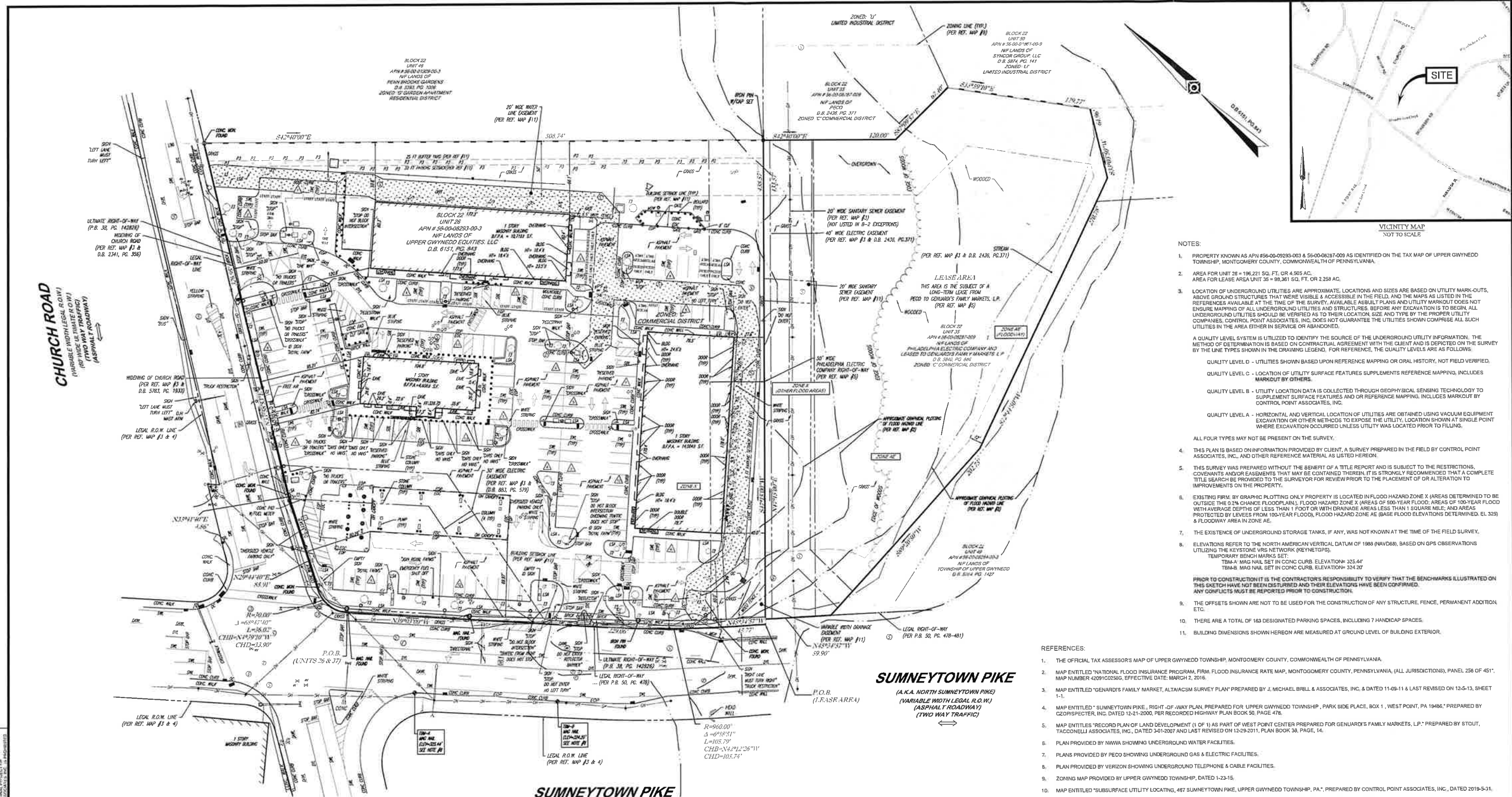
Signature of Secretary \_\_\_\_\_

Upper Gwynedd Equities LLC  
Zoning Attachment

The Applicant is requesting special exception relief from Section 195-22.A(8)(f) for an educational use for Kids First Swim School. The location of the Kids First Swim School is shown on the attached plan and is the remaining space in the building and is 7,023 s.f.

