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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 9, 2024

Alison Giles, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC # 24-0254-001
Plan Name: Wawa Proposed Fly Thru
1 lot comprising approximately 4 acres
Situate: 1145 Virginia Drive (cross streets: Office Center Drive)
Upper Dublin Township

Dear Ms. Giles:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 20, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Wawa, Inc., is proposing to add a drive-through lane and mobile pick-up window at an existing Wawa located at the southwest corner of the intersection of Virginia Drive and Office Center Drive/Turnpike access ramp. The existing Wawa is currently accessed by a driveway from Virginia Drive, and has emergency access from the Turnpike access ramp, both of which would remain. There are currently 71 parking spaces; nine spaces would be removed in order to construct the drive-through facilities. The drive-through lane would have eight queuing positions around the southern and eastern sides of the building. The property is located in the GFW-Greater Fort Washington Zoning District.

## COMPREHENSIVE PLAN COMPLIANCE

*A.* *MONTCO 2040* – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "regional mixed use" future land use category. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.

*B.* Upper Dublin Comprehensive Plan – The proposal is generally consistent with the Upper Dublin Comprehensive Plan and the goal to enhance economic development, specifically through redevelopment within the Fort Washington Office Park.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

SITE DESIGN

A. Drive-Through Aisle. The proposed drive-through aisle would be defined by painted stripes to delineate the aisle from the loading zone and the surrounding parking lot circulation. We offer the following recommendations to help improve the circulation of the site.

1. *Proximity to Loading Zone*. Based on the plans provided, the loading zone appears to be located at the rear of the building, adjacent to the trash storage area. This loading zone would be adjacent to the drive-aisle entrance and may create more opportunities for vehicular conflicts. We recommend adding additional bollards along the queue to more clearly distinguish the drive aisle and the loading zone to reduce the risk of conflicts.

2. *Directional Bollard Sign "D"*. A "Fly-Thru Directional Bollard" is proposed to be located at the entrance of the drive aisle. We recommend the applicant include more substantial buffing around the sign to increase visibility and clarity of the sign. The applicant may want to consider a planting strip for the base of the sign, which would add some greenery to the site.

B. Pedestrian Circulation. A pedestrian crosswalk would be provided across the drive aisle to the entrance of the building. As proposed, we feel that the configuration of the drive aisle, crosswalk, and sidewalk could be dangerous. The location of the drive aisle in relation to the sidewalk and building creates a blind corner for both drivers and for people walking from the entrance to the parking area.

We recommend adding another stop bar before the crosswalk, as well as signage (such as "watch for pedestrians") to alert drivers to the presence of pedestrians. In addition, we recommend that the applicant consider alternate sidewalks designs that would create more space for pedestrians and increase visibility as they cross the drive aisle. As an example, below is an aerial image of a building with a drive-through in West Norriton Township. Circled in red, the sidewalk bulbs out further from the building's edge to increase visibility of pedestrians. We suggest that the applicant consider how to create more space for pedestrians to improve safety on the site.




## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Dublin's planning objectives for commercial uses with drive-through facilities in the GFW-Greater Fort Washington District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (24-0254-001) on any plans submitted for final recording.

Sincerely,

Claire Warner, Senior Community Planner
claire.warner@montgomerycountypa.gov – 610-278-3755

c: Wawa, Inc., Applicant
Tyler T. Prime, Esq., Applicant's Representative
Kurt Ferguson, Township Manager
Michael J. Cover, Chair, Upper Dublin Planning Commission
Tom Fountain, P.E., Upper Dublin Township Engineer

