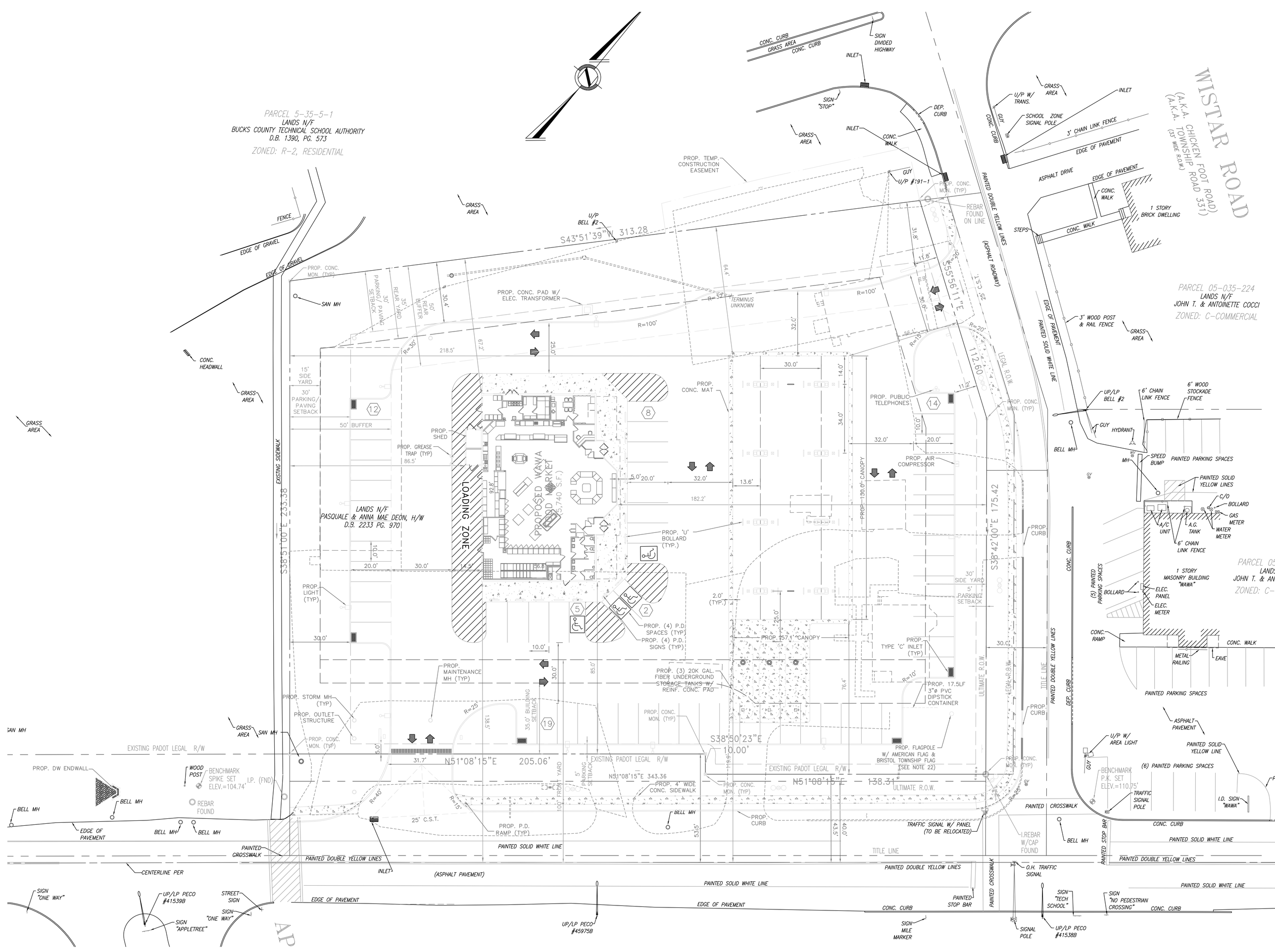
PARCEL 5-35-5-1
LANDS N/F
BUCKS COUNTY TECHNICAL SCHOOL AUTHORITY
D.B. 1390, PG. 573
ZONED: R-2, RESIDENTIAL
WISTAR ROAD
(A.K.A. CHICKEN FOOT ROAD)
(A.K.A. TOWNSHIP ROAD 331)
(33' WIDE R.O.W.)
