

**RESOLUTION 25-27**  
**AMENDED FINAL PLAN**  
**Core 5 Industrial Partners, LLC; 2130 Allentown Road**  
**Proposed Amended Land Development – SLD No. 839**  
**TMP No. 53-00-00248-203**

**WHEREAS**, an application was made to Towamencin Township for review and approval of an amended final land development from Core 5 Industrial Partners, LLC at 505-525 Wambold Road;

**WHEREAS**, the development on what was Lot 1 in the original subdivision/land development submission is approximately 51.51 acres (±) within the LI-Limited Industrial Zoning District. The development site is located along the easterly side of Wambold Road (SR 1008) between Allentown Road (SR 1001) and Fretz Road;

**WHEREAS**, the original land development included the development of three industrial buildings with a total of 591,360 sf of building area and associated public/site improvements and the proposed amended plan reduces the size of one of the three buildings to provide a total of 587,367 sf of building area and modifies the site improvements in the vicinity of the affected building:

**WHEREAS**, said amended final land development plans have been reviewed by the appropriate Township officials;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Towamencin Township on this 28<sup>th</sup> day of May 2025 that the amended final land development plans prepared by Cornerstone Consulting Engineers and Architectural, Inc., including 47 sheets, as titled:

1. Cover Sheet, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 1 of 47.
2. Overall Site Plan (Record Plan Sheet 1 of 5), dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 2 of 47.
3. Site Plan (Record Plan 2 of 5), dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 3 of 47.
4. Site Plan (Record Plan 3 of 5), dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 4 of 47.
5. Site Plan (Record Plan 4 of 5), dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 5 of 47.
6. Site Plan Notes (Record Plan 5 of 5), dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 6 of 47.
7. Existing Features Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 7 of 47.
8. Existing Features Aerial Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 8 of 47.
9. Utility Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 9 of 47.
10. Utility Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 10 of 47.

11. Utility Plan (Low Pressure Force Main), dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 11 of 47.
12. Grading Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 12 of 47.
13. Grading Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 13 of 47.
14. Grading Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 14 of 47.
15. Drainage Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 15 of 46.
16. Drainage Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 16 of 47.
17. Drainage Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 17 of 47.
18. Storm Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 18 of 47.
19. Storm Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 19 of 47.
20. Storm Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 20 of 47.
21. Storm Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 21 of 47.
22. Storm Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 22 of 47.
23. Sanitary Sewer Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 23 of 47.
24. Sanitary Sewer Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 24 of 47.
25. Sanitary Sewer Profiles, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 25 of 47.
26. Lighting Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 26 of 47.
27. Lighting Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 27 of 47.
28. Landscape Plan - Buffer Compliance, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 28 of 47.
29. Landscape Plan Northwest, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 29 of 47.
30. Landscape Plan Northeast, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 30 of 47.
31. Landscape Plan Southwest, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 31 of 47.
32. Landscape Plan Southeast, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 32 of 47.
33. Landscape Schedule & Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 33 of 47.

34. Landscape Notes, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 34 of 47.
35. Pavement Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 35 of 47.
36. General Site Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 36 of 47.
37. General Site Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 37 of 47.
38. Ramp Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 38 of 47.
39. Stormwater Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 39 of 47.
40. Stormwater Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 40 of 47.
41. Storm and Sanitary Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 41 of 47.
42. Water and Sanitary Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 42 of 47.
43. Low Pressure Force Main Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 43 of 47.
44. Low Pressure Force Main Details, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 44 of 47.
45. Emergency Vehicle Turning Plan, dated September 6, 2019 with latest revisions dated June 19, 2020 as sheet 45 of 47.
46. SU-30 Turning Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 46 of 47.
47. WB-67 Vehicle Turning Plan, dated September 6, 2019 with latest revisions dated March 5, 2025 as sheet 47 of 47.

are approved as amended final land development plans consistent with the Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the CKS Engineers, Inc. amended final plan review letter dated April 9, 2025;

**BE IT FURTHER RESOLVED,** that the Amended Final Plan approval is conditioned upon the following:

1. Compliance with all conditions and requirements set forth in the preliminary plan approval resolution (Resolution No. 20-39) and the final plan approval resolution (20-40) pertaining to the major subdivision/land development subject to the conditions in the amended final plan approval.
2. All public/site improvements associated with the amended final land development shall be constructed in conjunction with the Project.
3. Entering into an amended land development agreement in a form acceptable to the Township Solicitor.

4. Submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
5. Submission of an electronic copy of the Final Record Plans to the Township.
6. Provisions for all necessary as-built drawings for the Project.

**BE IT FURTHER RESOLVED**, the following provisions of the Towamencin Township Subdivision and Land Development Ordinance and/or the Towamencin Township Engineering Standards are being waived as follows:

1. Sections 136-505.C and A110.A with regard to the requirement that the edge of any parking area not be closer than 20 feet to the outside wall of the nearest building is hereby waived.
2. Sections 136-505.D and A111.A.1 with regard to the requirement that no individual parking aisle includes greater than 18 parking stalls on one side or 36 parking stalls on both sides of the aisle is hereby waived.

**WHEREAS**, the above-noted waivers are granted contingent upon compliance with the information presented on the above-noted amended final land development plans;

No waiver from any applicable provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, the Towamencin Township Stormwater Management Ordinance, the Township Driveway Ordinance, the Towamencin Township Grading and Excavating Ordinance and the Township Streets, Curbs, and Sidewalks Ordinance are intended to be granted by virtue of this final approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the plans which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby must be addressed for approval to the Board of Supervisors.

This approval is further conditioned upon the acceptance of the conditions contained herein by the applicant and his/her signifying his/her acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

In the event that said execution of the resolution is not delivered to the Township office by noon, June 11, 2025 it shall be deemed that the applicant does not accept these conditions and any approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 28<sup>th</sup> day of May 2025.

**TOWAMENCIN TOWNSHIP  
BOARD OF SUPERVISORS**



Joyce F. Snyder, Chairperson

**ATTEST:**



Kofi Osei, Secretary

**ACCEPT:**

\_\_\_\_\_  
Core 5 Industrial Partners, LLC

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Date