

GENERAL NOTES

1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

A.) ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: SUMMIT REALTY ADVISORS, LLC (#5-9 MAPLE AVENUE)
PREPARED BY: CONTROL POINT ASSOCIATES, INC. DATED: 5-20-2015 REVISED: 7-7-2016

2.) THIS PLAN WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.

3.) THE PLAN REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.

4.) THIS PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. 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.

SITE CALCULATIONS

SITE AREA:

PORTION OF SITE WITHIN AMBLER BOROUGH: 1.916 AC.
PORTION OF SITE WITHIN UPPER DUBLIN TOWNSHIP: 0.753 AC.
TOTAL: 2.669 AC.

AMBLER BOROUGH

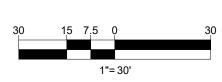
EXISTING ZONING: RSC - RETAIL AND SERVICE COMMERCIAL EXISTING OVERLAY: RO - REDEVELOPMENT OVERLAY DISTRICT

PROPOSED USE: 27-2703.E. TRANSIT ORIENTED DEVELOPMENT (TOD) (PERMITTED BY CONDITIONAL USE) - (3) TYPES OF USES PERMITTED IN TOD

- (b) MULTIFAMILY RESIDENTIAL - (d) PARKING FACILITIES, INCLUDING STRUCTURED PARKING NO PERMITTED USES WITHIN THE RSC DISTRICT ARE SIMILAR TO RESIDENTIAL







REV	DATE	COMMENT	DRAWN B
1	02-19-2021	PER BUILDING	JMF
		FOOTPRINT	LNB
2	02-26-2021	GRADING REVISIONS	DJB
			LNB
3	03-16-2021	GRADING REVISIONS	DCM
			LNB
4	06-04-2021	GENERAL PLAN	JMF
		REVISIONS	LNB



FOR CONCEPT

PURPOSES ONLY

PC151158 CPD-4

DRAWN BY: DATE: CAD I.D.:

PROJECT:

CONCEPT PLAN

— FOR ———

SUMMIT REALTY ADVISORS, LLC

PROPOSED DEVELOPMENT

#5-9 W MAPLE STREET **BOROUGH OF AMBLER** MONTGOMERY COUNTY, PA

BOHLER/

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914 Phone: (215) 996-9100 Fax: (215) 996-9102

www.BohlerEngineering.com

W.R. REARDEN

PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE No. PE073243 NEW JERSEY LICENSE No. 24GE04694500

SHEET TITLE:

CONCEPT

SHEET NUMBER:

PLAN 'D'

REVISION 4 - 06-04-2021