Kids First provides swim instruction and training to children and adults. Kids First has a defined curriculum with numerous levels of instruction. In addition to the swim instruction and training, Kids First provides occasional recreational activities as an accessory use as set forth in the attached letter dated February 12, 2024 from E.Van Rieker.

The requested special exception is suitable for the Property as an educational use and will not substantially injure or detract from the use of neighboring Property or the character of the neighborhood. Kids First will serve the best interests of the Township, the convenience of the community and the public welfare.



- NOTES:**
- PROPERTY KNOWN AS APN 55-00-09293-003 & 55-00-08287-009 AS IDENTIFIED ON THE TAX MAP OF UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
  - AREA FOR UNIT 26 = 196,221 SQ. FT. OR 4.505 AC. AREA FOR LEASE AREA UNIT 35 = 89,361 SQ. FT. OR 2.258 AC.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL LINES & STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
  - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
  - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
  - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
  - EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), FLOOD HAZARD ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD), FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, EL. 325) & FLOODWAY AREA IN ZONE AE.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETOPS).  
TEMPORARY BENCH MARKS SET:  
TBM-A: MAG NAIL SET IN CONC CURB, ELEVATION= 325.47'  
TBM-B: MAG NAIL SET IN CONC CURB, ELEVATION= 324.20'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THERE ARE A TOTAL OF 163 DESIGNATED PARKING SPACES, INCLUDING 7 HANDICAP SPACES.
  - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), MAP 258 OF 451", MAP NUMBER 42091C0256G, EFFECTIVE DATE: MARCH 2, 2016.
  - MAP ENTITLED "GENARDI'S FAMILY MARKET, ALTAGCSM SURVEY PLAN" PREPARED BY J. MICHAEL BRILL & ASSOCIATES, INC. & DATED 11-09-11 & LAST REVISED ON 12-13-13, SHEET 1-1.
  - MAP ENTITLED "SUMNEYTOWN PIKE, RIGHT-OF-WAY PLAN, PREPARED FOR UPPER GWYNEDD TOWNSHIP, PARK SIDE PLACE, BOX 1, WEST POINT, PA 19486", PREPARED BY CZOPISEKTER, INC. DATED 12-21-2000, PER RECORDED HIGHWAY PLAN BOOK 50, PAGE 478.
  - MAP ENTITLED "RECORD PLAN OF LAND DEVELOPMENT (S OF 1) AS PART OF WEST POINT CENTER PREPARED FOR GENARDI'S FAMILY MARKETS, LP", PREPARED BY STOUT, TACCONELLI ASSOCIATES, INC. DATED 3-01-2007 AND LAST REVISED ON 12-29-2011, PLAN BOOK 38, PAGE, 14.
  - PLAN PROVIDED BY NWWA SHOWING UNDERGROUND WATER FACILITIES.
  - PLANS PROVIDED BY PEDCO SHOWING UNDERGROUND GAS & ELECTRIC FACILITIES.
  - PLAN PROVIDED BY VERIZON SHOWING UNDERGROUND TELEPHONE & CABLE FACILITIES.
  - ZONING MAP PROVIDED BY UPPER GWYNEDD TOWNSHIP, DATED 1-23-15.
  - MAP ENTITLED "SUBSURFACE UTILITY LOCATING, 467 SUMNEYTOWN PIKE, UPPER GWYNEDD TOWNSHIP, PA", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 2019-5-31.
  - PLAN ENTITLED "FIELD CHANGE PLANS FOR UPPER GWYNEDD EQUITIES, LLC" DATED 09-17-2021 AND LAST REVISED 11-09-2021 AS PREPARED BY BOHLER ENGINEERING.
  - MAP ENTITLED "SHOPPES @ UPPER GWYNEDD, PROGRESS PLAN, UTILITY INSTALLATION RECORD", DATED 04-23-2021 AS PREPARED BY BLOOMING GLEN CONTRACTORS.
  - CONTRACTOR AS-BUILT MARKUP FOR PRIMARY SECONDARY CONDUIT SHOWING INSTALLED TELECOMMUNICATIONS.
  - CONTRACTOR AS-BUILT MARKUP FOR LIGHTING CONDUIT LAYOUT SHOWING INSTALLED ELECTRIC LINES.

