

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

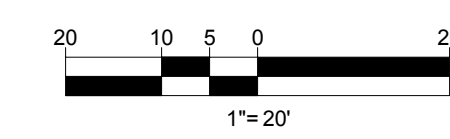
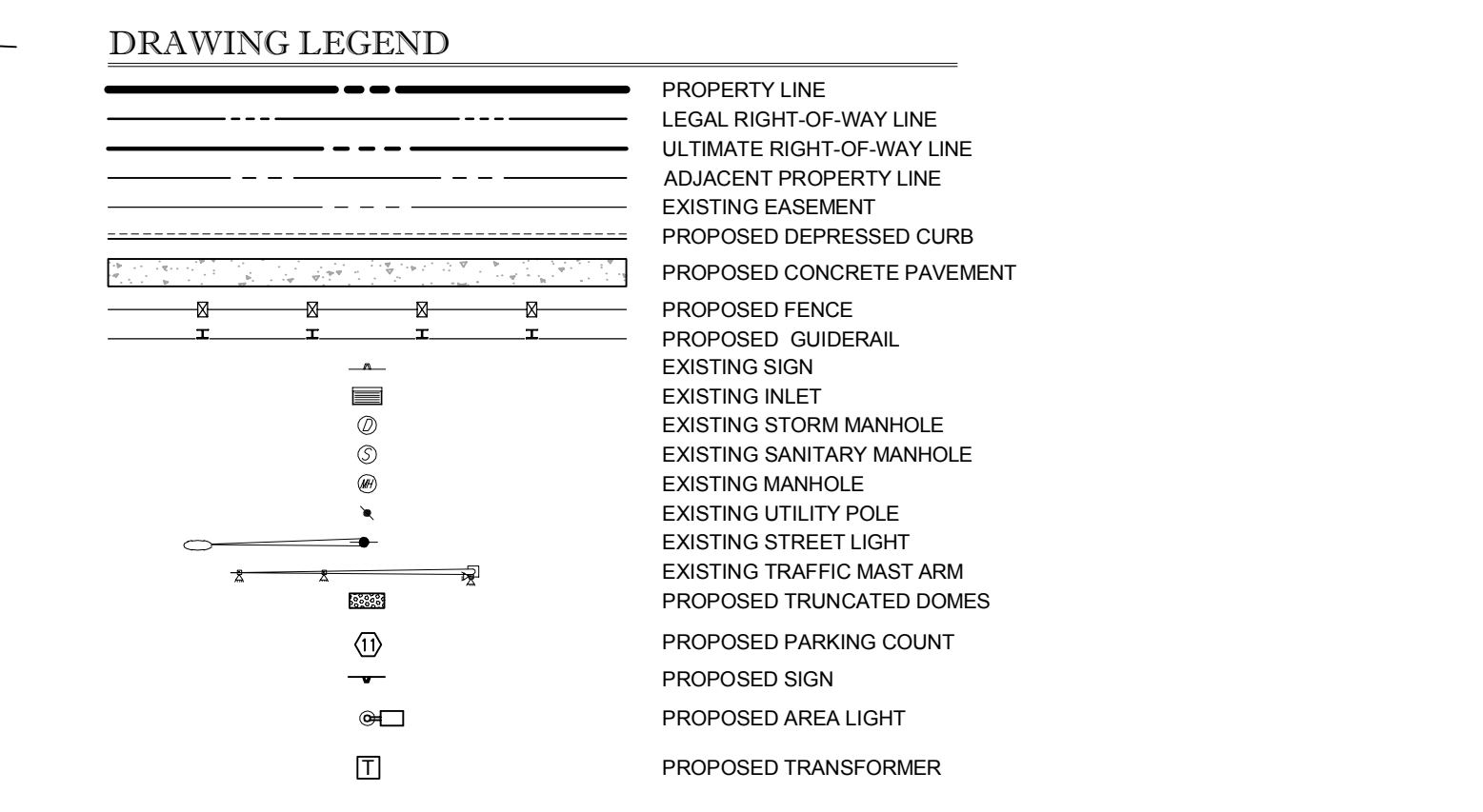
REQUIREMENTS TAKEN FROM:
 - THE RADNOR ZONING ORDINANCE, ENACTED 2/25/1974, AS AMENDED.
 EXISTING ZONING: C-2 GENERAL COMMERCIAL DISTRICT
 PROPOSED USES: RETAIL STORE (PERMITTED BY RIGHT)

