

FOR LEASE - NEW CONSTRUCTION

120,000 S.F. INDUSTRIAL BUILDING

4373 COUNTY LINE ROAD, CHALFONT, PA



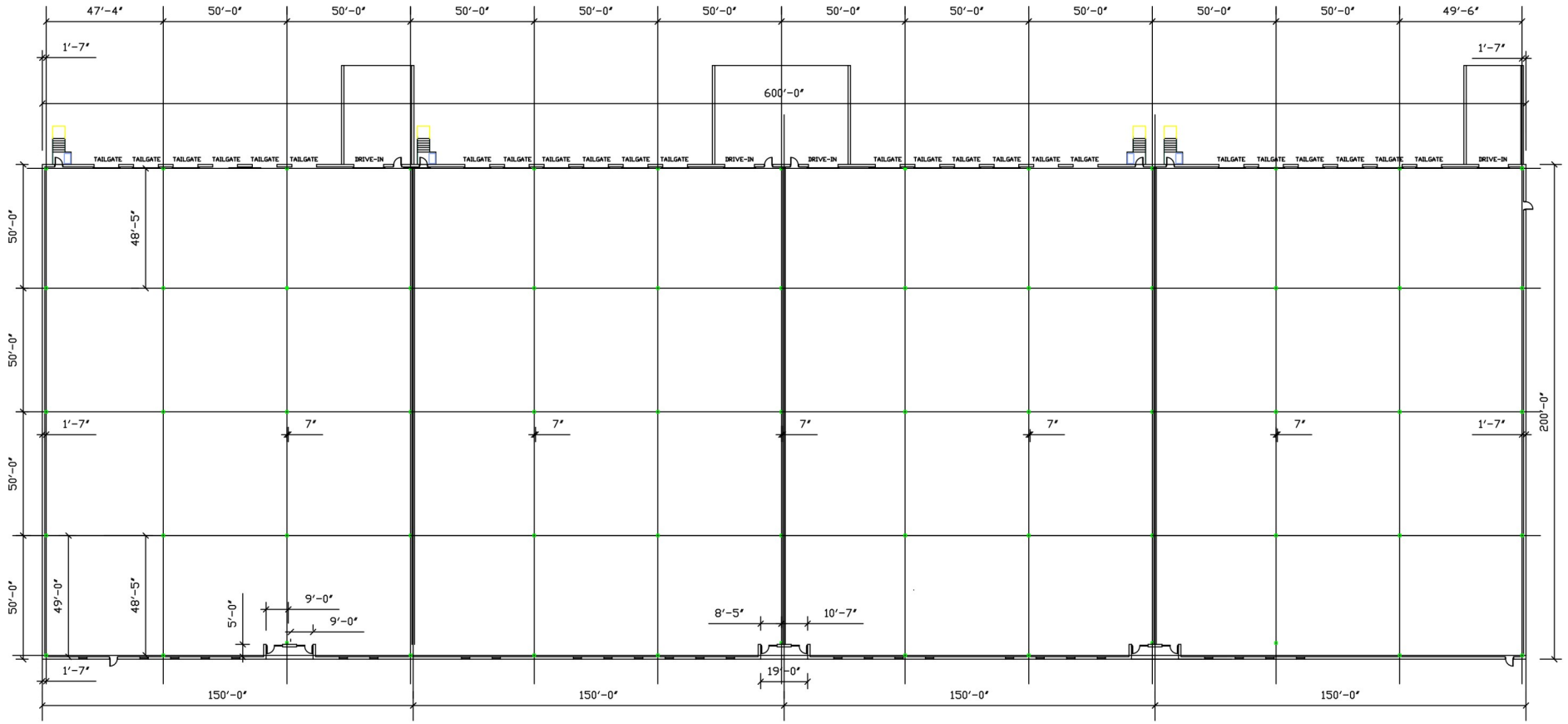
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215-643-4848

www.nappen-associates.com



SQUARE FEET
120,000 S.F.