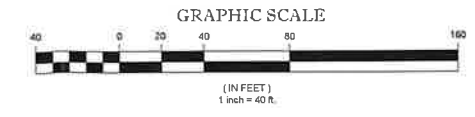
**UTILITIES:**

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20223351656

UTILITY COMPANY	PHONE NUMBER
AT & T	215-233-3474
COMCAST COMMUNICATIONS, INC.	800-292-8057
COMCAST CABLEVISION	215-961-3600
NORTH WALES WATER	605-298-6757
PEDCO	215-690-4036
UPPER GWYNEDD TOWNSHIP	215-690-7777
VERIZON	800-937-6000

**LEGEND**

EXISTING CONTOUR	HYDRANT	TRAFFIC SIGNAL POLE	EDGE OF CONC.
EXISTING SPOT ELEVATION	WATER VALVE	PAINTED HANDICAPPED	EDGE OF PAVEMENT
EXIST. TOP OF CURB ELEVATION	GAS VALVE	PAINTED ARROWS	LANDSCAPED AREA
EXIST. BOTTOM OF CURB ELEVATION	GAS METER	DETECTABLE WARNING PAD	MASONRY BLOCK WALL
EXIST. FINISHED FLOOR ELEVATION	ELECTRIC METER	METAL COVERS	METAL COVER
OVERHEAD WIRES	IRRIGATION VALVE	FILLED WITH WATER	NO VISIBLE PIPES
APPROX. LOC. UNDERGROUND WATER LINE	UNKNOWN MANHOLE	DOUBLE SIGN	SIGN
APPROX. LOC. UNDERGROUND NATURAL GAS LINE	SANITARY/SEWER MANHOLE	MAIL BOX	NOT FIELD VERIFIED
APPROX. LOC. UNDERGROUND TELEPHONE LINE	DRAINAGE/STORM MANHOLE	BOLLARD	TYPICAL
APPROX. LOC. UNDERGROUND ELECTRIC LINE	ELECTRIC MANHOLE	AIR STATION	SOLID WHITE LINE
APPROX. LOC. UNDERGROUND SANITARY LINE	TELEPHONE MANHOLE	VACUUM	SOLID YELLOW LINE
APPROX. LOC. UNDERGROUND DRAINAGE LINE	CATCH BASIN	AREA LIGHT	SOLID BLUE LINE
SUBSURFACE UTILITY QUALITY LEVEL A	CLEAN OUT	LAMP	DOUBLE YELLOW LINE
SUBSURFACE UTILITY QUALITY LEVEL B	ROOF DRAIN	FLARED END SECTION	FILLED WITH WATER
SUBSURFACE UTILITY QUALITY LEVEL C	MONITORING WELL	HEIGHT	HEIGHT
SUBSURFACE UTILITY QUALITY LEVEL D	UTILITY POLE	DECIDUOUS TREE & TRUNK SIZE	DASHED WHITE LINE
	UTILITY POLE/LIGHT POLE	PARKING SPACE COUNT	DASHED YELLOW LINE
	GUY WIRE	CHAIN LINK FENCE	BUILDING
		DEPRESSED CURB	BUILDING FOOTPRINT AREA
			UNKNOWN TERMINUS