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 9.9 FEET	LANCASTER AVE: 27.9 FEET ABERDEEN AVE: 149.5 FEET 80.7 FEET
MIN. REQUIRED SIDE YARD:	20.0 FEET (ABUTTING COMMERCIAL)	n/a	n/a
MIN. REQUIRED REAR YARD:	35.0 FEET or 35.0% OF LOT DEPTH (74.2 FEET) ¹	18.7 FEET	88.3 FEET
MIN. BUFFER TO RESIDENTIAL:	15.0 FEET	0.0 FEET	15.0 FEET
MAX. BUILDING COVERAGE***:	30.0%	13.8% (10,271 SF)	14.0% (10,392 SF)
MAX. LOT COVERAGE***:	70.0%	66.1% (48,160 SF)	64.8% (48,206 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 STREETS R.O.W.):	20.0 FEET (COMMERCIAL)	LANCASTER AVE: 6.2 FEET ABERDEEN AVE: 4.9 FEET	LANCASTER AVE: 28.1 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: 147.3 FEET
MAX. NUMBER OF DRIVEWAYS (PER 500 FEET OF FRONTAGE):	2	LANCASTER AVE: 3 ABERDEEN AVE: 2	LANCASTER AVE: 2 ABERDEEN: 1
MAX. DRIVEWAY WIDTH:	35.0 FEET	LANCASTER AVE: 47.0 FEET ABERDEEN AVE: 31.2 FEET	LANCASTER AVE: 30.0 FEET ABERDEEN: 30.0 FEET

- NOTES:**
- * 1'0" 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	ADJACENT PROPERTY OWNER INFORMATION
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: 55 SPACES (INCLUDING 3 ADA SPACES)	1. FOLIO NUMBER: 36-01-00328-00 LANDS N/F PAUL MASTROPieri DB 5252, PG. 1857 MAILING ADDRESS: 907 SEACREST RD, OCEAN CITY NJ 08226-4735
LOADING REQUIREMENTS REQUIRED: (2,000 - 8,000 SF RETAIL) = 1 SPACE (12' x 30') PROVIDED: 1 SPACE (12.9' x 68.3')	2. FOLIO NUMBER: 36-02-01200-00 LANDS N/F REALTY INCOME TRUST 6 DB 6156, PG. 1955 MAILING ADDRESS: 11995 EL CAMINO REAL, SAN DIEGO, CA 92130

3. FOLIO NUMBER: 36-02-01201-00 LANDS N/F CARABET & CONSTANTINE KARABELIAN D.B. 546, PG. 637 (PREMISES 'A')
4. SAME AS #3
5. 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 19010-3418
6. FOLIO NUMBER: 36-03-01499-10 LANDS N/F DANIEL FINLEY/MARITA FINLEY DB 2264, PG. 1624 MAILING ADDRESS: 309 MIDLAND AVE, WAYNE, PA 19087-4305
7. FOLIO NUMBER: 36-03-01818-00 LANDS N/F MICHAEL J. MCMANUS/CHARMAINE G. MCMANUS DB 1861, PG. 2264 MAILING ADDRESS: 301 MIDLAND AVE, WAYNE, PA 19087-4305
8. FOLIO NUMBER: 36-03-01819-00 LANDS N/F DANIEL FINLEY/MARITA FINLEY DB 2264, PG. 1624 MAILING ADDRESS: 309 MIDLAND AVE, WAYNE, PA 19087-4305
9. 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
10. FOLIO NUMBER: 36-03-01684-00 LANDS N/F THE FOGEL LIMITED PARTNERSHIP DB 4592, PG. 394 MAILING ADDRESS: 137 DORAL DR, BLUE BELL PA 19422-3258



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REVISIONS

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

CALL BEFORE YOU DIG!

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

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
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LA BRITZ

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE # 6871643

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3
 OF 19

REVISION 1 - 2018.08.31

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