



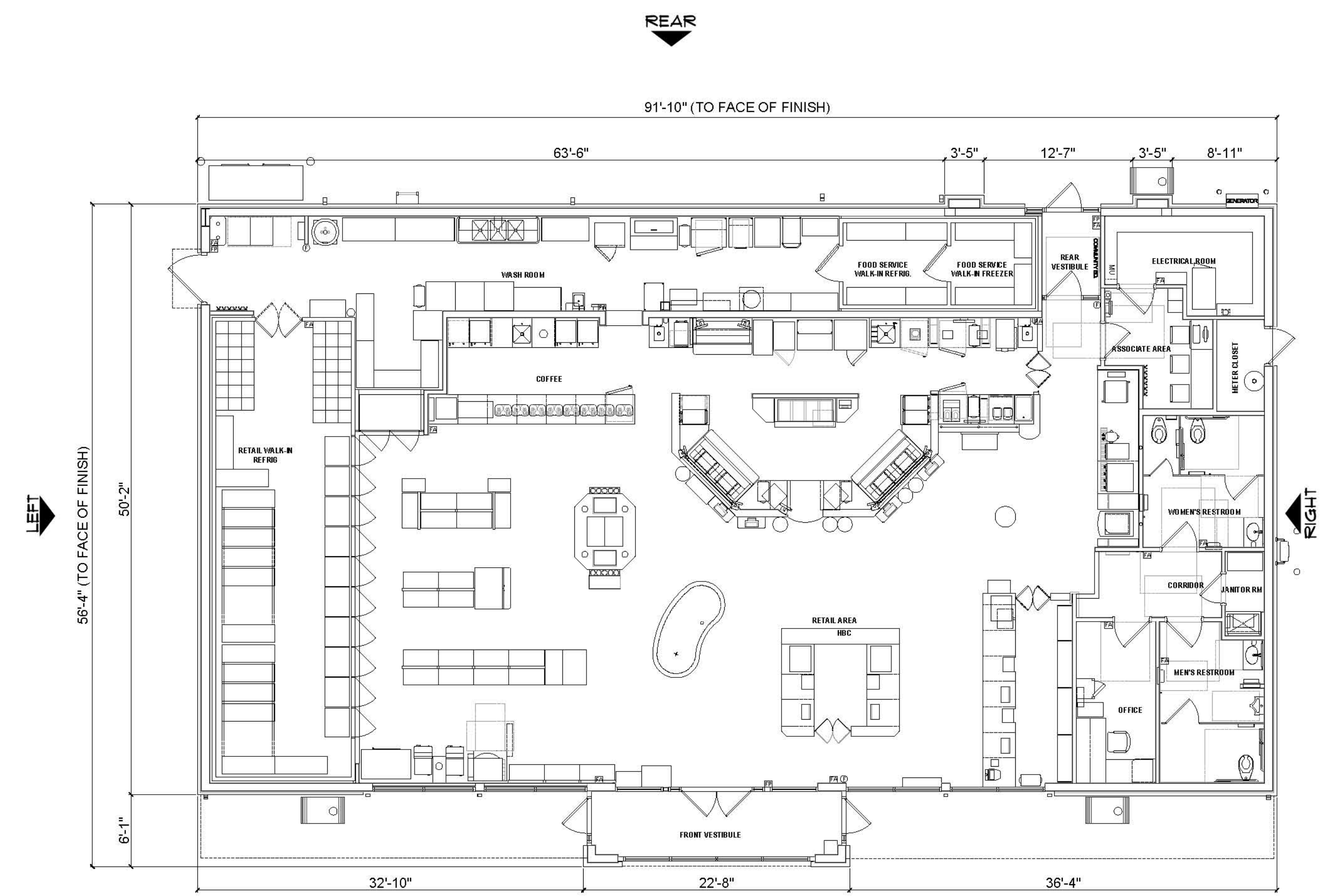
RIGHT (SOUTH) ELEVATION



FRONT (WEST) ELEVATION (ABERDEEN AVE.)



