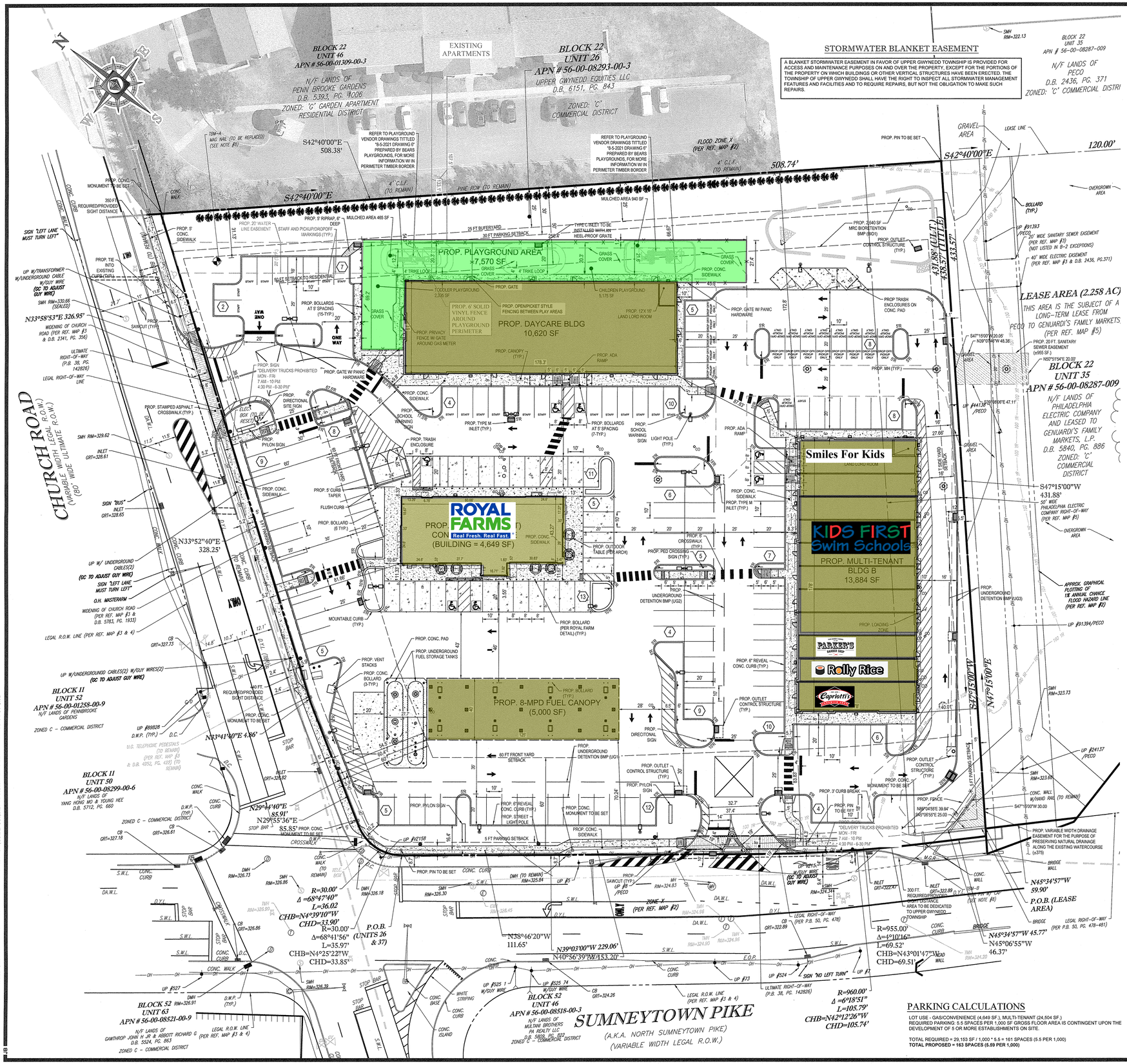

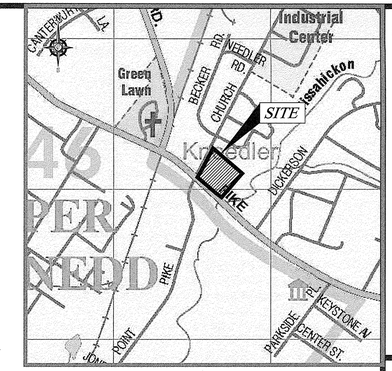

LOCATION MAP

1"=1,000'

