

FOLIO 36-02-01200-00
LANDS N/F
REALTY INCOME TRUST 6
DB 6156, PG. 1955

FOLIO 36-02-01201-00
LANDS N/F
PHILA NATIONAL BANK

FOLIO 36-02-01201-00
LANDS N/F
PHILA NATIONAL BANK

FOLIO 36-02-01205-00
LANDS N/F
LANCASTER WAYNE ASSOCIATES
DB 4134, PG. 2132

LANCASTER AVENUE

(A.K.A. U.S. ROUTE 30)
(A.K.A. LANCASTER PIKE)
(A.K.A. S.R. 0030)

(60' WIDE R.O.W. PER P.B. 18, PG. 15)
(50' WIDE R.O.W. PER REF. MAP #5)

SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY TRAFFIC PLANNING & DESIGN FOR WORK WITH IN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY

FOLIO 36-01-00328-00
LANDS N/F
PAUL MASTROPieri
DB 5252, PG. 1857

FOLIO 36-03-01499-10
LANDS N/F
ST. KATHERINE OF SIENA CHURCH

FOLIO 36-03-01683-00
LANDS N/F
WAYNE PROPERTY ACQUISITION INC.
D.B. 5922, PG. 548
(PREMISES 'B')

FOLIO 36-03-01682-00
LANDS N/F
GARABET & CONSTANCE KARAMELIAN
D.B. 546, PG. 637
(PREMISES 'A')

FOLIO 36-03-01684-00
LANDS N/F
THE FOGEL LIMITED PARTNERSHIP
D.B. 4592, PG. 394

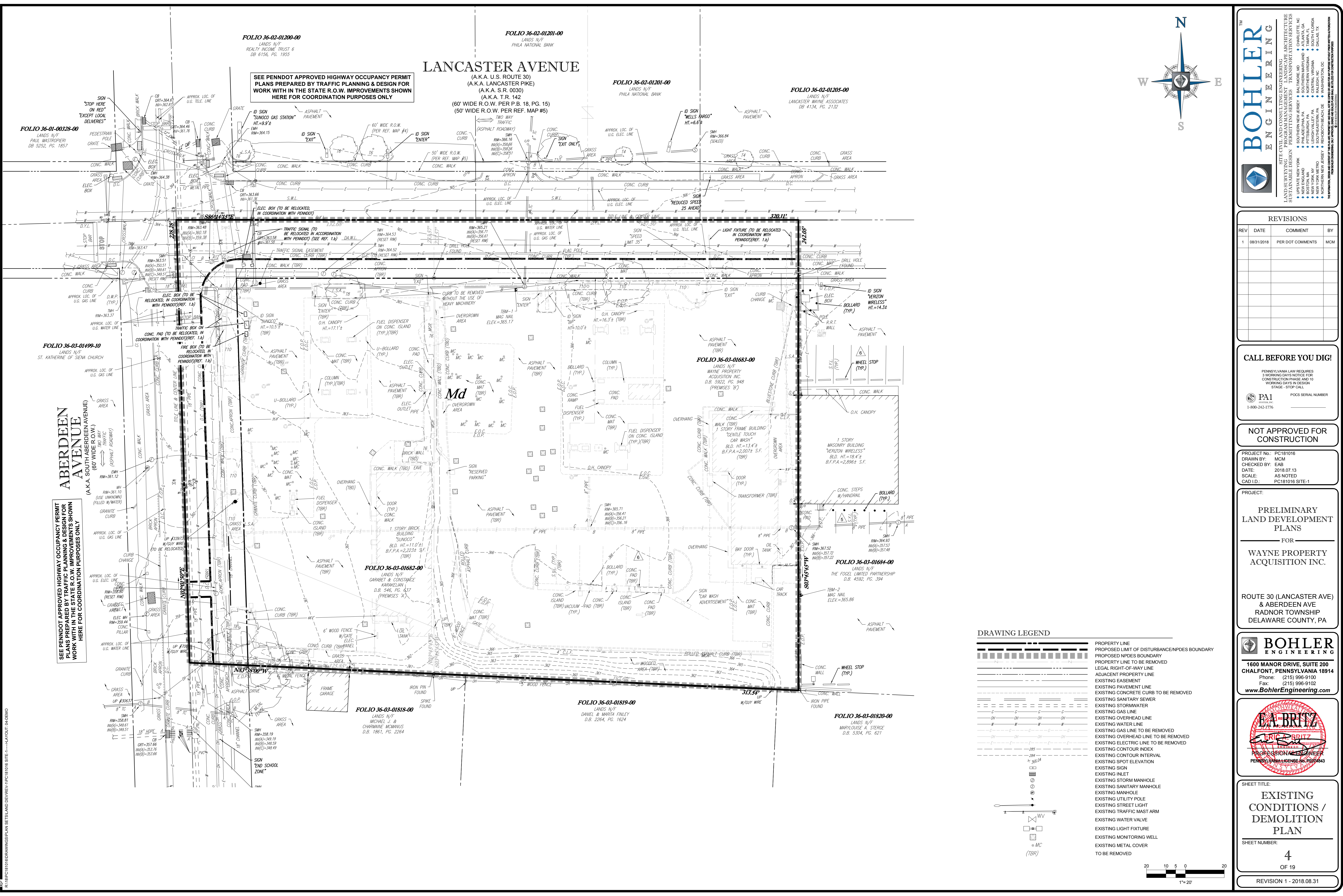
FOLIO 36-03-01818-00
LANDS N/F
MICHAEL J. & CHARMAINE MCANAM
D.B. 1861, PG. 2264