REAR (EAST) ELEVATION



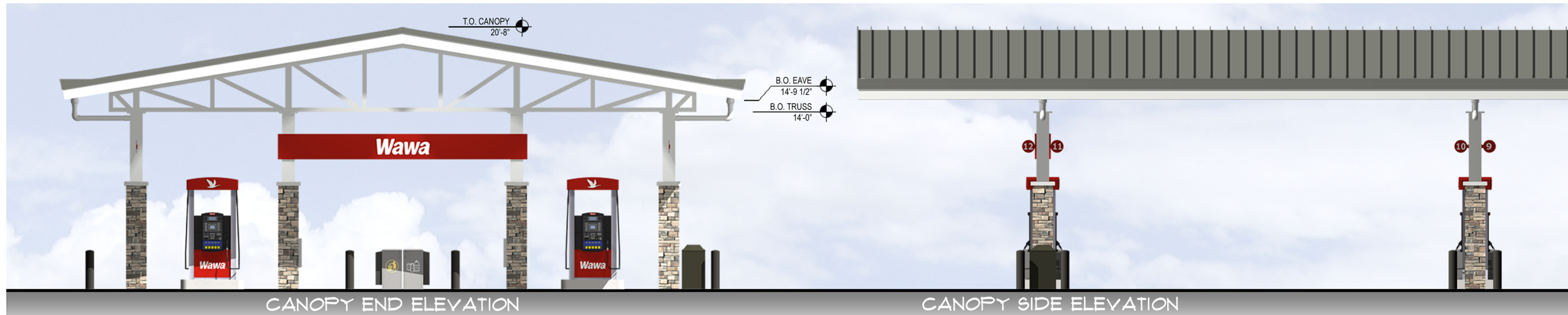
FLOOR PLAN

Roof/Parapet Cap Atas Aluminum Corp Slate Grey	Gutters/Porch/Soffits Atas Aluminum Corp Ascot White (10)
Metro Brick Fieldstone #105	Thin Brick Tavern Flash Red Marion Ceramics
Quality Stone Ohio Drystack Provence	Door / Frames White
Trim / Fascia White	Ice Storage SW2828 Colonial Revival Tan



LEFT (NORTH) ELEVATION (LANCASTER AVE.)