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

## ATTACHMENTS A & B

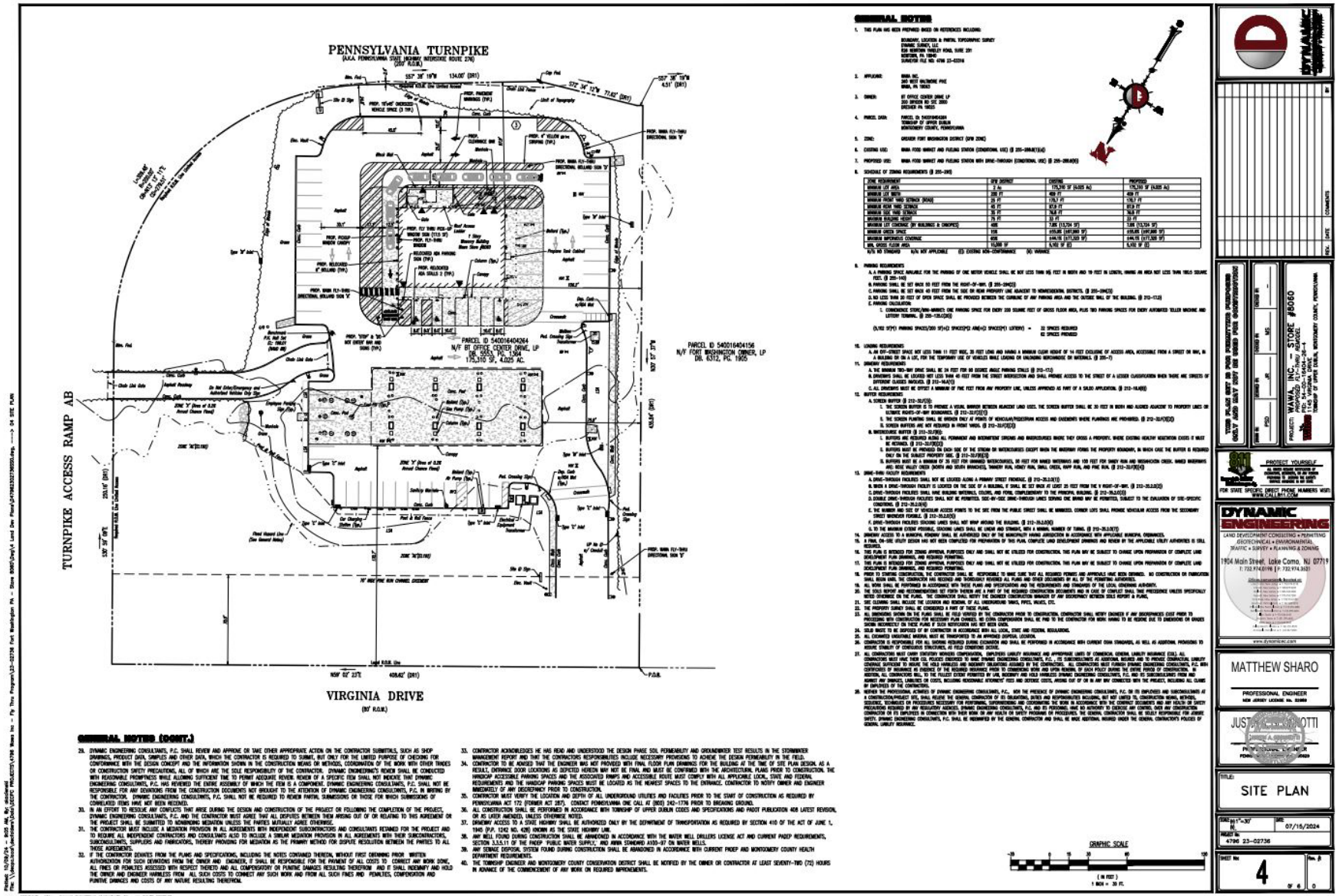



Wawa Proposed Fly Thru
MCPC#240254001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 50 100 200 Feet

