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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 24, 2025

Ms. Riley McGrath, Zoning Officer
Upper Dublin, Township
370 Commerce Drive
Fort Washington, Pennsylvania 19034

Re: MCPC #24-0254-002
Plan Name: Wawa Proposed Fly Thru
(1 lot comprising approximately 4 acres)
Situate: 1145 Virginia Drive (cross street: Office Center Drive)
Upper Dublin Township

Dear Ms. McGrath:

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 July 1, 2025. 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 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. A previous review letter from MCPC dated December 9, 2024 identified that the drive-through lane would have eight queuing positions around the southern and eastern sides of the building. The current submission has revised the plan to indicate three queuing positions. 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

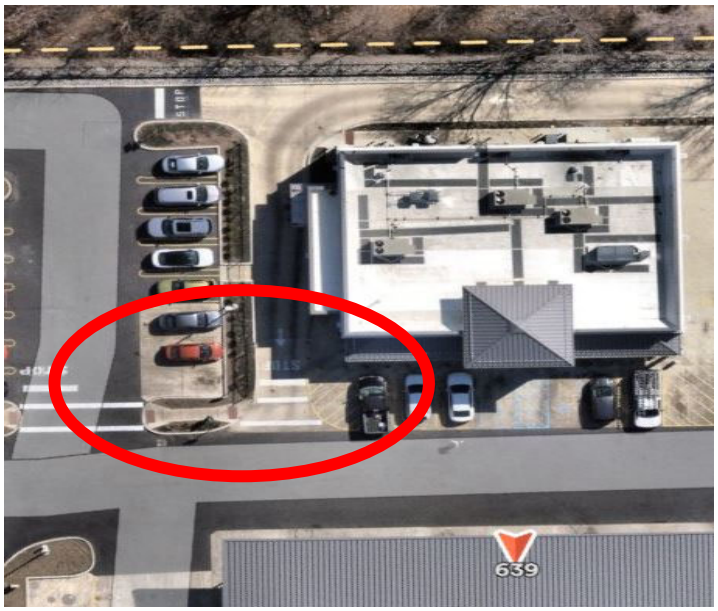
SITE DESIGN

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.

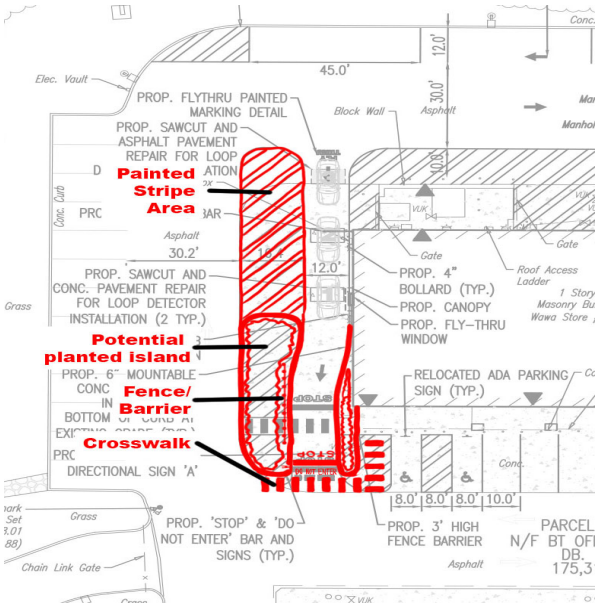
1. *Proximity to Loading Zone*. Based on the new plans provided, the loading zone has been revised and expanded to remove the larger queuing lane as it was shown on the previous plan set dated July 15, 2024. While the queueing lane has been removed in the current plans, it has also been significantly reduced in size. Removing the formal queuing lane and expanding the loading zone striping may help alleviate potential vehicular conflicts. However, the township may want the applicant to confirm if the current three space queuing is adequate for the amount of potential fly-thru traffic quantities.