NOTE:  
SIGNAGE IS SHOWN FOR REFERENCE ONLY  
SEPARATE PERMIT REQUIRED



CANOPY END ELEVATION

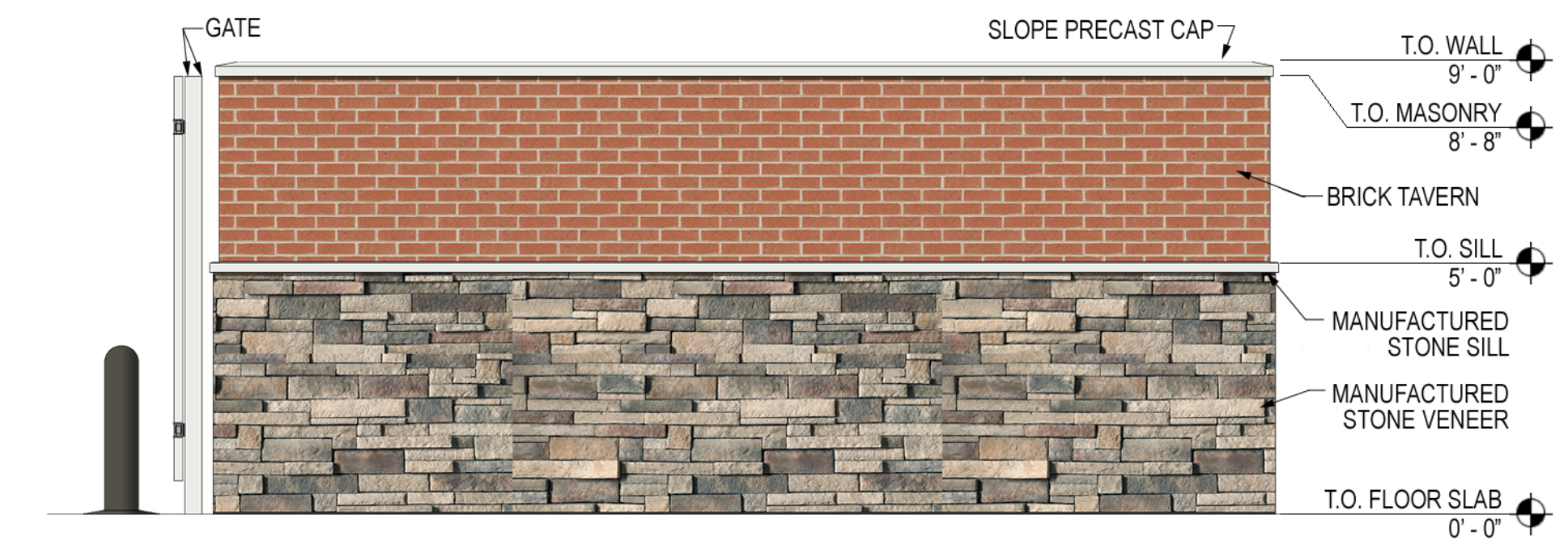
CANOPY SIDE ELEVATION



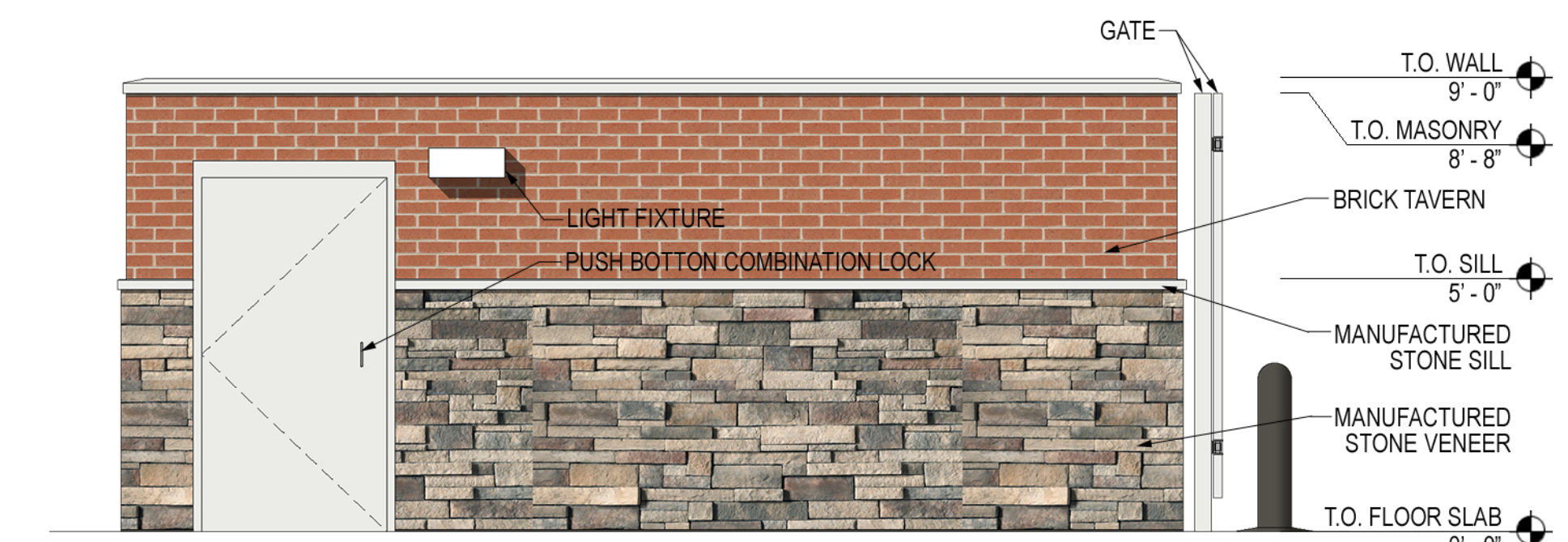
CANOPY PERSPECTIVE VIEW



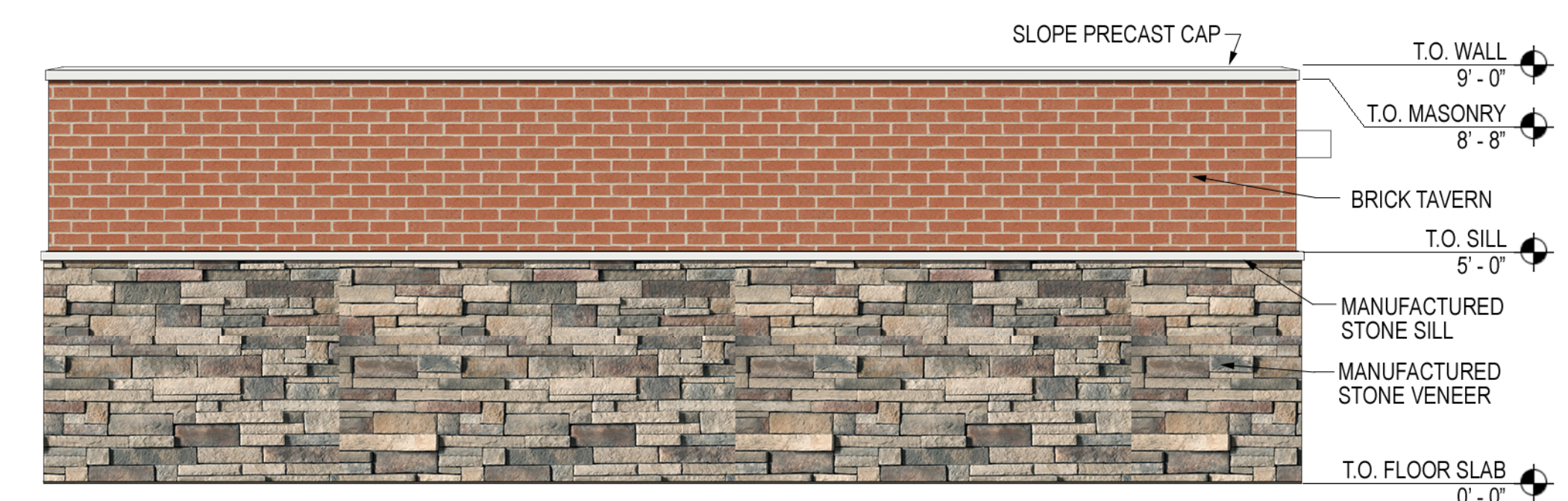
FRONT ELEVATION



RIGHT ELEVATION

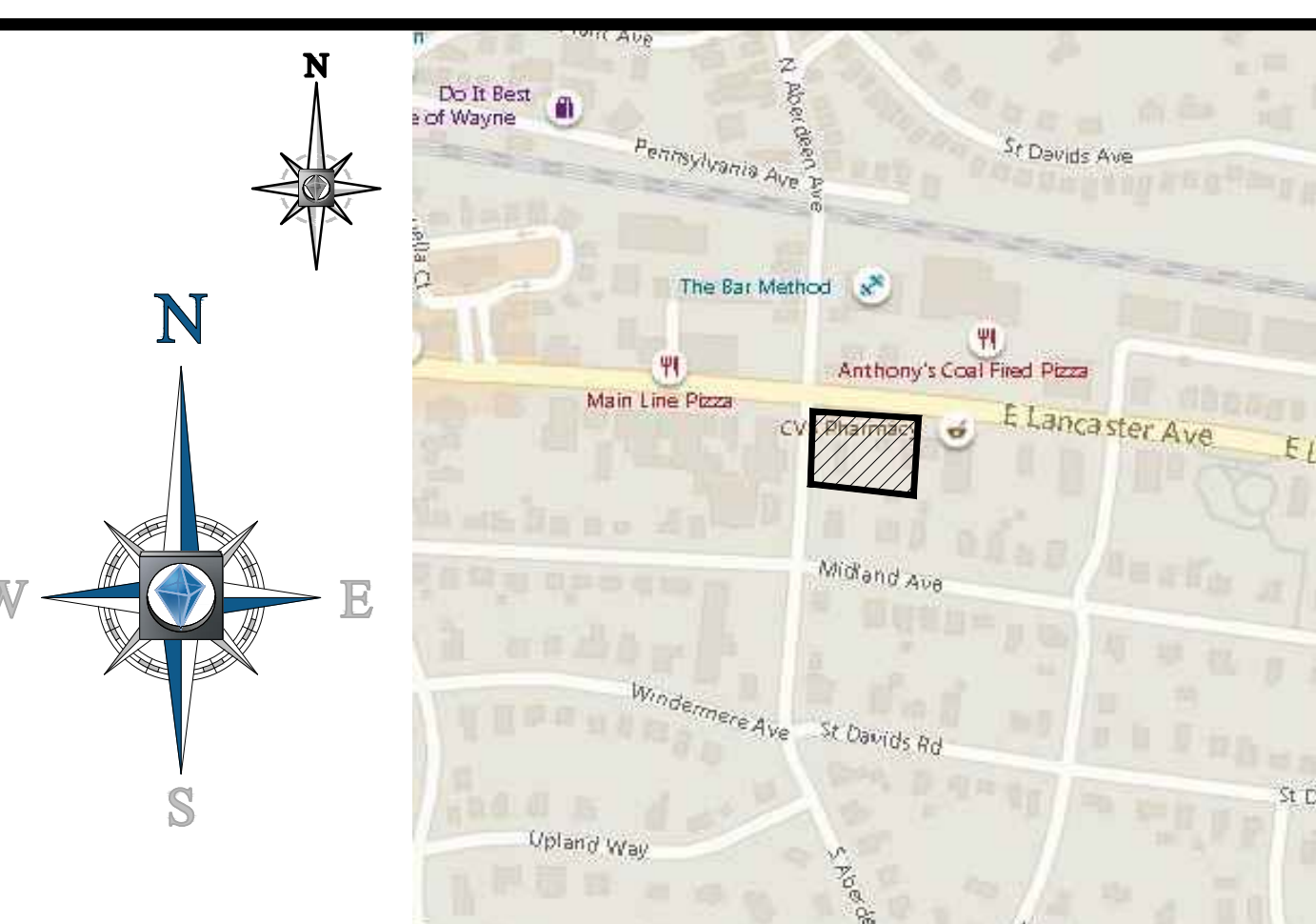


LEFT ELEVATION



REAR ELEVATION

- Metal Door  
Benjamin Moore  
White Diamond  
BM 2121-60
- Trim  
James Hardie  
Arctic White  
JH10-20
- Thin Brick  
Tavern Flash Red  
Marion Ceramics
- Quality Stone  
Ohio Drystack  
Provence



**CONCEPT PLAN GENERAL NOTES**

- 1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
  - A) ALTANSPS LAND TITLE SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED: 2/22/2018
- 2.) THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- 3.) 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.
- 4.) 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.

**SITE DATA**

TOWNSHIP OF RADNOR, DELAWARE COUNTY, PA  
 ZONED: C-2 GENERAL COMMERCIAL DISTRICT  
 LOT AREA (TO TITLE): 1.71 AC.  
 LEGAL/ULTIMATE ROW: 0.36 AC.  
 LOT AREA (TO LEGAL/ULTIMATE ROW): 1.35+ AC.

**SITE DESIGN REQUIREMENTS**

REQUIREMENTS TAKEN FROM:  
 - THE RADNOR ZONING ORDINANCE, ENACTED 2/25/1974, AS AMENDED.  
 EXISTING ZONING: C-2 GENERAL COMMERCIAL DISTRICT  
 PROPOSED USES: RETAIL STORE (PERMITTED BY RIGHT)