N




## GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   BOUNDARY, LOCATION & PARTIAL TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   836 HORSHAM VILLEY ROAD, SUITE 201
   HORSHAM, PA 19044
   SUBDIVISION PLAT NO. 4796 23-02736
2. APPLICANT:
   WAWA, INC.
   260 WEST BALTIMORE PIKE
   WAWA, PA 19063
3. OWNER:
   BT OFFICE CENTER DRIVE LP
   260 SPRUCE RD STE 3000
   CHESTER PA 19025
4. PARCEL DATA:
   PARCEL ID 540016404264
   TOWNSHIP OF UPPER DUBLIN
   MONTGOMERY COUNTY, PENNSYLVANIA
5. ZONE:
   GREATER FORT WASHINGTON DISTRICT (GFW ZONE)
6. EXISTING USE:
   WAWA FOOD MARKET AND FUELING STATION (CONDITIONAL USE) (§ 255-28-A(1)(a))
7. PROPOSED USE:
   WAWA FOOD MARKET AND FUELING STATION WITH DRIVE-THROUGH (CONDITIONAL USE) (§ 255-28-A(6))
8. SCHEDULE OF ZONING REQUIREMENTS (§ 255-28E)

| ZONE REQUIREMENTS | GFW DISTRICT | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT AREA | 2 ac. | 175,310 SF (4.025 Ac) | 175,310 SF (4.025 Ac) |
| MINIMUM LOT WIDTH | 200 FT | 409 FT | 409 FT |
| MINIMUM FRONT YARD SETBACK (ROAD) | 35 FT | 178.7 FT | 178.7 FT |
| MINIMUM REAR YARD SETBACK | 40 FT | 87.8 FT | 87.8 FT |
| MINIMUM SIDE YARD SETBACK | 30 FT | 76.8 FT | 76.8 FT |
| MAXIMUM BUILDING HEIGHT | 75 FT | 33 FT | 33 FT |
| MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES) | 40% | 7,895 (13,724 SF) | 7,895 (13,724 SF) |
| MINIMUM GREEN SPACE | 15% | 69,686 (397,586 SF) | 69,686 (397,586 SF) |
| MAXIMUM IMPERVIOUS COVERAGE | 60% | 64,715 (377,320 SF) | 64,715 (377,320 SF) |
| MIN. GROSS FLOOR AREA | | 5,782 SF (E) | 5,782 SF (E) |
| N/A: NOT STANDARD | N/A: NOT APPLICABLE | (E): EXISTING NON-CONFORMANCE | (V): VARIANCE |

9. PARKING REQUIREMENTS
   A. A PARKING SPACE AVAILABLE FOR THE PARKING OF ONE MOTOR VEHICLE SHALL BE NOT LESS THAN 9½ FEET IN WIDTH AND 19 FEET IN LENGTH, HAVING AN AREA NOT LESS THAN 180.5 SQUARE FEET. (§ 255-14)
   B. PARKING SHALL BE SET BACK 50 FEET FROM THE RIGHT-OF-WAY. (§ 255-28-H(2))
   C. PARKING SHALL BE SET BACK 45 FEET FROM THE SIDE OR REAR PROPERTY LINE ADJACENT TO RESIDENTIAL DISTRICTS. (§ 255-28-H(3))
   D. NO LESS THAN 20 FEET OF OPEN SPACE SHALL BE PROVIDED BETWEEN THE CURBLINE OF ANY PARKING AREA AND THE OUTSIDE WALL OF THE BUILDING. (§ 210-112)
   E. PARKING CALCULATION:
      1. CONVENIENCE STORE/MINI-MARKET: ONE PARKING SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS TWO PARKING SPACES FOR EVERY AUTOMATED TELLER MACHINE AND LOTTERY TERMINAL. (§ 255-135.D(30))