B. Pedestrian Circulation. According to § 255-295.E(7): (b) Parking and areas shall be designed so as to ensure the safe, orderly and efficient movement, and use of the site by both motorists and pedestrians; (c) Conflicts between vehicular and pedestrian movements shall be minimized to the greatest extent practical; and (d) Landscaping and pedestrian pathways shall be installed and maintained in all parking areas. Solutions such as changing the materials, color and texture of parking areas, driving lanes and pedestrian routes shall be utilized to clearly define and differentiate the vehicular and pedestrian circulation patterns and pathways.

A pedestrian crosswalk is provided across the fly-thru lane; however, in its current design the crosswalk and dual stop bars create a pedestrian and vehicle conflict. Two stop signs and stop bars surround the crosswalk and do not provide the necessary distance for one stopped vehicle behind the stop bar at the exit of the fly-thru lane. The rear of a vehicle will overhang the crosswalk while waiting to exit the fly-thru lane. We recommend that the applicant adjust the site plan to reduce vehicular and pedestrian conflicts caused by the multiple stop bars in the fly-thru lane. Physical barriers such as landscaping and visually permeable fencing may be warranted to direct pedestrians around this conflict. As an example, below is an aerial image of a building with a drive-through in Langhorne, Bucks County. A concept sketch of how this could be implemented is also included below.



Wawa at 639 E. Lincoln Hwy, Langhorne, PA



Concept Sketch to Reduce Ped./Veh. Conflicts

ADJACENT TRAIL ACCESS

A. Bike Facilities. There is an adjacent multi-use trail constructed on the northern side of Virginia Drive. The reconfiguration of the site with a fly-thru lane provides an opportunity to improve the site for trial users. Bicyclist trail users may want to stop at this Wawa for a break or to grab snacks or drinks. There are currently no bicycle racks on the property to accommodate these trail users. We recommend the addition of bicycle racks to accommodate trail users.

TURNPIKE ACCESS

A. Turnpike Interchange Access: MCPC's Turnpike Corridor Reinvestment Study identifies improving the Virginia Drive Turnpike interchange for full access at this location which may impact the secondary emergency access. Existing and future secondary access should be coordinated and temporary construction easements that would not encroach on the parking area may be required. The applicant should coordinate any current changes to the site regarding this proposed turnpike access.

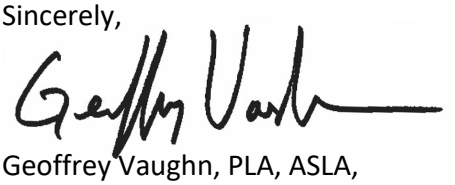
CONCLUSION

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 and improve pedestrian and vehicular circulation and safety.

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 #24-0254-002 on any plans submitted for final recording.

Sincerely,



Geoffrey Vaughn, PLA, ASLA,
Section Manager for Design Planning
Geoffrey.vaughn@montgomerycountypa.gov | 610-278-3751

c: Tyler T. Prime, Prime Tuvel & Miceli Attorneys at Law, Applicants Representative
Michael J. Cover, Chair, Township Planning Commission
Kurt Ferguson, Township Manager
Thomas Fountain, Township Engineer