REQUIREMENTS	REQUIRED	EXISTING **	PROVIDED
MIN. LOT AREA (TO TITLE)	20,000 SF	74,384 SF (1.71 AC)	74,384 SF (1.71 AC)
MIN. LOT WIDTH @ BUILDING SETBACK LINE:	100.0 FEET	289.2 FEET	289.2 FEET
MIN. REQUIRED FRONT YARD:	15.0 FEET	LANCASTER AVE: 16.5 FEET ABERDEEN AVE: 35.8 FEET	LANCASTER AVE: 45 FEET ABERDEEN AVE: 108.8 FEET
MIN. REQUIRED SIDE YARD:	20.0 FEET (ABUTTING COMMERCIAL)	30.0 FEET (ABUTTING RESIDENTIAL)	30.0 FEET
MIN. REQUIRED REAR YARD:	35.0 FEET OR 35.0% OF LOT DEPTH (74.2 FEET) 1	18.7 FEET	20.6 FEET (V)
MIN. BUFFER TO RESIDENTIAL:	15.0 FEET	0.0 FEET	12.2 FEET (V)
MAX. BUILDING COVERAGE**:	30.0%	13.9% (10,271 SF)	13.9% (10,271 SF)
MAX. LOT COVERAGE**:	70.0%	66.1% (49,160 SF)	79.8% (59,327 SF) (V)
MAX. BUILDING HEIGHT:	<35.0 FEET	35.0 FEET	<35.0 FEET
MAX. BUILDING DIMENSION:	160.0 FEET	84.7 FEET	91.8 FEET
MIN. PARKING SETBACK (TO STREET'S R.O.W.):	20.0 FEET (COMMERCIAL)	LANCASTER AVE: 6.2 FEET ABERDEEN AVE: 4.9 FEET	LANCASTER AVE: 20.2 FEET ABERDEEN AVE: 124 FEET
MIN. LOADING SETBACK:	15.0 FEET	LANCASTER AVE: N/A ABERDEEN AVE: N/A	LANCASTER AVE: 38.0 FEET ABERDEEN: N/A
MAX. NUMBER OF DRIVEWAYS (PER 500 FEET OF FRONTAGE):	2	LANCASTER AVE: 3 ABERDEEN AVE: 2	LANCASTER AVE: 1 ABERDEEN: 1
MAX. DRIVEWAY WIDTH:	35.0 FEET	LANCASTER AVE: 31.2 FEET	LANCASTER AVE: 30.0 FEET

(V) - POTENTIAL ZONING RELIEF REQUIRED

**NOTES:**

- LOT DEPTH TAKEN AT DEEPEST PART OF THE PROPERTY ALONG THE EASTERN PROPERTY LINE: 212.1 x 0.35 = 74.2 FEET.
- SIGNAGE SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY & SHALL NOT BE CONSIDERED PART OF THE LAND DEVELOPMENT PLAN APPROVAL. SIGNAGE PERMIT AND ZONING APPLICATION REQUIRED FOR ALL SIGNAGE.
- FOR THE PURPOSES OF CALCULATING THE EXISTING CONDITIONS, IT HAS BEEN ASSUMED THAT THE TWO LOTS HAVE BEEN CONSOLIDATED.
- BUILDING AND IMPERVIOUS AREA PERCENTAGES CALCULATED AS RATIO OF BUILDING / IMPERVIOUS COVER WITHIN LEGAL / ULTIMATE R.O.W. TO THE TITLED LOT.

**PARKING REQUIREMENTS**

RETAIL: 1 SPACE / 200 SF + 1 SPACE / 2 EMPLOYEES (MAX. SHIFT) 5112 x 0.8 / 200 = 20.45 + 5 = 25.45 OR 26 SPACES  
 REQUIRED PARKING: 26 SPACES  
 PROVIDED PARKING: 46 SPACES (INCLUDING 2 ADA SPACES)

**LOADING REQUIREMENTS**

REQUIRED: (2,000 - 8,000 SF RETAIL) = 1 SPACE (12' x 30')  
 PROVIDED: 1 SPACE (10.0' x 67.7') (V)

**BOHLER ENGINEERING**

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PHILADELPHIA, PA  
 PITTSBURGH, PA  
 BOSTON, MA  
 NEW ENGLAND  
 NEW YORK, NY  
 NEW YORK METRO  
 NORTH HAVEN, CT  
 WASHINGTON, DC

**REVISIONS**

REV	DATE	COMMENT	BY

**CALL BEFORE YOU DIG!**

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

**PA1**  
 1-800-242-1776

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: PC181016  
 DRAWN BY: CWE  
 CHECKED BY: EAB  
 DATE: 2018.12.28  
 SCALE: AS NOTED  
 CAD ID.: PC181016 CONCEPT F-0

**CONCEPTUAL 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

**E.A. BRITZ**

PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE074843

SHEET TITLE:

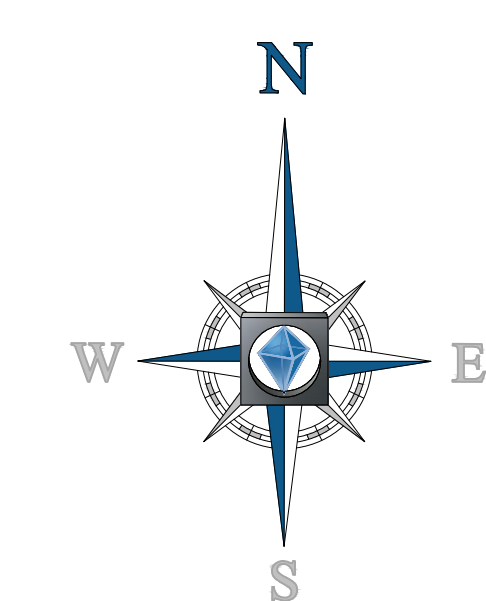
**CONCEPTUAL SITE F-0**

SHEET NUMBER:

**1 OF 2**

REVISION 0 - 2018.12.28

R:\PROJECTS\18\DRAWINGS\CONCEPTS\CONCEPT F-0\181016 CONCEPT F-0 - LAYOUT X - RENDERING



**LANCASTER AVENUE**  
 (A.K.A. U.S. ROUTE 30)  
 (A.K.A. LANCASTER PIKE)  
 (A.K.A. S.R. 0030)  
 (A.K.A. T.R. 142)  
 (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

**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

**CONCEPT PLAN GENERAL NOTES**

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**SITE DATA**

TOWNSHIP OF RADNOR, DELAWARE COUNTY, PA  
 ZONED: C-2 GENERAL COMMERCIAL DISTRICT  
 LOT AREA (TO TITLE): 1.71 Ac.  
 LEGAL/ULTIMATE ROW: 0.36 Ac.  
 LOT AREA (TO LEGAL/ULTIMATE ROW): 1.35 Ac.

**SITE DESIGN REQUIREMENTS**

REQUIREMENTS TAKEN FROM:  
 - THE RADNOR ZONING ORDINANCE, ENACTED 2/25/1974, AS AMENDED.  
 EXISTING ZONING: C-2 GENERAL COMMERCIAL DISTRICT  
 PROPOSED USES: RETAIL STORE (PERMITTED BY-RIGHT)

REQUIREMENTS	REQUIRED	EXISTING **	PROVIDED
MIN. LOT AREA (TO TITLE)	20,000 SF	74,384 SF (1.71 Ac.)	74,384 SF (1.71 Ac.)
MIN. LOT WIDTH @ BUILDING SETBACK LINE:	100.0 FEET	289.2 FEET	289.2 FEET
MIN. REQUIRED FRONT YARD:	15.0 FEET	LANCASTER AVE: 16.5 FEET ABERDEEN AVE: 35.8 FEET	LANCASTER AVE: 24.3 FEET ABERDEEN AVE: 35.7 FEET
MIN. REQUIRED SIDE YARD:	20.0 FEET	30.0 FEET	30.0 FEET
MIN. REQUIRED REAR YARD:	35.0 FEET OF 35% OF LOT DEPTH (74.2 FEET) 1	18.7 FEET	86.8 FEET
MIN. BUFFER TO RESIDENTIAL:	15.0 FEET	0.0 FEET	15.0 FEET
MAX. BUILDING COVERAGE**:	30.0%	13.9% (10,271 SF)	13.9% (10,404 SF)
MAX. LOT COVERAGE**:	70.0%	66.1% (49,160 SF)	66.9% (49,778 SF)
MAX. BUILDING HEIGHT:	<35.0 FEET	35.0 FEET	<35.0 FEET
MAX. BUILDING DIMENSION:	160.0 FEET	84.7 FEET	91.8 FEET
MIN. PARKING SETBACK (TO STREET'S R.O.W.):	20.0 FEET (COMMERCIAL)	LANCASTER AVE: 6.2 FEET ABERDEEN AVE: 4.9 FEET	LANCASTER AVE: 21.2 FEET ABERDEEN AVE: 5.1 FEET (V)
MIN. LOADING SETBACK:	15.0 FEET	LANCASTER AVE: N/A ABERDEEN AVE: N/A	LANCASTER AVE: 5.7 FEET (V) ABERDEEN: 6.0 FEET
MAX. NUMBER OF DRIVEWAYS (PER 500 FEET OF FRONTAGE):	2	LANCASTER AVE: 3 ABERDEEN AVE: 2	LANCASTER AVE: 1 ABERDEEN: 1
MAX. DRIVEWAY WIDTH:	35.0 FEET	LANCASTER AVE: 31.2 FEET ABERDEEN AVE: 31.2 FEET	LANCASTER AVE: 30.0 FEET ABERDEEN: 30.0 FEET

(V) - POTENTIAL ZONING RELIEF REQUIRED

NOTES:

- LOT DEPTH TAKEN AT DEEPEST PART OF THE PROPERTY ALONG THE EASTERN PROPERTY LINE. 212.1 x 0.35 = 74.2 FEET.
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PARKING REQUIREMENTS

RETAIL: 1 SPACE / 200 SF + 1 SPACE / 2 EMPLOYEES (MAX. SHIFT)  
 5112 x 0.8 / 200 = 20.45 + 5 = 25.45 OR 26 SPACES  
 REQUIRED PARKING: 26 SPACES  
 PROVIDED PARKING: 52 SPACES (INCLUDING 3 ADA SPACES)

LOADING REQUIREMENTS

REQUIRED: (2,000 - 8,000 SF RETAIL) = 1 SPACE (12' x 30')  
 PROVIDED: 1 SPACE (18.6' x 68.5')

**BOHLER ENGINEERING**

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 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
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 • PHILADELPHIA, PA  
 • PITTSBURGH, PA  
 • RICHMOND, VA  
 • TAMPA, FL  
 • WASHINGTON, DC  
 • WASHINGTON, DC  
 • WASHINGTON, DC

**REVISIONS**

REV	DATE	COMMENT	BY

**CALL BEFORE YOU DIG!**

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

**PA1**  
 1-800-242-1776

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: PC181016  
 DRAWN BY: MCM  
 CHECKED BY: EAB  
 DATE: 03/18/2020  
 SCALE: AS NOTED  
 CAD ID.: PC181016 CONCEPT E-1