CEILING HEIGHT
JOIST 32' CLEAR AT LOWEST POINT

SPRINKLER
ESFR

BATHROOMS
ADA RESTROOMS

ZONING
LIGHT INDUSTRIAL

POWER
1,600 AMPS; 277/480V;
3 PHASE

COLUMN SPACING
50' X 50'

LIGHTING
LED

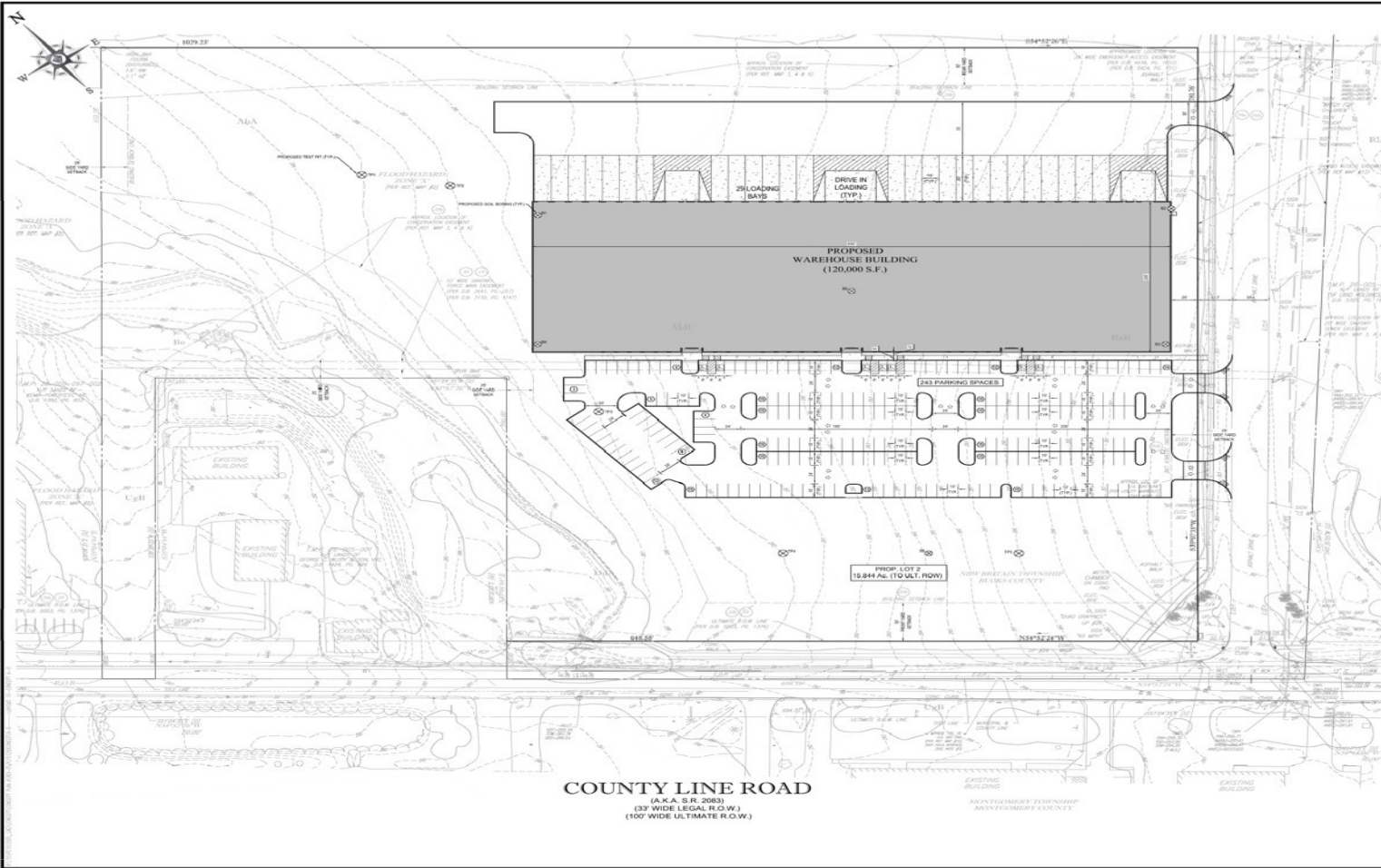
BUILDING DIMENSIONS
200' X 600'