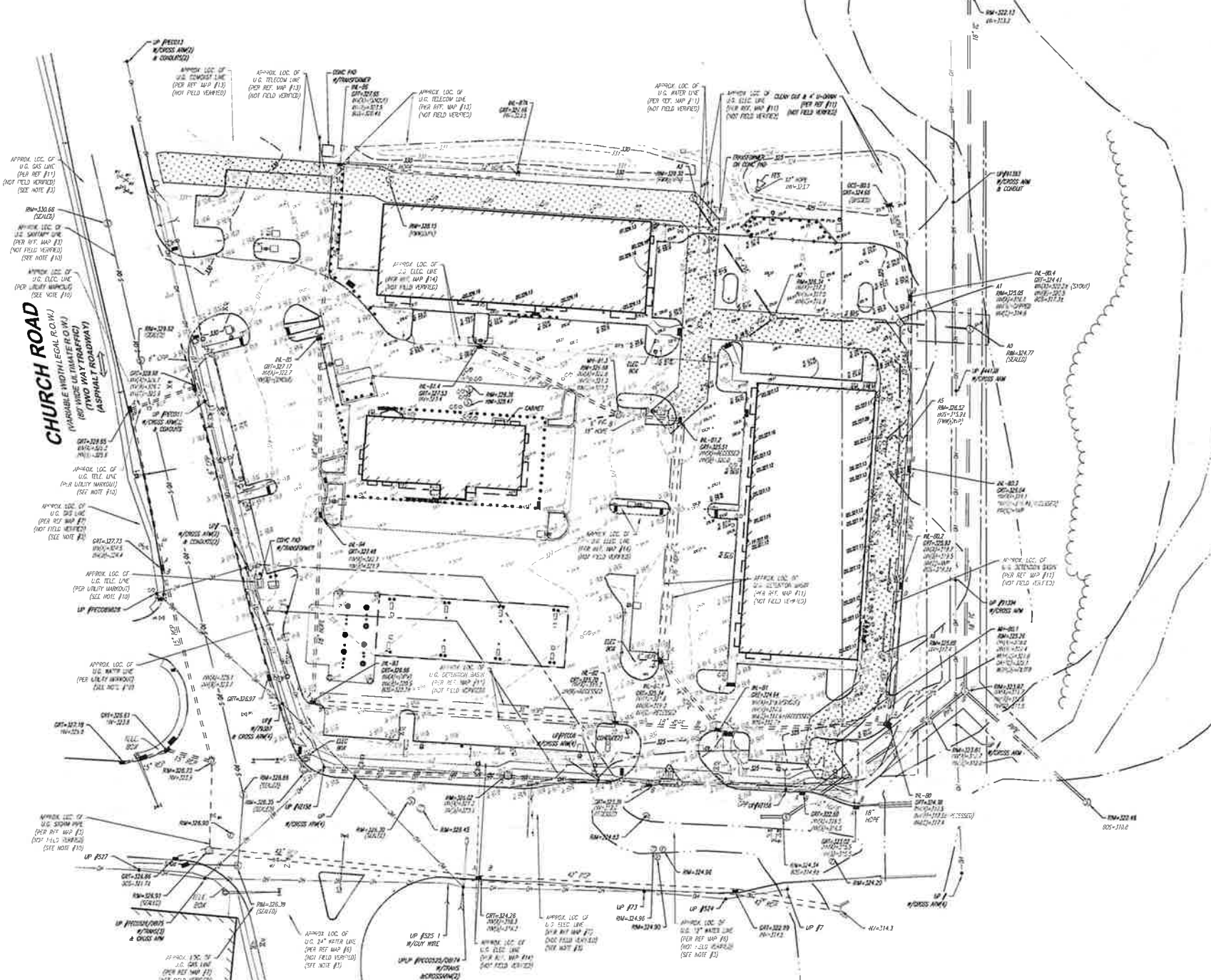


I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

**JAMES C. WEED**  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250

DATE: 12-21-2022

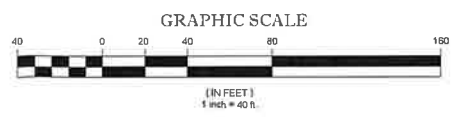
NO.	FINAL AS-BUILT (FIELD DATE 12-26-2022)	2.0.	PHASE	DATE		
1	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE	
FIELD DATE	09-12-2022	<b>AS-BUILT SURVEY</b> <b>UPPER GWYNEDD EQUITIES LLC.</b> 467 SUMNEYTOWN PIKE APN 55-00-08293-003 & 55-00-08287-009 UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA				
FIELD BOOK NO.	22-05					
FIELD BOOK PG.	93					
FIELD CREW	D.G.	<b>CONTROL POINT ASSOCIATES, INC.</b> NEW BRUNSWICK CORPORATE CENTER 215 W. GREENBURY STREET, SUITE 202 CHERRY HILL, NJ 08003 215-684-7400 WWW.CONTROLPOINT.COM				
DRAWN	P.V.	APPROVED	DATE	SCALE	FILE NO.	DWG. NO.
	K.W.	BAR/D.P.S.	09-12-2022	1" = 40'	02-150429-00	1 OF 2



