



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: 0.793 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



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

811

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PC151158
DRAWN BY: JMF
CHECKED BY: LNB
DATE: 02/15/2021
CAD ID: PC151158 CPD-4

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. PE073242
NEW JERSEY LICENSE No. 24CE04694500

SHEET TITLE:

CONCEPT PLAN 'D'

SHEET NUMBER:

1

REVISION 4 - 06-04-2021