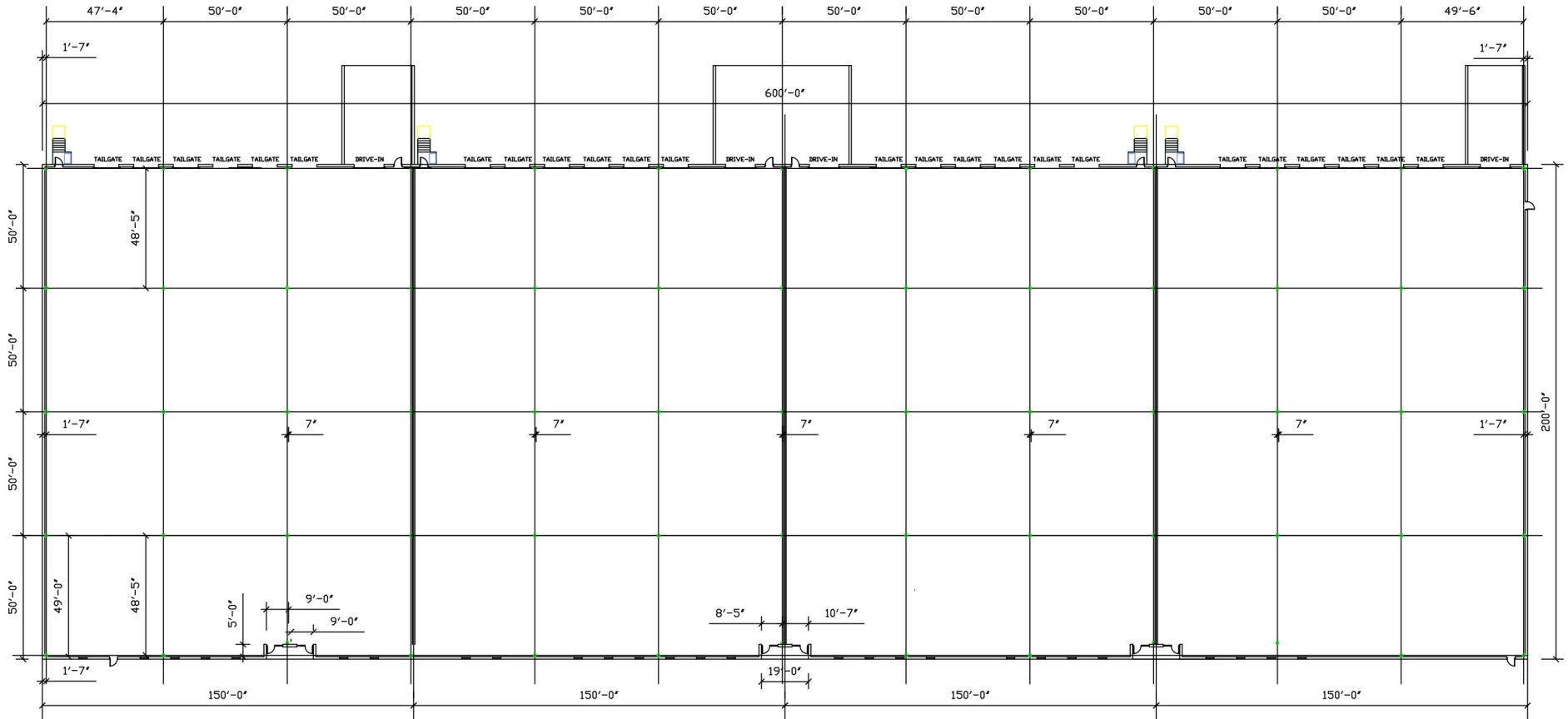


FOR LEASE - NEW CONSTRUCTION

120,000 S.F. INDUSTRIAL BUILDING

4373 COUNTY LINE ROAD, CHALFONT, PA