500' 0 1,000'

OWNER: UPPER GWYNEDD EQUITIES LLC
1000 S. LENOLA ROAD, BUILDING 2, SUITE 100
MAPLE SHADE, NJ 08052

GENERAL NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   CONTROL POINT ASSOCIATES, INC.
   ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
   FILE NO: 02-150429-00
   DATED: 1/11/2016
   REVISED: 2/11/2020

   BOHLER ENGINEERING PA, LLC
   ENTITLED: "PRELIMINARY/FINAL LAND DEVELOPMENT PLANS"
   PROJECT NO: PY192022
   DATED: 04/11/2019
   REVISED: 09/1/2020
2. APPLICANT: UPPER GWYNEDD EQUITIES LLC
   1000 S. LENOLA ROAD, BUILDING 2, SUITE 100
   MAPLE SHADE, NJ 08052
   ATTENTION: ROBERT HILL
   856-778-4900
3. SITE AREA: 198,617 S.F. OR 4.56 AC. EXISTING TO TITLE LINE (4.50 AC. NET)
4. IT IS THE OWNER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN CONTINUED COMPLIANCE WITH THE ADA REGULATIONS PERTAINING TO ON AND OFF SITE FEATURES.
5. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
6. FEATURES TO BE REMOVED ARE NOTED (TBR).
7. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND SURVEY.
8. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONES AE (BASE FLOOD ELEVATIONS DETERMINED) AND HAZARD ZONE 'X' OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 258 OF 451", COMMUNITY PANEL NUMBER 42091C0258 G, EFFECTIVE DATE MARCH 2, 2016.
9. ALL KNOWN EXISTING EASEMENTS, DEED RESTRICTIONS, AND COVENANTS ARE REFERENCED AND/OR SHOWN ON THE PLAN. THERE ARE NO EXISTING EASEMENTS, COVENANTS, AND DEED RESTRICTIONS ALONG THE NORTHEASTERN PROPERTY LINE FOR 100 FEET BEYOND THE SITE.
10. ALL CONSTRUCTION AND MATERIALS MUST CONFORM TO THE TOWNSHIP STANDARDS AND TO PENNDOT PUBLICATION 408. WHERE A DISCREPANCY OCCURS BETWEEN THE TWO STANDARDS, THE STRICTER STANDARD SHALL APPLY.
11. NO FENCES, HEDGES, TREES, SHRUBBERY, WALLS, PLANTINGS OR OTHER OBSTRUCTIONS SHALL BE LOCATED OR PERMITTED WITHIN THE RIGHT-OF-WAY.
12. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED STREET LIGHTS.
13. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MUST BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL MUST BE REDISTRIBUTED ON THE SITE UNIFORMLY.
14. ALL PROPOSED STRUCTURES ARE TO BE ONE-STORY UNLESS OTHERWISE NOTED. BUILDING A & B TO BE SPRINKLERED.
15. THE DRIVEWAY ON SUMNEYTOWN ROAD SHALL BE RESTRICTED TO PROHIBIT TRUCKS LARGER THAN A WB-40 OR EQUIVALENT VEHICLE FROM ENTERING, INCLUDING A WB-53 FUEL TRUCK. FUEL TRUCKS SHALL ACCESS THE SITE SOLELY FROM CHURCH ROAD. FUEL TRUCKS SHALL NOT BE PERMITTED ON THE PROPERTY BETWEEN 6:00 AM - 9:00 AM AND 4:00 PM - 7:00 PM.
16. IF IT IS DETERMINED BY THE TOWNSHIP ENGINEER, THE MCCD AND/OR PADEP THAT THE BIORETENTION FACILITY IS NOT FUNCTIONING PROPERLY DURING CONSTRUCTION OR DURING THE MAINTENANCE PERIOD, THE APPLICANT/OWNER WILL BE RESPONSIBLE FOR REDESIGNING/MODIFYING THE BIORETENTION FACILITY SO THAT IT FUNCTIONS PROPERLY. IF THIS HAPPENS DURING THE MAINTENANCE PERIOD, THE REDESIGNED BIORETENTION FACILITY WILL BE MONITORED FOR A MINIMUM ONE YEAR AFTER THE MODIFICATIONS ARE COMPLETE AND WRITTEN CONFIRMATION SHALL BE OBTAINED FROM THE TOWNSHIP, THE MCCD AND/OR PADEP PRIOR TO RELEASING THE MAINTENANCE BOND.
17. REFERENCE SURVEY MATERIALS PREPARED BY CONTROL POINT ASSOCIATES FOR ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND OTHER MATTERS OF RECORD, INCLUDING WITHOUT LIMITATION, THAT CERTAIN ENVIRONMENTAL COVENANT DATED APRIL 4, 2011 AND RECORDED WITH THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 15, 2011 IN DEED BOOK 5813, PAGE 1287, AFFECTING THE SUBJECT PROPERTY.
18. PROPOSED FUEL CANOPY HEIGHT = 19.0 FT.
19. THE EXISTING LEASE WITH PECO WILL BE TERMINATED AS PART OF THIS DEVELOPMENT.
20. PROPERTY OWNER SHALL MAINTAIN EXISTING CHAIN LINK FENCE AND EXISTING & PROPOSED LANDSCAPING ABUTTING PENNBROOKE APARTMENTS.
21. PROPOSED PINS: 3
    PROPOSED CONC. MONUMENTS: 5
22. LOT CONSOLIDATION - BLOCK 22 UNIT 26 & BLOCK 22 UNIT 37, BOTH KNOWN AS APN # 56-00-08293-00-3 WILL BE CONSOLIDATED INTO ONE PARCEL AT TIME OF ACQUISITION BY DEVELOPER.
23. ACTIVITY & USE LIMITATIONS.