FLOOR
6' REINFORCED CONCRETE

LOADING
24 TAIL GATES WITH LEVELLERS;
4 DRIVE-IN'S

PARKING
APPROX. 250

SITE PLAN



CONCEPT PLAN GENERAL NOTES

1. THIS DRAWING REFERENCE A PLAN BY: JAMES P. HENRY, COUNTY PLANNING COMMISSION, 1000 MANOR DRIVE, SUITE 100, CHALFONT, PA 19319. ENTITLED: "A TAACHA LAND TITLE SURVEY" PREPARED FOR WYNNE LIMITED PARTNERSHIP, P.O. BOX 10, HOBBSVILLE, OHIO 43026.
2. OWNER/APPLICANT: WYNNE LIMITED PARTNERSHIP, 177 CONCRETE DRIVE, MONTGOMERYVILLE, PA 18936.
3. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
4. THE CONCEPT REPRESENTS HEREIN IDENTIFIED A DESIGN CONCEPT RESULTING FROM THE BESTED CONDITIONS (ZONING, SETBACKS, ETC.) AND SEVERAL OTHER FACTORS WITH REFERENCE TO THE PHYSICAL, SOCIAL, ECONOMIC AND OTHER FACTORS APPLICABLE FOR THE PROPOSED AND CAN ONLY BE ASSSESSED AFTER FURTHER EXAMINATION AND APPROVAL OF SAME REQUIREMENTS AND REQUIREMENT OF ADMINISTRATIVE.
5. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION CONTRACT DOCUMENT. THE BESTED CONDITIONS (ZONING, SETBACKS, ETC.) AND SEVERAL OTHER FACTORS IDENTIFIED IN THIS CONCEPT PLAN ARE BASED UPON INFORMATION THAT WAS OBTAINED TO DATE OF THE DATE OF PREPARATION AND MAY BE SUBJECT TO CHANGE AND IS NOT GUARANTEED.

SITE DESIGN REQUIREMENTS

REQUIREMENTS BASED FROM: THE NEW BRITAIN TOWNSHIP ZONING CODE

REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA:	3 ACRES	10.844 ACRES
MIN. LOT DEPTH:	200.0'	251.6'
MIN. LOT WIDTH @ R.R.L.:	200.0'	666.6'
MIN. FRONT YARD SETBACK:	50.0'	378.0'
MIN. SIDE YARD SETBACK:	25.0'	28.0'
MIN. REAR YARD SETBACK:	50.0'	202.0'
MAX. BUILDING HEIGHT:	30'	100'
MAX. BUILDING COVERAGE:	60.0%	17.30% (100,000 S.F.)
MAX. PAVEMENT COVERAGE:	65.0%	42.10% (295,104 S.F.)

*LOT WIDTH 300' MINIMUM IF ON AN ARTERIAL HIGHWAY

PAVING REQUIRED: 1 SPACES / 100 SF OF GRA. + 100,000 S.F. = 240 SPACES
PROPOSED: 74 SPACES INCLUDING 7 ADA SPACES

BOHLER ENGINEERING
 1800 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18914
 PHONE: (610) 396-3100
 FAX: (610) 396-3110
 WWW: www.BohlerEngineering.com

REVISIONS			
REV.	DATE	COMMENT	BY

CALL BEFORE YOU DIG!

PA1
 1.800.242.2776

PROJECT NO.: 2015.10.09
 DRAWN BY: R.E.K.
 DATE: 2015.11.02
 SCALE: 1"=50'
 SHEET NO.: 002 OF 002

T.M.P. 26-005-002
 BLOCK 5, UNIT 2
 T.M.P. 26-005-002-001
 BLOCK 5, UNIT 2.01

4374 COUNTY LINE ROAD
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY
 PENNSYLVANIA
 18914

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R.E. KLOS, JR.
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PEN00076

SHEET TITLE:
CONCEPT PLAN
 'A'

SHEET NUMBER:
1
 OF 1

REVISION 0 - 2015.10.09

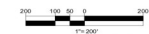
AREA MAP



AERIAL MAP



AERIAL IMAGE TILES PA, X26, Y166, PA, X26, Y166, PA, X26, Y166 AND PA, X26, Y166 DOWNLOADED FROM PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE (WWW.PA.GIS.EDU)



BOHLER ENGINEERING

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REVISIONS				
REV.	DATE	COMMENT	BY	J.C.F.
1	02/02/17	REVISED PER TOWNSHIP ENGINEER'S COMMENTS		
2	06/27/17	REVISED PER TOWNSHIP COMMENTS		
3	08/22/17	REVISED PER TOWNSHIP SUBMISSIONS		
4	03/12/18	REVISED PER TOWNSHIP COMMENTS		
5	08/14/18	REVISED PER TOWNSHIP COMMENTS		

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES YOU TO CALL BEFORE YOU DIG. CALL 800-488-6644 FOR MORE INFORMATION. STATE: PA, LOCAL: 100-100-100.

PA1
1.000.000.0000

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: P01512007
DRAWN BY: R.E.K.
CHECKED BY: R.E.K.
DATE: 07/10/18
SCALE: 1"=500'
GOLD: P01512007-001

PRELIMINARY LAND DEVELOPMENT PLANS

NAPLIN ONE LIMITED PARTNERSHIP
PROPOSED INDUSTRIAL DEVELOPMENT
4371 COUNTY LINE ROAD
NEW BRITAIN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA 18914

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R.E. KLOS, JR.

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE045476

SHEET TITLE:
AERIAL PLAN

SHEET NUMBER:
27
OF 27

REVISION No. 0

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