

108 W. Wayne Ave





AVAILABLE  
PARKING SPACES  
FOR RENT

ONE WAY

NO THRU TRAFFIC

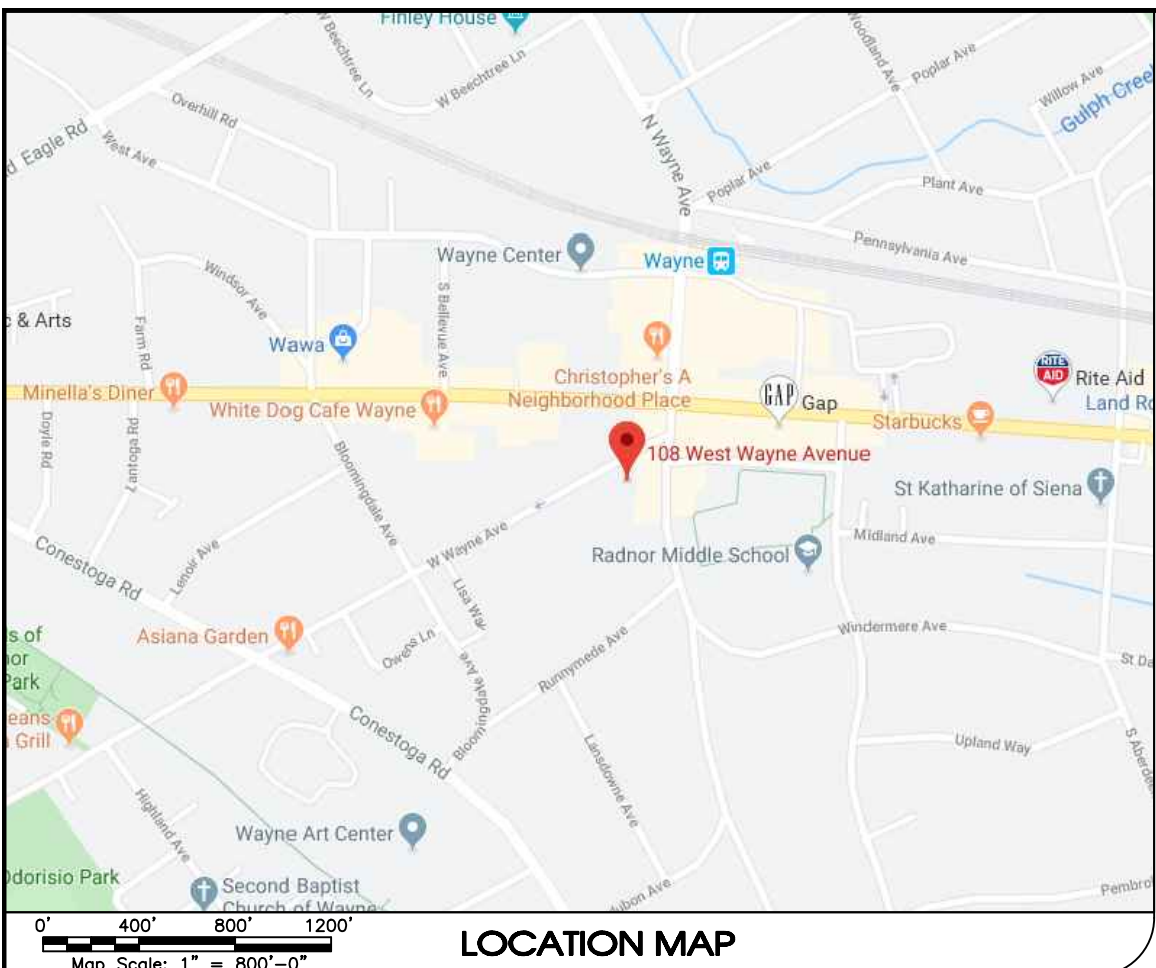
7 FT 6 IN







NOMENIA



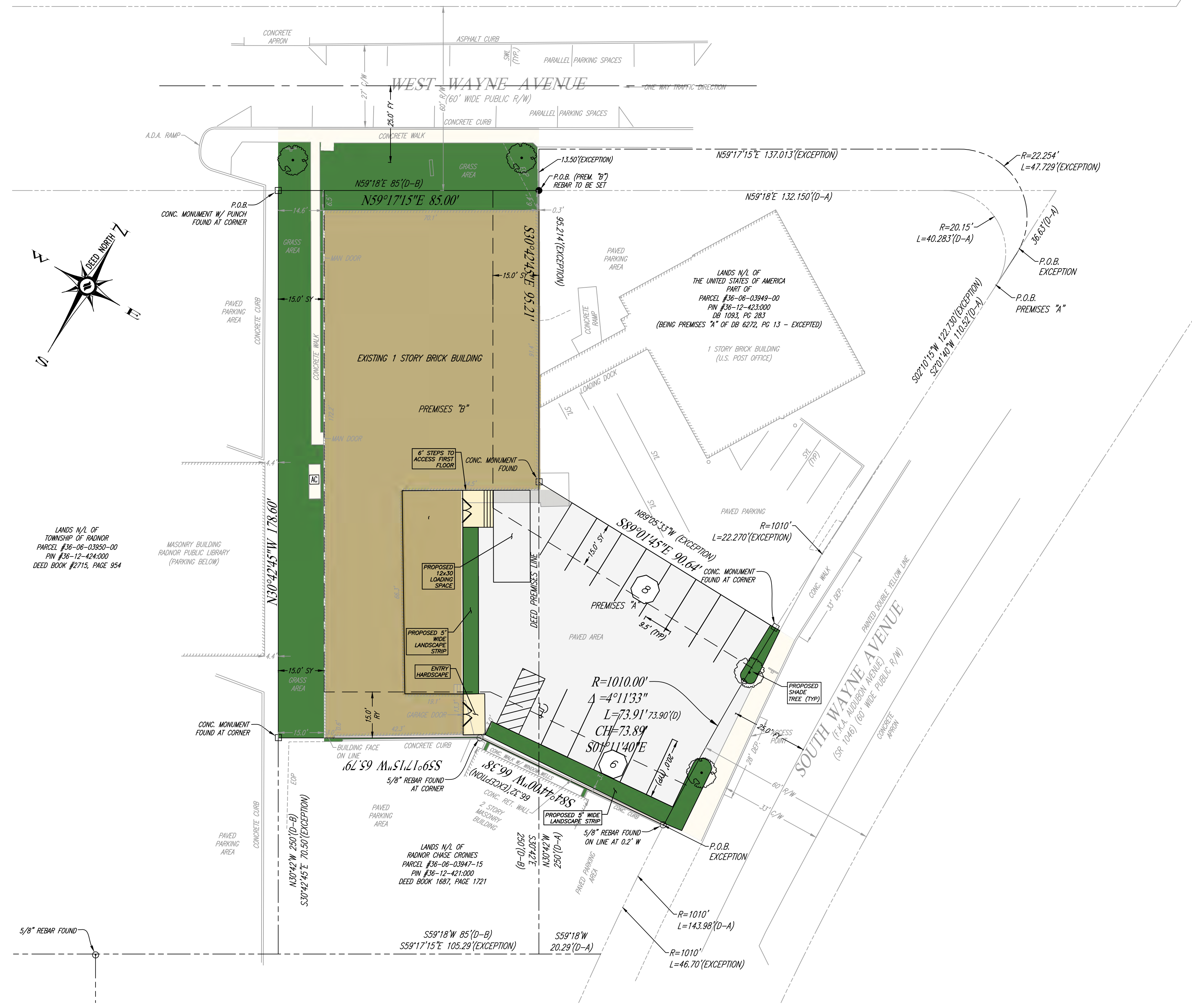
**NOTE:** THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO EXCAVATION.

DESIGN S/N: 2019233571



- LEGEND**
- PROPERTY BOUNDARY
  - ADJOINER PROPERTY LINE
  - FLOOD PLAIN LINE
  - EDGE OF PAVING
  - EDGE OF GRAVEL
  - CENTELINE
  - BUILDING LINE
  - MUNICIPAL BOUNDARY LINE
  - SOILS LINE
  - SOIL TYPE DESIGNATION
  - EASEMENT LINE
  - WATER/STREAM/POND
  - STORM PIPE
  - SANITARY SEWER
  - SANITARY LATERAL
  - BUILDING SETBACK LINE
  - GAS LINE
  - OVERHEAD WIRES
  - OVERHEAD ELECTRIC/TELECOMMUNICATION CABLE LINES
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND ELECTRIC LINE
  - OVERHEAD TELECOMMUNICATION LINE
  - UNDERGROUND TELECOMMUNICATION LINE