**CONCEPTUAL PLANS**

FOR  
**WAYNE PROPERTY ACQUISITION INC.**

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

**BOHLER ENGINEERING**

1600 MANOR DRIVE, SUITE 200  
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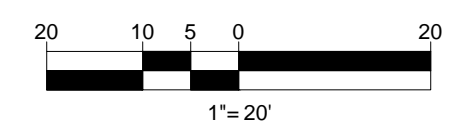
**E.A. BRITZ**

PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE074843

SHEET TITLE:  
**CONCEPTUAL SITE E-1**

SHEET NUMBER:  
**1**  
 OF 2

REVISION 0





**SITE DATA**

TOWNSHIP OF RADNOR, DELAWARE COUNTY, PA  
 ZONED: C-2 - GENERAL COMMERCIAL DISTRICT  
 LOT AREA (TO TITLE): 1.71 Ac.  
 - LEGAL/ULTIMATE ROW: 0.36 Ac.  
 LOT AREA (TO LEGAL/ULTIMATE ROW): 1.35x Ac.

**SITE DESIGN REQUIREMENTS**

REQUIREMENTS TAKEN FROM:  
 - THE RADNOR ZONING ORDINANCE, ENACTED 2/26/1974, AS AMENDED.  
 EXISTING ZONING: C-2 GENERAL COMMERCIAL DISTRICT  
 PROPOSED USES: RETAIL STORE (PERMITTED BY-RIGHT)

REQUIREMENTS	REQUIRED	EXISTING **	PROVIDED
MIN. LOT AREA (TO TITLE)	20,000 SF	74,384 SF (1.71 Ac.)	74,384 SF (1.71 Ac.)
MIN. LOT WIDTH @ BUILDING SETBACK LINE:	100.0 FEET	289.2 FEET	289.2 FEET
MIN. REQUIRED FRONT YARD:	15.0 FEET	LANCASTER AVE: 16.5 FEET ABERDEEN AVE: 35.8 FEET	LANCASTER AVE: 27.9 FEET ABERDEEN AVE: 149.5 FEET
MIN. REQUIRED SIDE YARD:	20.0 FEET (ABUTTING COMMERCIAL)	n/a	n/a
MIN. REQUIRED REAR YARD:	35.0 FEET OF LOT DEPTH (74.2 FEET) **	18.7 FEET	88.3 FEET
MIN. BUFFER TO RESIDENTIAL:	15.0 FEET	0.0 FEET	15.0 FEET
MAX. BUILDING COVERAGE***:	30.0%	13.9% (10,271 SF)	13.9% (10,404 SF)
MAX. LOT COVERAGE***:	70.0%	66.1% (48,160 SF)	68.8% (48,994 SF)
MAX. BUILDING HEIGHT:	35.0 FEET	<35.0 FEET	<35.0 FEET
MAX. BUILDING DIMENSION:	160.0 FEET	84.7 FEET	91.8 FEET
MIN. PARKING SETBACK (TO STREET'S R.O.W.):	20.0 FEET (COMMERCIAL)	LANCASTER AVE: 6.2 FEET ABERDEEN AVE: 4.8 FEET	LANCASTER AVE: 26.1 FEET ABERDEEN AVE: 27.7 FEET
MIN. LOADING SETBACK:	15.0 FEET	LANCASTER AVE: N/A ABERDEEN AVE: N/A	LANCASTER AVE: 15.0 FEET ABERDEEN AVE: 147.3 FEET
MAX. NUMBER OF DRIVEWAYS:	2	LANCASTER AVE: 3 ABERDEEN AVE: 2	LANCASTER AVE: 2 ABERDEEN AVE: 1
MAX. DRIVEWAY WIDTH:	35.0 FEET	LANCASTER AVE: 27.0 FEET ABERDEEN AVE: 31.2 FEET	LANCASTER AVE: 38.0 FEET ABERDEEN AVE: 38.0 FEET

- NOTES:**
- \* LOT DEPTH TAKEN AT DEEPEST PART OF THE PROPERTY (ALONG THE EASTERN PROPERTY LINE: 212.1 x 0.36 = 74.2 FEET)
  - \*\* SIGNAGE SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY & SHALL NOT BE CONSIDERED PART OF THE LAND DEVELOPMENT PLAN APPROVAL. SIGNAGE PERMIT AND ZONING APPLICATION REQUIRED FOR ALL SIGNAGE.
  - \*\*\* FOR THE PURPOSES OF CALCULATING THE EXISTING CONDITIONS, IT HAS BEEN ASSUMED THAT THE TWO LOTS HAVE BEEN CONSOLIDATED.
  - \*\*\*\* BUILDING AND IMPERVIOUS AREA PERCENTAGES CALCULATED AS RATIO OF BUILDING / IMPERVIOUS COVER WITHIN LEGAL / ULTIMATE R.O.W. TO THE TITLED LOT.