**CHURCH ROAD**  
(VARIABLE WIDTH LEGAL ROW)  
(TWO WAY TRAFFIC)  
(ASPHALT ROADWAY)

**LEGEND**

---	EXISTING CONTOUR	○	HYDRANT	—	TRAFFIC SIGNAL POLE	---	EDGE OF CONC.
---	EXISTING SPOT ELEVATION	○	WATER VALVE	---	PAINTED HANDICAPPED	---	EDGE OF PAVEMENT
---	EXIST. TOP OF CURB ELEVATION	○	GAS VALVE	---	PAINTED ARROWS	---	LANDSCAPED AREA
---	EXIST. BOTTOM OF CURB ELEVATION	○	GAS METER	---	DETECTABLE WARNING PAD	---	MASONRY BLOCK WALL
---	EXIST. FINISHED FLOOR ELEVATION	○	ELECTRIC METER	---	METAL COVERS	---	METAL COVER
---	OVERHEAD WIRES	○	IRRIGATION VALVE	---	SIGN	---	NO VISIBLE PIPES
---	APPROX. LOC. UNDERGROUND WATER LINE	○	UNKNOWN MANHOLE	---	DOUBLE SIGN	---	FILLED WITH WATER
---	APPROX. LOC. UNDERGROUND NATURAL GAS LINE	○	SANITARY/SEWER MANHOLE	---	MAIL BOX	---	NOT FIELD VERIFIED
---	APPROX. LOC. UNDERGROUND TELEPHONE LINE	○	DRAINAGE/STORM MANHOLE	---	BOLLARD	---	TYPICAL
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE	○	ELECTRIC MANHOLE	---	AIR STATION	---	SOLID WHITE LINE
---	APPROX. LOC. UNDERGROUND SANITARY LINE	○	TELEPHONE MANHOLE	---	VACUUM	---	SOLID YELLOW LINE
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE	○	CATCH BASINS	---	AREA LIGHT	---	SOLID BLUE LINE
---	SUBSURFACE UTILITY QUALITY LEVEL A	○	CLEAN OUT	---	LAMP	---	DOUBLE YELLOW LINE
---	SUBSURFACE UTILITY QUALITY LEVEL B	○	ROOF DRAIN	---	FLARED END SECTION	---	FILLED WITH WATER
---	SUBSURFACE UTILITY QUALITY LEVEL C	○	MONITORING WELL	---	DECIDUOUS TREE & TRUNK SIZE	---	DASHED WHITE LINE
---	SUBSURFACE UTILITY QUALITY LEVEL D	○	UTILITY POLE	---	PARKING SPACE COUNT	---	DASHED YELLOW LINE
		○	UTILITY POLE/LIGHT POLE	---	CHAIN LINK FENCE	---	BUILDING
		○	GUY WIRE	---	DEPRESSED CURB	---	BUILDING FOOTPRINT AREA
		○		---		---	UNKNOWN TERMINUS



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

**JAMES C. WEED**  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #73290

12-21-2022  
DATE

NOT VALID UNLESS SEALED IN RED INK

FIELD DATE	08-12-2022	AS-BUILT SURVEY
FIELD BOOK NO.	22-05	UPPER GWYNEDD EQUITIES LLC.
FIELD BOOK PG.	93	467 SUMNERTOWN PIKE APN 56-00-08293-003 & 56-00-08287-009 UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA
FIELD CREW	D.G.	<b>CONTROL POINT ASSOCIATES, INC.</b>
DRAWN	P.V.	1700 HANLON DRIVE LANCASTER, PA 17602 TEL: 717-299-1100 FAX: 717-299-1101
REVIEWED	K.W.	APPROVED DATE SCALE FILE NO. DWG NO.
		B.A.R.D.P.S. 09-12-2022 1" = 40' 02-150429-00 2 OF 2

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3. HORIZONTAL BRIDGING IS NOT REQUIRED WHEN GYPSUM WALLBOARD IS INSTALLED FULL HEIGHT ON BOTH SIDES OF PARTITION. BUT HORIZONTAL BRIDGING IS STILL REQUIRED AT 1'-0" BELOW DEFLECTION TRACK IF SLIP CLIPS AT DEFLECTION TRACK ARE NOT PROVIDED.