    THE PROPERTY IS SUBJECT TO THE FOLLOWING ACTIVITY AND USE LIMITATIONS, WHICH THE OWNER AND EACH SUBSEQUENT OWNER OF THE PROPERTY SHALL ABIDE BY: THE GROUNDWATER AT AND BENEATH THE PROPERTY WILL NOT BE USED FOR IRRIGATION, COMMERCIAL, OR POTABLE PURPOSES.

    GETTY WILL ENSURE THAT THE FOLLOWING POST-REMEDIATION CARE PLAN (PRCP) WILL BE IMPLEMENTED:

    A.) AN EVALUATION OF THE SERVICE STATION WILL BE CONDUCTED AND THE PROPERTY OWNER OF THE ONE AFFECTED DOWNGRADIENT PROPERTY (467 SUMNEYTOWN PIKE) WILL BE CONTACTED ANNUALLY TO ENSURE THAT THERE IS NO GROUNDWATER USAGE. THE PADEP WILL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF ANY GROUNDWATER USAGE IN THE AREA. A PRCP SUMMARY REPORT WILL BE SUBMITTED TO THE PADEP ON AN ANNUAL BASIS, BEGINNING IN JANUARY OF THE YEAR THE PADEP APPROVES THE RELEASE OF LIABILITY.
24. REFERENCE SHEET C-29 FOR WATER MAIN EASEMENT LINE BEARING & DISTANCE TABLE.
25. REFERENCE SHEET P-1 FOR PHASING PLAN. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ACCESS AT ASPHALT BOUNDARY OF PHASE 1 DURING CONSTRUCTION OF PHASE 2 AND 3, IF NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO ASPHALT
26. REFERENCE SHEET P-1 FOR BOUNDARIES OF PROPOSED LANDSCAPING TO BE INSTALLED DURING EACH PHASE.
27. STAMPED ASPHALT CROSSWALKS FRONTING CHURCH ROAD AND SUMNEYTOWN PIKE SHALL BE MAINTAINED BY THE PROPERTY OWNER.