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

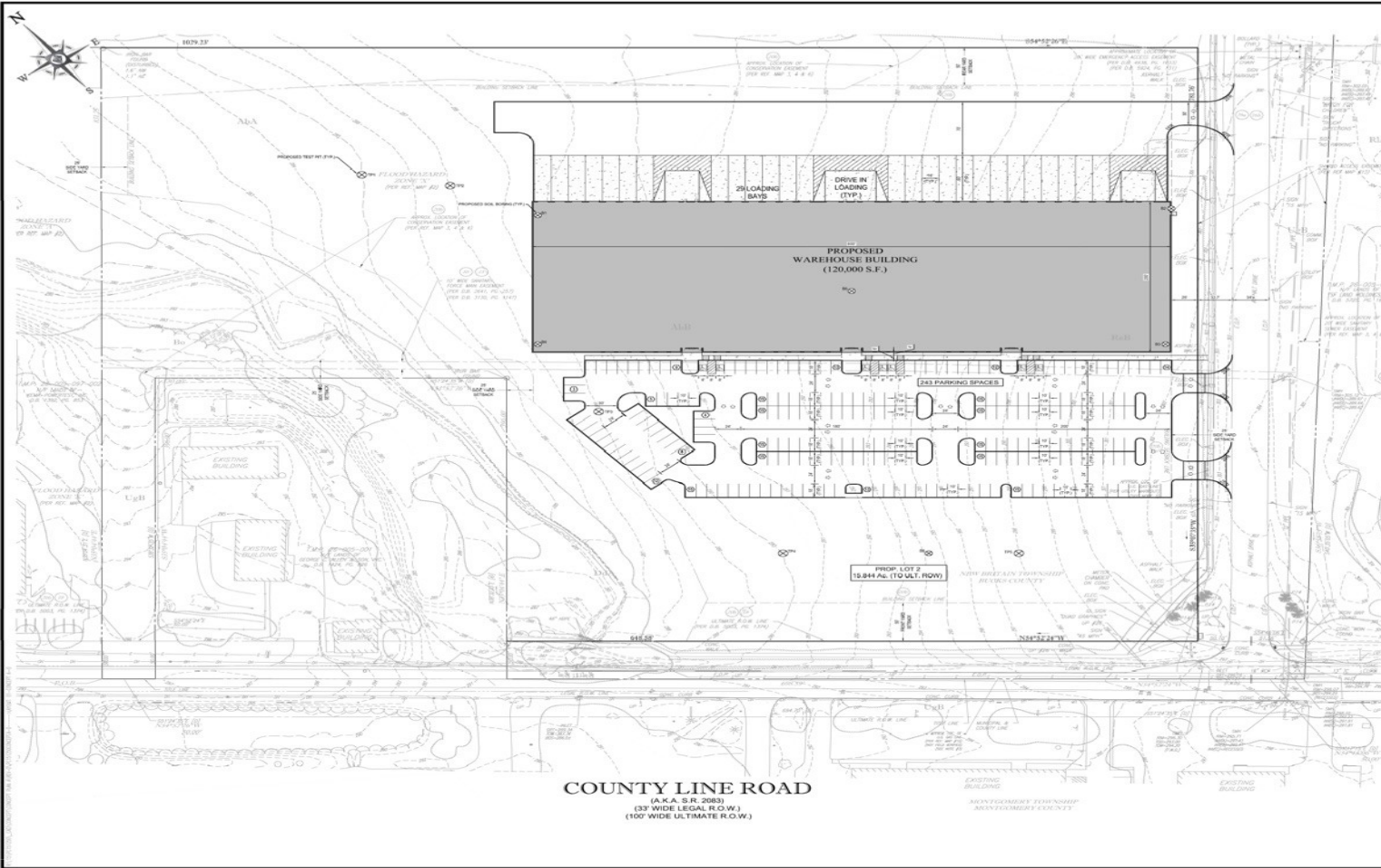
BUILDING DIMENSIONS
200' X 600'