**PARKING REQUIREMENTS**

RETAIL: 1 SPACE / 200 SF + 1 SPACE / 2 EMPLOYEES (MAX. SHIFT)  
 5112 x 0.8 / 200 = 20.45 + 5 = 25.45 OR 26 SPACES  
 REQUIRED PARKING: 26 SPACES  
 PROVIDED PARKING: 58 SPACES (INCLUDING 3 ADA SPACES)

**LOADING REQUIREMENTS**

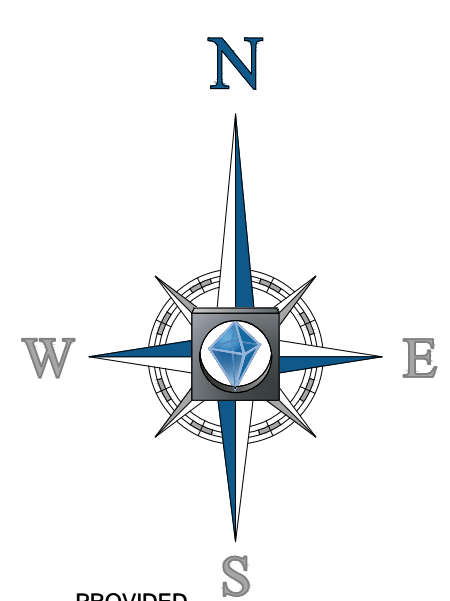
REQUIRED: (2,000 - 8,000 SF RETAIL) = 1 SPACE (12' x 30')  
 PROVIDED: 1 SPACE (18'8" x 68'3")

**ADJACENT PROPERTY OWNER INFORMATION**

- FOLIO NUMBER: 36-01-00328-00  
 LANDS N/F  
 PAUL MASTROPOLI  
 38 S. 2522, PG. 1857  
 MAILING ADDRESS: 907 SEACREST RD, OCEAN CITY NJ 08226-4735
- FOLIO NUMBER: 36-02-01200-00  
 LANDS N/F  
 REALTY INCOME TRUST G  
 DB 6156, PG. 1955  
 MAILING ADDRESS: 11995 EL CAMINO REAL, SAN DIEGO, CA 92130
- FOLIO NUMBER: 36-02-01201-00  
 LANDS N/F  
 PHILA NATIONAL BANK  
 PO BOX 2609, CARLSBAD CA 92018-2609  
 C/O WACHOVIA BANK PROP TAX
- SAME AS #3
- FOLIO NUMBER: 36-02-01205-00  
 LANDS N/F  
 LANCASTER WAYNE ASSOCIATES  
 DB 4134, PG. 2132  
 MAILING ADDRESS: 1 TOWN PL #100, BRYN MAWR PA 19013-3418
- FOLIO NUMBER: 36-03-01499-10  
 LANDS N/F  
 CHARLES ST KATHERINE  
 MAILING ADDRESS: MIDLAND & ABERDEEN AVE, WAYNE PA 19087
- FOLIO NUMBER: 36-03-01818-00  
 LANDS N/F  
 MICHAEL J. MCMANUS/CHARMAINE G. MCMANUS  
 DB 1862, PG. 2264  
 MAILING ADDRESS: 301 MIDLAND AVE, WAYNE, PA 19087-4305
- FOLIO NUMBER: 36-03-01819-00  
 LANDS N/F  
 DANIEL FINLEY/MARITA FINLEY  
 DB 2284, PG. 1604  
 MAILING ADDRESS: 309 MIDLAND AVE, WAYNE, PA 19087-4305
- FOLIO NUMBER: 36-03-01820-00  
 LANDS N/F  
 MARYLOUISE A. STERGE  
 DB 5304, PG. 621  
 MAILING ADDRESS: 311 MIDLAND AVE, WAYNE, PA 19087-4305
- FOLIO NUMBER: 36-03-01884-00  
 LANDS N/F  
 THE FOGEL LIMITED PARTNERSHIP  
 DB 4592, PG. 394  
 MAILING ADDRESS: 137 DORAL DR, BLUE BELL PA 19422-3258

**DRAWING LEGEND**

- PROPERTY LINE
- LEGAL RIGHT-OF-WAY LINE
- ULTIMATE RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- EXISTING SIGN
- EXISTING INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- EXISTING TRAFFIC MAST ARM
- PROPOSED TRUNCATED DOMES
- PROPOSED PARKING COUNT
- PROPOSED SIGN
- PROPOSED AREA LIGHT
- PROPOSED TRANSFORMER



**BOHLER ENGINEERING**

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 MEMPHIS, TN  
 MIAMI, FL  
 MINNEAPOLIS, MN  
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**REVISIONS**

REV	DATE	COMMENT	BY
1	08/31/2018	PER DOT COMMENTS	MCM
2	XX/XX/2019	PER TWP COMMENTS	MCM

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: PC181016  
 DRAWN BY: MCM  
 CHECKED BY: EAB  
 DATE: 2018.07.13  
 SCALE: AS NOTED  
 CAD ID.: PC181016 SITE-2

**PRELIMINARY LAND DEVELOPMENT PLANS**

FOR  
**WAYNE PROPERTY ACQUISITION INC.**

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

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PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE074843

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**3**  
 OF 19

REVISION 2 - 2019.XX.XX

R:\PROJECTS\DRAWINGS\PLAN SETS\LAND DEV\REV\2018\181016 SITE-2 - LAYOUT - A RENDERING