NOTES:  
 1. ALL PROPERTIES SHOWN ABOVE ARE MINIMUM.  
 2. STUD AND JOIST DESIGNATIONS ARE PER STEEL STUD MANUFACTURERS ASSOCIATION (SSMA).

FINISH VARIES

5.16 3/8" METAL STUD PARTITION WITH 5/8" GYP. BOARD EACH SIDE, STC 56.

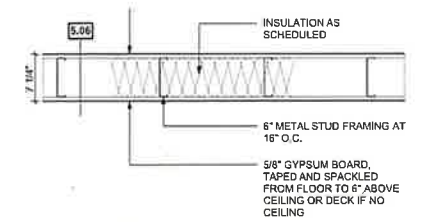
5.03 3/8" METAL STUD PARTITION WITH 5/8" GYP. BOARD EACH SIDE.

23 WALL DETAILS 1 1/2" SCALE 1/2" = 1'-0"

21 GYP. WALL CONTROL JOINT DETAIL SCALE 3/4" = 1'-0"

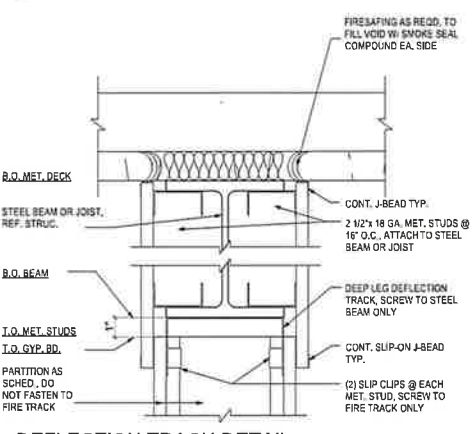
20 PARTITION TYPE 5.16 SCALE 1" = 1'-0"

20 PARTITION 5.03 SCALE 1" = 1'-0"

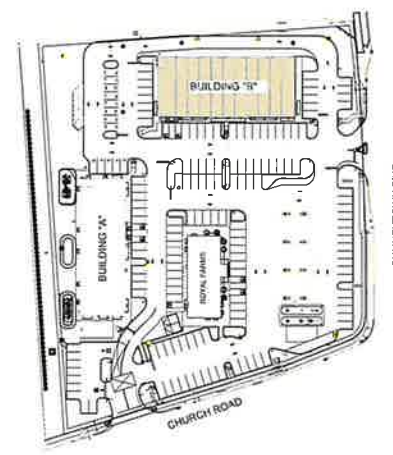


5.06 6" METAL STUD PARTITION WITH 5/8" GYP. BOARD EACH SIDE.