      (5,782 SF(*) PARKING SPACES/200 SF)+(2 SPACES*2 ATM)+(2 SPACES*1 LOTTERY) = 32 SPACES REQUIRED
      62 SPACES PROVIDED

10. LOADING REQUIREMENTS
    A. AN OFF-STREET SPACE NOT LESS THAN 11 FEET WIDE, 35 FEET LONG AND HAVING A MINIMUM CLEAR HEIGHT OF 14 FEET EXCLUSIVE OF ACCESS AREA, ACCESSIBLE FROM A STREET OR WAY, IN A BUILDING OR ON A LOT, FOR THE TEMPORARY USE OF VEHICLES WHILE LOADING OR UNLOADING MERCHANDISE OR MATERIALS. (§ 255-7)
11. DRIVEWAY REQUIREMENTS
    A. THE WAWA'S TWO-WAY DRIVE SHALL BE 34 FEET FOR 90 DEGREE ANGLE PARKING STALLS (§ 210-112)
    B. DRIVEWAYS SHALL BE LOCATED NOT LESS THAN 40 FEET FROM THE STREET INTERSECTION AND SHALL PROVIDE ACCESS TO THE STREET OF A LESSER CLASSIFICATION WHEN THERE ARE STREETS OF DIFFERENT CLASSES INVOLVED. (§ 210-16A(1))
    C. ALL DRIVEWAYS MUST BE OFFSET A MINIMUM OF FIVE FEET FROM ANY PROPERTY LINE, UNLESS APPROVED AS PART OF A SALDO APPLICATION. (§ 210-16.B(6))
12. BUFFER REQUIREMENTS:
    A. SCREEN BUFFER (§ 210-35.E(5)):
       1. THE SCREEN BUFFER IS TO PROVIDE A VISUAL BARRIER BETWEEN ADJACENT LAND USES. THE SCREEN BUFFER SHALL BE 30 FEET IN WIDTH AND ADJOINS ADJACENT TO PROPERTY LINES OR ROADWAY RIGHTS-OF-WAY BOUNDARIES. (§ 210-35.E(5)(1))
       2. THE SCREEN PLANTING SHALL BE WAIVED ONLY AT POINTS OF VEHICULAR/PEDESTRIAN ACCESS AND EASEMENTS WHERE PLANTINGS ARE PROHIBITED. (§ 210-35.F(5)(2))
       3. SCREEN BUFFERS ARE NOT REQUIRED IN FRONT YARDS. (§ 210-35.F(5)(3))
    B. WATERCOURSE BUFFER (§ 210-35.F(6)):
       1. BUFFERS ARE REQUIRED ALONG ALL PERMANENT AND INTERMITTENT STREAMS AND WATERCOURSES WHERE THEY CROSS A PROPERTY. WHERE EXISTING HEALTHY VEGETATION EXISTS IT MUST BE RETAINED. (§ 210-35.F(6)(1))
       2. BUFFERS SHALL BE MEASURED ON EACH SIDE OF THE STREAM OR WATERCOURSES EXCEPT WHEN THE WATERWAY FORMS THE PROPERTY BOUNDARY, IN WHICH CASE THE BUFFER IS REQUIRED ONLY ON THE SUBJECT PROPERTY SIDE. (§ 210-35.F(6)(3))
       3. BUFFERS MUST BE A MINIMUM OF 75 FEET FROM UNNAMED WATERCOURSES, 50 FEET FROM NAMED WATERWAYS AND 100 FEET FOR SHORT RUN AND WISSAHICKON CREEK, NAMED WATERWAYS AND WISE VALLEY CREEK (SHORT AND SEVEN BRANCHES), TANNER RUN, HONEY RUN, SMALL CREEK, HAPPY RUN, AND PINE RUN. (§ 210-35.F(6)(4))
13. DRIVE-THRU FACILITY REQUIREMENTS
    A. DRIVE-THROUGH FACILITIES SHALL NOT BE LOCATED ALONG A PRIMARY STREET FRONTAGE. (§ 210-35.2.D(1))
    B. WHEN A DRIVE-THROUGH FACILITY IS LOCATED ON THE SIDE OF A BUILDING, IT SHALL BE SET BACK AT LEAST 25 FEET FROM THE Y RIGHT-OF-WAY. (§ 210-35.2.B(2))
    C. DRIVE-THROUGH FACILITIES SHALL HAVE BUILDING MATERIALS, COLORS, AND FORM, COMPLEMENTARY TO THE PRINCIPAL BUILDING. (§ 210-35.2.B(3))
    D. DOUBLE DRIVE-THROUGH FACILITIES SHALL NOT BE PERMITTED. SEE 49-SEE DRIVE-THROUGH LANES SERVING ONE BANK MAY BE PERMITTED, SUBJECT TO THE EVALUATION OF SITE-SPECIFIC CONDITIONS. (§ 210-35.2.B(4))
    E. THE NUMBER AND SIZE OF VEHICULAR ACCESS POINTS TO THE SITE FROM THE PUBLIC STREET SHALL BE MINIMIZED. CORNER LOTS SHALL PROVIDE VEHICULAR ACCESS FROM THE SECONDARY STREET WHENEVER FEASIBLE. (§ 210-35.2.B(5))
    F. DRIVE-THROUGH FACILITIES STACKING LANES SHALL NOT WRAP AROUND THE BUILDING. (§ 210-35.2.B(6))
    G. TO THE MAXIMUM EXTENT POSSIBLE, STACKING LANES SHALL BE LINEAR AND STRAIGHT, WITH A MINIMUM NUMBER OF TURNS. (§ 210-35.2.B(7))
14. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE ALLOWANCES ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.
15. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AGENCIES IS STILL REQUIRED.
16. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.
17. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.
18. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONSTRUCTION HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
19. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
20. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
21. SEE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
22. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
23. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK DONE TO RE-DESIGNE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
24. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
25. ALL ENCOUNTERED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
26. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ENSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
27. ALL CONTRACTORS MUST CARRY STATUTORY WORKMEN'S COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) ALL CONTRACTORS MUST NAME THEIR CGL POLICIES AS ADDITIONAL INSURED FOR DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTOR. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS OF EMPLOYEES OF THE CONTRACTOR.
28. WHETHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., WON THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