FOLIO 36-03-01819-00
LANDS N/F
DANIEL & MARITA FINLEY
D.B. 2264, PG. 1624

FOLIO 36-03-01820-00
LANDS N/F
MARYLOUISE A. STERGE
D.B. 5304, PG. 621

ABERDEEN AVENUE

(A.K.A. SOUTH ABERDEEN AVENUE)
(60' WIDE R.O.W.)
SEE PENNDOT APPROVED HIGHWAY OCCUPANCY PERMIT PLANS PREPARED BY TRAFFIC PLANNING & DESIGN FOR WORK WITH IN THE STATE R.O.W. IMPROVEMENTS SHOWN HERE FOR COORDINATION PURPOSES ONLY



REVISIONS				
REV	DATE	COMMENT	BY	MCM
1	08/31/2018	PER DOT COMMENTS		

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PAI
POCS SERIAL NUMBER
1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: PC181016
DRAWN BY: MCM
CHECKED BY: EAB
DATE: 2018.07.13
SCALE: AS NOTED
CAD ID: PC181016 SITE-1

PRELIMINARY LAND DEVELOPMENT PLANS
FOR
WAYNE PROPERTY ACQUISITION INC.

ROUTE 30 (LANCASTER AVE) & ABERDEEN AVE
RADNOR TOWNSHIP
DELAWARE COUNTY, PA

BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com



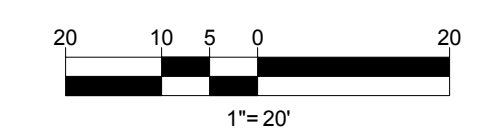
SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER: 4

OF 19

REVISION 1 - 2018.08.31

DRAWING LEGEND	
	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE/PODES BOUNDARY
	PROPOSED NPDES BOUNDARY
	LEGAL RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING PAVEMENT LINE
	EXISTING CONCRETE CURB TO BE REMOVED
	EXISTING SANITARY SEWER
	EXISTING STORMWATER
	EXISTING GAS LINE
	EXISTING OVERHEAD LINE
	EXISTING WATER LINE
	EXISTING GAS LINE TO BE REMOVED
	EXISTING OVERHEAD LINE TO BE REMOVED
	EXISTING ELECTRIC LINE TO BE REMOVED
	EXISTING CONTOUR INDEX
	EXISTING CONTOUR INTERVAL
	EXISTING SPOT ELEVATION
	EXISTING SIGN
	EXISTING INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING STREET LIGHT
	EXISTING TRAFFIC MAST ARM
	EXISTING WATER VALVE
	EXISTING LIGHT FIXTURE
	EXISTING MONITORING WELL
	EXISTING METAL COVER
	TO BE REMOVED



R:\PROJECTS\181016\DRAWINGS\PLAN SETS\LAND DEV\REV\PC181016 SITE-1.dwg - 11/14/2018 10:46:00 AM