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



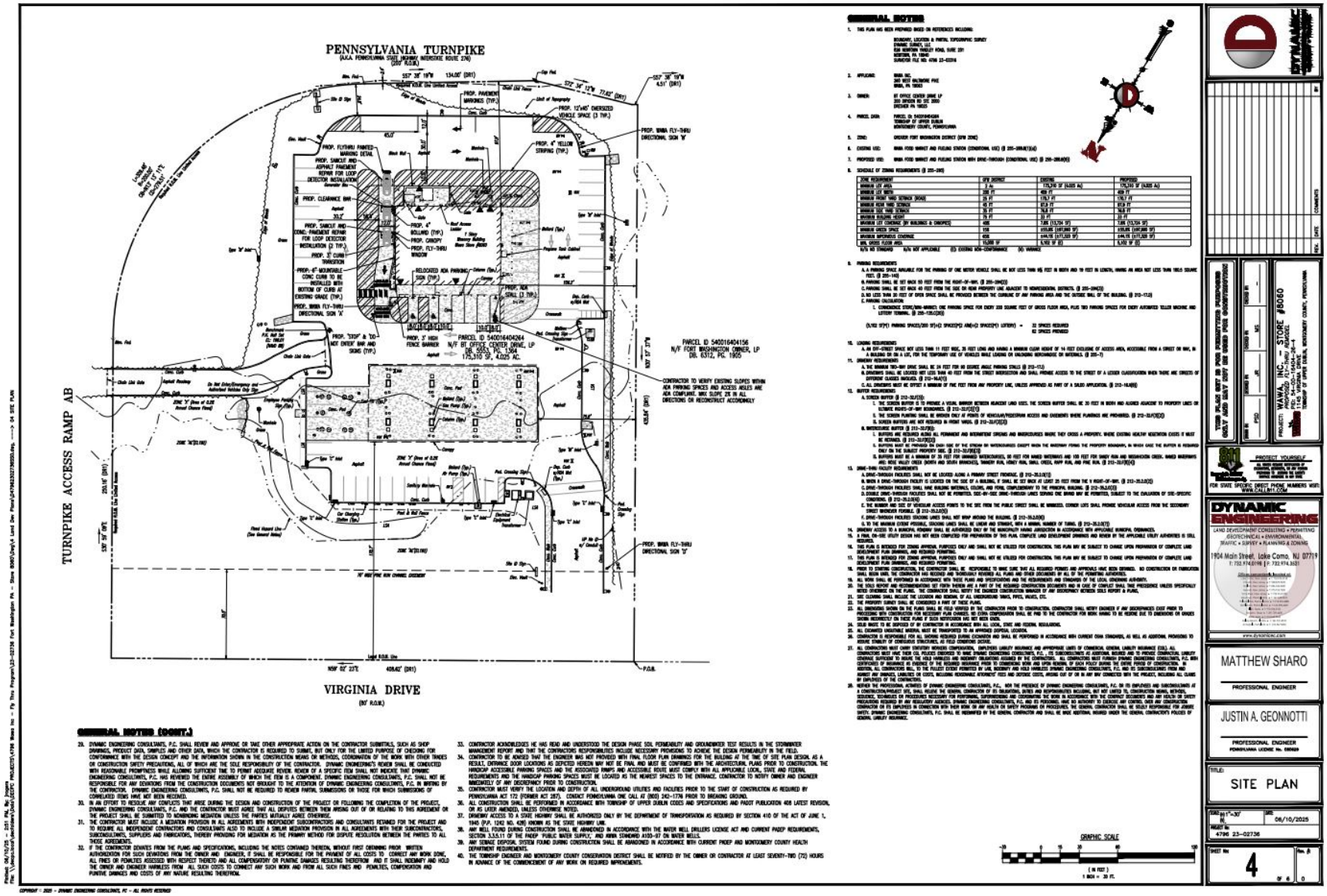
Wawa Inc. Store 8060
Proposed Fly-thru Remodel
MCPC#250131001

Montgomery County Planning Commission

0 50 100 200 Feet

N

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



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCED INCLUDING:
   BOUNDARY, LOCATION & PARTIAL TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   1104 NORTHERN FLAGSHIP ROAD, SUITE 201
   NORTH, PA 19040
   SURVEYOR FILE NO. 4796 23-02316
2. APPLICANT:
   WAWA, INC.
   260 WEST BALTIMORE PIKE
   WAWA, PA 19063
3. OWNER:
   BT OFFICE CENTER DRIVE LP
   200 SPRUCE RD STE 2000
   EXETER PA 19403
4. PARCEL DATA:
   PARCEL ID 54-00-16404-264-004
   TOWNSHIP OF UPPER DUBLIN
   MONTGOMERY COUNTY, PENNSYLVANIA
5. ZONE:
   CHELTEN POST WASHINGTON DISTRICT (VPW ZONE)
6. EXISTING USE:
   WAWA FOOD MARKET AND FUELING STATION (CONDITIONAL USE) (§ 255-3904(E)(6))
7. PROPOSED USE:
   WAWA FOOD MARKET AND FUELING STATION WITH DRIVE-THROUGH (CONDITIONAL USE) (§ 255-3904(E))
8. SCHEDULE OF ZONING REQUIREMENTS (§ 255-306)