ZONING REQUIREMENTS

ZONING DATA: TOWNSHIP OF UPPER GWYNEDD ZONING, ORD. NO. 87-11.
ZONING DISTRICT: C - COMMERCIAL
EXISTING USE: SUPERMARKET (PERMITTED BY-RIGHT)
PROPOSED LOT USES - MULTIPLE PRINCIPAL USES ON A SINGLE LOT INCLUDING RETAIL SALES, OFFICE AND OTHER USES PERMITTED BY SECTION 195-22 A OF THE UPPER GWYNEDD TOWNSHIP ZONING ORDINANCE **(CONDITIONAL USE APPROVED)**

OVERALL BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED (LOT 1)
LOT AREA	15,000 S.F. (0.34 AC)	GROSS = 198,617 SF (4.56 AC.)* NET = 196,221 SF (4.50 AC.)**	196,221 SF (4.50 AC.)
LOT WIDTH:	75 FT.	±402 FT.	± 402 FT.
MINIMUM BUILDING SETBACK			
FRONT YARD SETBACK:	60 FT.	±192.5 FT.	60.4 FT.
SIDE YARD SETBACK:	12 FT.	±35.4 FT.	27.7 FT.
REAR YARD SETBACK:	50 FT.	±36.6 FT. (ENC)*	54.6 FT.
SETBACK ADJACENT TO RESIDENTIAL DISTRICT:	50 FT.	±38 FT. (ENC)*	54.6 FT.
MINIMUM PARKING SETBACK			
SETBACK AT BOUNDARY LINE:	5 FT.	±4.5 FT. (ENC)	5.9 FT.
SETBACK ADJACENT TO RESIDENTIAL DISTRICT:	30 FT.	±14.2 FT. (ENC)	35 FT.
LOT COVERAGES			
MAXIMUM BUILDING COVERAGE	30%	16.4% (32,193 SF.)	14.9% (29,153 SF.)
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.

* CONSOLIDATED UNITS 26 & 37
** 0.06 AC. OFFERED TO UPPER GWYNEDD TOWNSHIP FOR DEDICATION.

PARKING CALCULATIONS

LOT USE - GAS/CONVENIENCE (4,649 SF.), MULTI-TENANT (24,504 SF.)
REQUIRED PARKING: 5.5 SPACES PER 1,000 SF GROSS FLOOR AREA IS CONTINGENT UPON THE DEVELOPMENT OF 5 OR MORE ESTABLISHMENTS ON SITE.

TOTAL REQUIRED = 29,153 SF / 1,000 * 5.5 = 161 SPACES (5.5 PER 1,000)
TOTAL PROPOSED = 163 SPACES (6.69 PER 1,000)

30 15 7.5 0 30
1"= 30'

BOHLER

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/20/2021	REV PER TOWNSHIP COMMENTS	JAB / JAB

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PROJECT No.: PY192022
DRAWN BY: CDB
CHECKED BY: JAB
DATE: 9/17/2021
CAD I.D.: PY192022 LAND DEV-1

PROJECT:

FIELD CHANGE PLANS

FOR

UPPER GWYNEDD EQUITIES, LLC

SHOPPES AT UPPER GWYNEDD

CHURCH ROAD & SUMNEYTOWN PIKE
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PA

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

M. E. JEFFERS — MICHAEL E. JEFFERS — PROFESSIONAL ENGINEER — PENNSYLVANIA LICENSE NO. 075658 — NEW JERSEY LICENSE NO. 24GE04299300 — DELAWARE LICENSE NO. 10018715

SHEET TITLE: SITE PLAN

SHEET NUMBER: C-04

REVISION 1 - 10/20/2021