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 ENGINEER, INC. 1000 MANOR DRIVE, SUITE 100 COLLETT, PA 19341. ENTITLED "A PA TOWN AND TOWNSHIP SURVEY" PREPARED FOR WYNNE LIMITED PARTNERSHIP. P.L.C. NO. 00-000001. DATED 02/25/10.
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 REGULATIONS AND DEURS). THE FEASIBILITY WITH RESPECT TO THE ENVIRONMENTAL, SOCIAL, ECONOMIC AND OTHER POTENTIAL EFFECTS ARE NOT EVALUATED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND APPROVAL OF SAME REGULATIONS AND REQUIREMENT OF AGENCIES.
5. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS (ZONING REGULATIONS AND DEURS) ARE BASED UPON INFORMATION THAT WAS OBTAINED TO DATE OF DATE OF THIS PLAN. ANY CHANGES AND/OR MAY BE SUBJECT TO CHANGE AND ARE 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'	202.2'
MAX. BUILDING HEIGHT:	30'	100'
MAX. BUILDING COVERAGE:	60.0%	17.36% (100,000 S.F.)
MAX. PAVEMENT COVERAGE:	65.0%	42.16% (276,104 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: 7 SPACES INCLUDING 7 ADA SPACES

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

REV.	DATE	REVISIONS	BY

CALL BEFORE YOU DIG!

PA1
 1.800.242.2776

PROJECT NO: 2013-002
 DRAWN BY: R.E.K.
 DATE: 2013.11.02
 SCALE: 1"=50'

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

4371 COUNTY LINE ROAD
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY
 PENNSYLVANIA
 18914

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 WWW: www.BohlerEngineering.com

R.E. KLOS, JR.
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PEN00016

SHEET TITLE:
CONCEPT PLAN
 'A'

SHEET NUMBER:
 1
 OF 1

REVISION 0 - 2013.10.09

COUNTY LINE ROAD
 (A.K.A. S.R. 2083)
 (33' WIDE LEGAL R.O.W.)
 (100' WIDE ULTIMATE R.O.W.)

AREA MAP



AERIAL MAP



4373 COUNTY LINE ROAD

AMENITIES LOCATED FURTHER THAN 1,600'
FROM PROPERTY BOUNDARY:
• PEACE VALLEY PARK 0.8 MILES NORTHEAST
• PROGRESS COURT 0.9 MILES SOUTH
• WALKING TRAIL @ NORTH BRANCH PARK 1.73 MILES
NORTHEAST

AERIAL IMAGE TILES PA, X26, X106, PA, X26, X106, PA, X26, X106, AND PA, X26, X106 DOWNLOADED FROM PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE (WWW.PA.GIS.PS.EDU)



BOHLER ENGINEERING

100 MANDOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
PHONE: (610) 396-9100
FAX: (610) 396-9102
WWW.BOHLERENGINEERING.COM

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• HUNTSVILLE, AL
• KNOXVILLE, TN
• NEW JERSEY
• SOUTH FLORIDA

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		
5	08/14/18	REVISED PER TOWNSHIP IMPROVEMENTS		

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES DIGGING TO BE STOPPED IF YOU ENCOUNTER AN UNIDENTIFIED UTILITY. CALL 811 TO REPORT ANY UNIDENTIFIED UTILITY.

PA1
1-800-4A-DIGITV

PA1 ID: 2015280845

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: PDS12007
DRAWN BY: R.E.K.
CHECKED BY: R.E.K.
DATE: 07/10/28
SCALE: 1"=500'
GOLD: PDS12007-001

PRELIMINARY LAND DEVELOPMENT PLANS

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

BOHLER ENGINEERING

100 MANDOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
PHONE: (610) 396-9100
FAX: (610) 396-9102
WWW.BOHLERENGINEERING.COM

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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