ZONE REQUIREMENT	VPW DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	3 Ac.	175,310 SF (4.025 Ac)	175,310 SF (4.025 Ac)
MINIMUM LOT WIDTH	200 FT	426 FT	426 FT
MINIMUM FRONT YARD SETBACK (ROAD)	50 FT	178.7 FT	178.7 FT
MINIMUM REAR YARD SETBACK	40 FT	87.9 FT	87.9 FT
MINIMUM SIDE YARD SETBACK	30 FT	74.8 FT	74.8 FT
MAXIMUM BUILDING HEIGHT	35 FT	22 FT	22 FT
MAXIMUM LOT COVERAGE (BY BUILDING & CANOPIES)	40%	7,305 (13,734 SF)	7,305 (13,734 SF)
MINIMUM GREEN SPACE	15%	65%/BE (107,080 SF)	65%/BE (107,080 SF)
MAXIMUM IMPERVIOUS COVERAGE	45%	64%/TE (117,320 SF)	64%/TE (117,320 SF)
MIN. GROSS FLOOR AREA	5,000 SF	5,702 SF (E)	5,702 SF (E)

N/A= NO 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 9[1] FEET IN WIDTH AND 18 FEET IN LENGTH, HAVING AN AREA NOT LESS THAN 1615 SQUARE FEET. (§ 255-140)
   B. PARKING SHALL BE SET BACK 50 FEET FROM THE RIGHT-OF-WAY. (§ 255-3904(D))
   C. PARKING SHALL BE SET BACK 40 FEET FROM THE SIDE OR REAR PROPERTY LINE ADJACENT TO NONRESIDENTIAL DISTRICTS. (§ 255-3904(D))
   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. (§ 255-1123)
   E. PARKING CALCULATION:
      1. CONVENIENCE STORE/NON-MINNIES: ONE PARKING SPACE FOR EVERY 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS TWO PARKING SPACES FOR EVERY AUTOMATED TELLER MACHINE AND LOTTERY TERMINAL. (§ 255-1126.C(4))