  - WATER SERVICE LINE
  - FENCE LINE
  - GUARD RAIL
  - CONCRETE CURB LINE
  - LEGAL RIGHT-OF-WAY
  - TREE LINE
  - BRUSH LINE
  - WETLANDS
  - GUY WIRE
  - UTILITY POLE
  - ELECTRIC BOX
  - AIR CONDITIONING UNIT
  - COMMUNICATIONS BOX
  - WATER METER
  - ELECTRIC METER
  - GAS METER
  - WELL
  - STREET SIGN
  - GAS MANHOLE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - ELECTRIC MANHOLE
  - COMMUNICATIONS MANHOLE
  - WATER MANHOLE
  - GENERAL UTILITY MANHOLE
  - STORM INLET TYPE "C"
  - STORM INLET TYPE "M"
  - STORM INLET TYPE "S"
  - CITY STORM INLET
  - LIGHT POST
  - FIRE HYDRANT
  - SANITARY CLEAN OUT
  - WATER VALVE
  - GAS VALVE
  - WETLAND FLAG
  - ROOF DRAIN
  - MONUMENT FOUND
  - MONUMENT SET
  - PIPE/REBAR FOUND
  - 5/8" REBAR SET
  - STAKE FOUND
  - STAKE SET
  - SITE BENCHMARK
  - DECIDUOUS TREE
  - CONIFER TREE