## GENERAL NOTES (CONT.)

29. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
30. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
31. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
32. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
33. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
34. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, DOORWAY DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
35. CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION AS REQUIRED BY PENNSYLVANIA ACT 172, (FORMER ACT 287). CONTACT PENNSYLVANIA ONE CALL AT (800) 242-1776 PRIOR TO BREAKING GROUND.
36. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP OF UPPER DUBLIN CODES AND SPECIFICATIONS AND PADOT PUBLICATION 408 LATEST REVISION, OR AS LATER AMENDED, UNLESS OTHERWISE NOTED.
37. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.
38. ANY WELL FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH THE WATER WELL DRILLERS LICENSE ACT AND CURRENT PADEP REQUIREMENTS, SECTION 3.3.5.11 OF THE PADEP PUBLIC WATER SUPPLY, AND WAWA STANDARD A100-97 ON WATER WELLS.
39. ANY SEWAGE DISPOSAL SYSTEM FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PADEP AND MONTGOMERY COUNTY HEALTH DEPARTMENT REQUIREMENTS.
40. THE TOWNSHIP ENGINEER AND MONTGOMERY COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED BY THE OWNER OR CONTRACTOR AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY WORK ON REQUIRED IMPROVEMENTS.

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MATTHEW SHARO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52869

JUSTIN [illegible] OTTI
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

PROJECT: WAWA, INC. — STORE #8060
ADDRESS: 1 BT OFFICE CENTER DRIVE
PID: 54-00-16404-264-4
TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA

DESIGNED BY: MS
DRAWN BY: JPD
CHECKED BY: JR
APPROVED BY: MS

NO. | DATE | COMMENTS

NOTICE: PLEASE NOTIFY DYNAMIC ENGINEERING CONSULTANTS IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS ENCOUNTERED

PROTECT YOURSELF
ALL PARTY DESIGN REVISIONS OF UNDERGROUND FACILITIES SHALL BE MADE IN ACCORDANCE WITH ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

TITLE: SITE PLAN

SCALE: 1"=30'
DATE: 07/15/2024
PROJECT No.: 4796 23-02736

SHEET No.: 4 OF 6
Rev.: 0