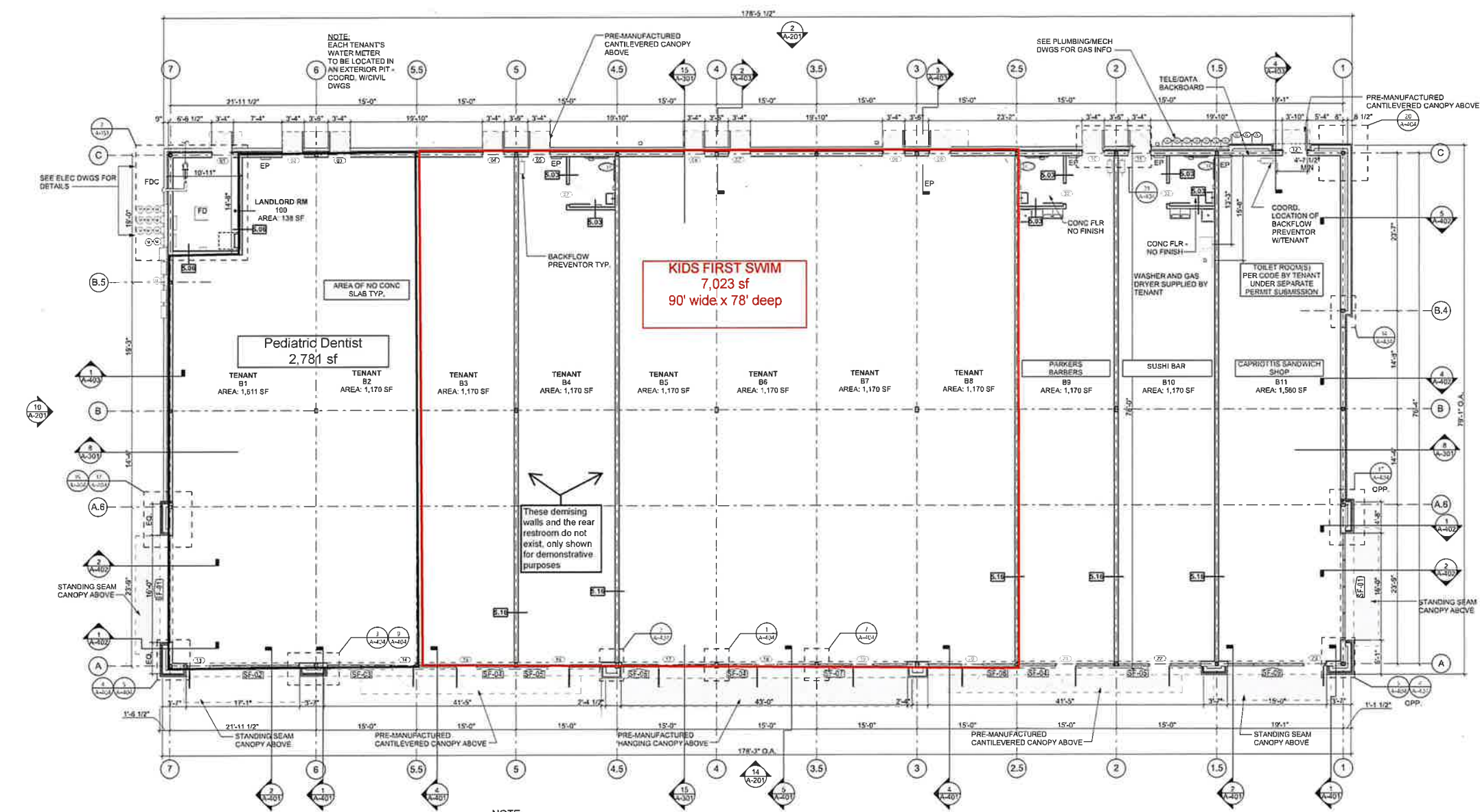
13 PARTITION 5.06 SCALE 1" = 1'-0"



7 DEFLECTION TRACK DETAIL SCALE 3/4" = 1'-0"



1 KEY PLAN NOT TO SCALE



NOTE:  
 SEE THE ATTACHED LANDLORD LETTER FOR COMPLETION OF THE ALTERNATE "VANILLA BOX" ITEMS

2 FLOOR PLAN SCALE 1/4" = 1'-0"

**Retail Sites**  
 UPPER GWYNEDD  
 EQUITIES, LLC C/O  
 RETAIL SITES, LLC  
 1000 LENOLA ROAD  
 MAPLE SHADE, NJ 08052

SHOPPES OF  
 UPPER GWYNEDD  
 BUILDING "B" MULTI-TENANT  
 GROUND UP  
 CHURCH ROAD &  
 SUMNEYTOWN PIKE  
 UPPER GWYNEDD TOWNSHIP,  
 PA 19446

DISTRIBUTION: DATE:  
 0 ISSUE FOR PERMIT 10/28/21

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DRAWING NAME & TITLE:  
 FLOOR PLAN  
 A-101