      (5,702 SF(*) PARKING SPACES/200 SF)+(2 SPACES*(2 AM)+2 SPACES(*) 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. (§ 255-1)
11. DRIVEWAY REQUIREMENTS
    A. THE MINIMUM TWO-WAY DRIVE SHALL BE 24 FEET FOR 90 DEGREE ANGLE PARKING STALLS. (§ 255-113)
    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. (§ 312-164(C))
    C. ALL DRIVEWAYS MUST BE EFFECT A MINIMUM OF FIVE FEET FROM ANY PROPERTY LINE, UNLESS APPROVED AS PART OF A SALDO APPLICATION. (§ 312-164(B))
12. BUFFER REQUIREMENTS
    A. SCREEN BUFFER (§ 312-33.F(3)):
       1. THE SCREEN BUFFER IS TO PROVIDE A VISUAL BARRIER BETWEEN ADJACENT LAND USES. THE SCREEN BUFFER SHALL BE 20 FEET IN WIDTH AND ALONGS ADJACENT TO PROPERTY LINES OF ULTIMATE RIGHTS-OF-WAY BOUNDARIES. (§ 312-33.F(3)(C))
       3. THE SCREEN PLANTING SHALL BE MISSING ONLY AT POINTS OF VEHICULAR/PEDESTRIAN ACCESS AND EASEMENTS WHERE PLANTINGS ARE PROHIBITED. (§ 312-33.F(3)(D))
       5. SCREEN BUFFERS ARE NOT REQUIRED IN FRONT YARDS. (§ 312-33.F(3)(E))
    B. WATERCOURSE BUFFER (§ 312-33.F(5)):
       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. (§ 312-33.F(5)(C))
       2. BUFFERS MUST BE PROVIDED 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. (§ 312-33.F(5)(C))
       3. BUFFERS MUST BE A MINIMUM OF 35 FEET FOR UNNAMED WATERCOURSES, 50 FEET FOR NAMED WATERWAYS AND 100 FEET FOR SANDY RUN AND WISSAHICKON CREEK. NAMED WATERWAYS ARE: ROSE VALLEY CREEK (NORTH AND SOUTH BRANCHES), TANNERY RUN, HONEY RUN, SMALL CREEK, RAPP RUN, AND PINE RUN. (§ 312-33.F(5)(C))
13. DRIVE-THRU FACILITY REQUIREMENTS
    A. DRIVE-THROUGH FACILITIES SHALL NOT BE LOCATED ALONG A PRIMARY STREET FRONTAGE. (§ 312-33.J(4))
    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 R.O.W. (§ 312-33.J(3))
    C. DRIVE-THROUGH FACILITIES SHALL HAVE BUILDING MATERIALS, COLORS, AND ROOFS COMPLEMENTARY TO THE PRINCIPAL BUILDING. (§ 312-33.J(4))
    D. DOUBLE DRIVE-THROUGH FACILITIES SHALL NOT BE PERMITTED. (SEE 401-SEE DRIVE-THROUGH LANES SERVING ONE BRAND MAY BE PERMITTED, SUBJECT TO THE EVALUATION OF SITE-SPECIFIC CONDITIONS. (§ 312-33.J(4))
    E. THE NUMBER AND SIZE OF VEHICULAR ACCESS POINTS TO THE SITE FROM THE PUBLIC STREET SHALL BE MINIMIZED. CORNER LOTS SHALL PROHIBIT VEHICULAR ACCESS FROM THE SECONDARY STREET WHENEVER FEASIBLE. (§ 312-33.J(3))
    F. DRIVE-THROUGH FACILITIES STACKING LANES SHALL NOT WRAP AROUND THE BUILDING. (§ 312-33.J(3))
    G. TO THE MAXIMUM EXTENT POSSIBLE, STACKING LANES SHALL BE LINEAR AND STRAIGHT, WITH A MINIMUM, NUMBER OF TURNS. (§ 312-33.J(7))
14. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED 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 AUTHORITIES 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 CONTRACTOR 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 HAVE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
21. SITE 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 HAND TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH DIMENSIONS ARE NOT SUCH GRADE.
24. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
25. ALL CLEANED UNDERTAKE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
26. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ENSURE STABILITY OF CONSTRUCTED STRUCTURES, AS FIELD CONDITIONS DICTATE.
27. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AT ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE IN 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 BY EMPLOYEES OF THE CONTRACTORS.
28. WITHIN THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR 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 ADVANCING 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, ENTRANCE 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). CONDUCT 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 WWA STANDARD A100-07 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.

GRAPHIC SCALE
-10 0 10 20 40 100
(IN FEET)
1 INCH = 20 FT.

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DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
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www.dynamicec.com

MATTHEW SHARO
PROFESSIONAL ENGINEER

JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080569

TITLE: SITE PLAN
SCALE: 1"=30'
DATE: 06/10/2025
PROJECT No. 4796 23-02736
SHEET No. 4 OF 6
REV. 0

PROJECT: WAWA, INC. - STORE #8060
PROPOSED CONVENIENCE STORE WITH FUELING STATIONS
TAX MAP: 54-00-16404-26-4
PARCEL ID: 540016404264
TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA

NO.	DATE	COMMENTS
1	07/24/25	PER TOWNSHIP COMMENTS

DESIGNED BY: MJS
DRAWN BY: JAG
CHECKED BY: JAG
PROJ. MGR.: JAG

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS AND UNTIL SIGNED AND DATED BY THE ISSUING AUTHORITY

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