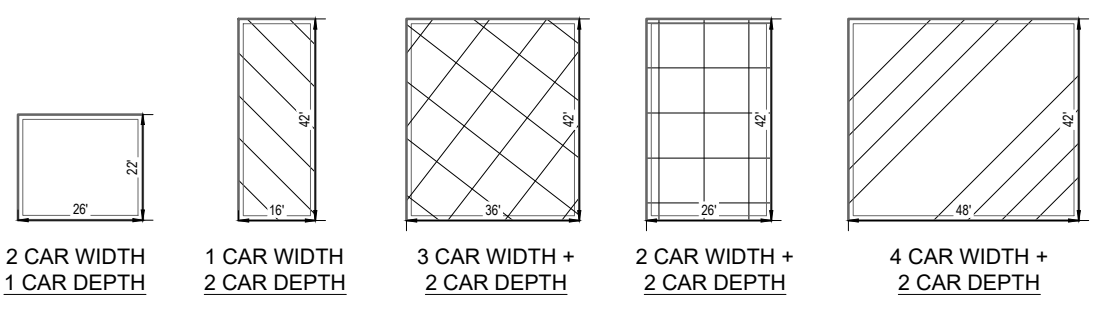
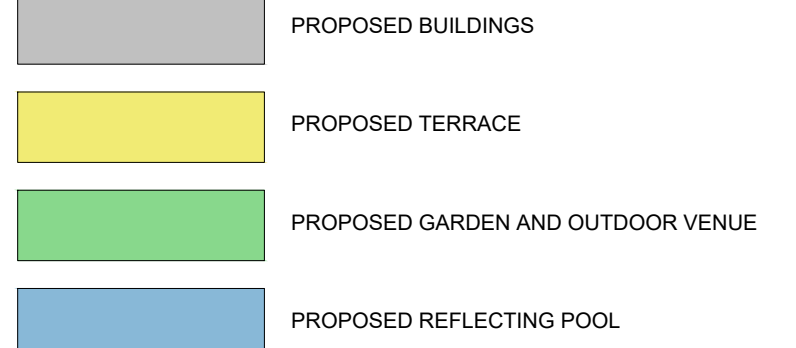


MILITIA ROAD AND STENTON AVENUE SITE
11 PARCELS
23,430 AC. (1,020,611 SF)

BUILDING LEGEND



HATCH LEGEND



CONCEPT PLAN GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: AERIAL IMAGERY FROM GOOGLE EARTH
 - THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
 - THE CONCEPT 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.
 - THIS CONCEPT 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.
 - APPLICANT: STOCKTON REAL ESTATE ADVISORS LLC
1760 MARKET STREET, SUITE 900
PHILADELPHIA, PA 19103
 - ZONING DATA:
MILITIA HILL ROAD & STENTON AVENUE
PARCEL NUMBERS:
65-00-07873-00-9
65-00-07873-01-8
65-00-07873-00-3
65-00-07882-00-9
65-00-07885-00-6
65-00-07888-00-3
65-00-07891-00-9
65-00-07892-00-8
65-00-07892-10-7
65-00-07894-00-6
65-00-11176-00-9
- EXISTING ZONING: CLI CAMPUS-TYPE LIMITED INDUSTRIAL DISTRICT
PROPOSED USE: PARKING GARAGE AND DRIVING COURSE
(NOT LISTED IN USES IN CLI DISTRICT)

ARTICLE XVIII CLI ZONING DISTRICT REQUIREMENTS		
	REQUIRED	EXISTING
161-121 A MIN. LOT AREA	10 AC (435,600 SF)	23,430 AC (1,020,611 SF)
161-121 B MAX. BUILDING HEIGHT	40.0 FEET	<40.0 FEET
161-121 D FRONT, SIDE AND REAR YARD BUILDING SETBACK	150.0 FEET FROM RESIDENTIALLY ZONED DISTRICT; 50.0 FEET FROM ANY PROPERTY LINE	>150.0 FEET FROM RESIDENTIALLY ZONED DISTRICT >50.0 FROM ANY PROPERTY LINE
161-121 E MAX. COVERAGE	BUILDING: 25.0% IMPERVIOUS: 50.0%	BUILDING: 11.7% (119,880 SF) IMPERVIOUS: 30.7% (313,937 SF)
161-121 J CONTROL OF NOISE	SEE CHART IN ZONING ORDINANCE FOR MAXIMUM PERMITTED DECIBELS BASED ON OCTAVE BAND	T.B.D.
161-122 MIN. FRONT, SIDE AND REAR YARD LANDSCAPING	50.0 FEET	6.9 FEET (M)
161-123 B MIN. PARKING SETBACK	150.0 FEET FROM RESIDENTIALLY ZONED DISTRICTS UNLESS AUTHORIZED BY SPECIAL EXCEPTION; BUT IN NO CASE SHALL PARKING BE CLOSER THAN 50.0 FEET FROM RESIDENTIAL DISTRICTS OR TO ANY PROPERTY LINE OF A PROPERTY IN RESIDENTIAL USE AND THE PARKING AREA SHALL NOT EXCEED 25% OF THE TOTAL LOT AREA UNLESS AUTHORIZED BY SPECIAL EXCEPTION	<150.0 FEET BUT >50.0 FEET (SE)

NOTES:
(V) VARIANCE REQUIRED
(SE) SPECIAL EXCEPTION REQUIRED
MILITIA ROAD & STENTON AVENUE R.O.W. 66 FT WIDE (33 FT FROM CENTER)
PENNSYLVANIA TURNPIKE R.O.W. 200 FT WIDE (100 FT FROM CENTER)



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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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FOR CONCEPT PURPOSES ONLY

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PROJECT No.: PC211203
DRAWN BY: JMF
CHECKED BY: JPA
DATE: 09/03/2021
CAD ID.: PC211203-CPTC-0B

PROJECT:
CONCEPT PLAN
FOR
MH STENTON, LLC
PROPOSED DEVELOPMENT
MILITIA ROAD AND STENTON AVENUE
WHITE MARSH TOWNSHIP
MONTGOMERY COUNTY PA

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
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J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086400

SHEET TITLE:
CONCEPT PLAN 'C'

SHEET NUMBER:
1

ORG. DATE - 09/03/2021

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