- BUILDINGS (PROPOSED/EXISTING)
- ASPHALT (PROPOSED/EXISTING)
- WALKWAY (PROPOSED/EXISTING)
- WALL (PROPOSED/EXISTING)



**ZONING SUMMARY**  
WBOD - WAYNE BUSINESS OVERLAY DISTRICT  
SOUTH WAYNE MUNICIPAL LOT/POST OFFICE SPECIAL USE AREA

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN. SETBACKS			
FRONT (WEST WAYNE FROM STREET CL)	25 FT	40.4 FT	40.4 FT
FRONT (SOUTH WAYNE FROM STREET CL)	25 FT	116 FT	116 FT
SIDE	15 FT	0 FT*	0 FT*
REAR	15 FT	0 FT*	0 FT*
BUILDING HEIGHT REQUIREMENTS	30 FT - 55 FT	<30 FT*	<30 FT*
MAX. IMPERVIOUS COVERAGE	90%	85.9%	82.6%

\*EXISTING NON-CONFORMING CONDITION.

**IMPERVIOUS SUMMARY (SQ. FT.)**

GROSS LOT AREA	EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED
BUILDINGS	8,750	0	1,287	1,287	10,037
ASPHALT	7,065	815	101	-714	6,351
WALKS & PATIOS	1,757	1,414	166	-1,248	509
TOTAL BUILDING COVERAGE	8,750	0	1,287	1,287	10,037
TOTAL BUILDING PERCENTAGE	42.8%				49.0%
TOTAL IMPERVIOUS COVERAGE	11,572	2,229	1,554	-675	16,897
TOTAL IMPERVIOUS PERCENTAGE	85.9%				82.6%
REMAINING IMPERVIOUS	847				1,522

**EXISTING PARKING SUMMARY**

	CODE REQUIREMENT	PROPOSED	REQUIRED
280-103.B.12 INDUSTRIAL USE	1.0 PER 200 SF FLOOR AREA	7000 FLOOR AREA*	35 SPACES
	1.0 PER 2 EMPLOYEES	54 EMPLOYEES	27 SPACES
TOTAL PARKING REQUIRED			62 SPACES
TOTAL PARKING PROVIDED			6 SPACES
EXISTING NON-COMFORMITY			56 SPACES

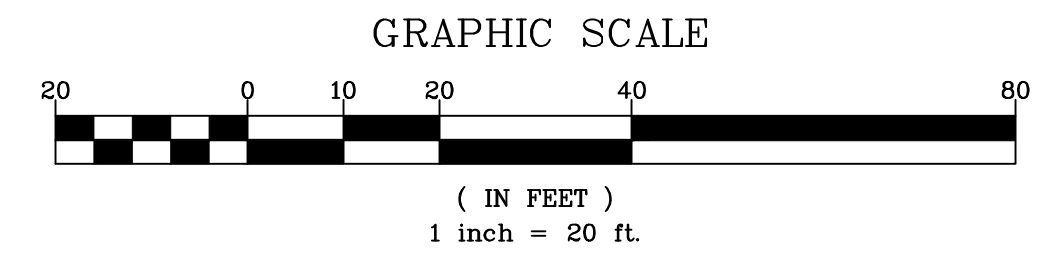
\*FLOOR AREA FOR PARKING CALCULATION AS BOX GROSS FLOOR AREA PER DEFINITION IN 280-4

**PROPOSED PARKING SUMMARY**

	CODE REQUIREMENT	PROPOSED	REQUIRED
280-53.12(2) OFFICE USE	1.0 PER 250 SF FLOOR AREA	8032 FLOOR AREA*	33 SPACES
TOTAL PARKING REQUIRED			33 SPACES
TOTAL PARKING PROVIDED			14 SPACES
NON-COMFORMITY			19 SPACES

\*FLOOR AREA FOR PARKING CALCULATION AS BOX GROSS FLOOR AREA PER DEFINITION IN 280-4

TOTAL PARKING NON-COMFORMITY REDUCED BY 37 SPACES. THE EXISTING SITE HAS A PARKING NON-COMFORMITY OF 56 SPACES, WHICH WILL BE REDUCED TO 19 SPACES.



2	9/8/2020	REVISED SITE PLAN AND PARKING CALCULATION
1	3/13/2020	ZONING HEARING BOARD APPLICATION
NUM.	DATE	REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399

P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:  
**108 W WAYNE AVENUE**  
108 W WAYNE AVENUE,  
WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
DATE: MARCH 13, 2020

**PROPOSED SITE PLAN**

**SHEET 3 of 3**

SCALE: 1" = 20'