PARCEL 05-035-224
LANDS N/F
JOHN T. & ANTOINETTE COCCI
ZONED: C-COMMERCIAL
S43°51'39"W 313.28
S55°56'11"E 112.60
S38°51'00"E 233.38
S38°42'00"E 175.42
S38°50'23"E 10.00'
N51°08'15"E 205.06'
N51°08'15"E 343.36
N51°08'15"E 138.31
PROPOSED WAWA FOOD MARKET (5,740 S.F.)
LOADING ZONE
LANDS N/F
PASQUALE & ANNA MAE DEON, H/W
D.B. 2233 PG. 970
PROP. TEMP. CONSTRUCTION EASEMENT
PROP. CONC. PAD W/ ELEC. TRANSFORMER
PROP. CONC. MAT
PROP. PUBLIC TELEPHONES
PROP. AIR COMPRESSOR
PROP. 130.0' CANOPY
PROP. 157.1' CANOPY
PROP. (3) 20K GAL. FIBER UNDERGROUND STORAGE TANKS W/ REINF. CONC. PAD
PROP. 17.5LF 3"ø PVC DIPSTICK CONTAINER
PROP. FLAGPOLE W/ AMERICAN FLAG & BRISTOL TOWNSHIP FLAG (SEE NOTE 22)
PROP. (4) P.D. SPACES (TYP)
PROP. (4) P.D. SIGNS (TYP)
PROP. 'U' BOLLARD (TYP.)
PROP. SHED
PROP. GREASE TRAP (TYP)
PROP. LIGHT (TYP)
PROP. MAINTENANCE MH (TYP)
PROP. STORM MH (TYP)
PROP. OUTLET STRUCTURE
PROP. 4' WIDE CONC. SIDEWALK
PROP. P.D. RAMP (TYP)
PROP. TYPE 'C' INLET (TYP)
PROP. CURB
PROP. CONC. MON. (TYP)
PAINTED DOUBLE YELLOW LINES (ASPHALT ROADWAY)
PAINTED SOLID WHITE LINE
EDGE OF PAVEMENT
ASPHALT DRIVE
1 STORY BRICK DWELLING
1 STORY MASONRY BUILDING "WAWA"
3' WOOD POST & RAIL FENCE
6' CHAIN LINK FENCE
6' WOOD STOCKADE FENCE
3' CHAIN LINK FENCE
PAINTED PARKING SPACES
(5) PAINTED PARKING SPACES
(6) PAINTED PARKING SPACES
PAINTED SOLID YELLOW LINES
ASPHALT PAVEMENT
CONC. WALK
CONC. RAMP
CONC. CURB
DEP. CURB
TITLE LINE
ULTIMATE R.O.W.
LEGAL R.O.W.
EXISTING PADOT LEGAL R/W
EXISTING SIDEWALK
PAINTED CROSSWALK
PAINTED STOP BAR
PAINTED SOLID WHITE LINE
PAINTED DOUBLE YELLOW LINES
CENTERLINE PER
(ASPHALT PAVEMENT)
BENCHMARK SPIKE SET ELEV.=104.74'
BENCHMARK P.K. SET ELEV.=110.75'
TRAFFIC SIGNAL W/ PANEL (TO BE RELOCATED)
O.H. TRAFFIC SIGNAL
SIGN "ONE WAY"
SIGN "APPLETREE"
SIGN "TECH SCHOOL"
SIGN "NO PEDESTRIAN CROSSING"
SIGN MILE MARKER
SIGN "STOP"
SIGN DIVIDED HIGHWAY
SCHOOL ZONE SIGNAL POLE
STREET SIGN
UP/LP PECO #41539B
UP/LP PECO #45975B
UP/LP PECO #41538B
SIGNAL POLE
SAN MH
BELL MH
HYDRANT
INLET
GRASS AREA
CONC. CURB
CONC. HEADWALL
EDGE OF GRAVEL
FENCE
STEPS
GUY
U/P W/ TRANS.
U/P #191-1
U/P BELL #2
U/P W/ AREA LIGHT
UP/LP BELL #2
REBAR FOUND ON LINE
REBAR FOUND
I.REBAR W/CAP FOUND
WOOD POST
I.P. (FND)
DEP. CURB
CONC. WALK
SPEED BUMP
A/C UNIT
A.G. TANK
GAS METER
WATER METER
ELEC. PANEL
ELEC. METER
METAL RAILING
EAVE
BOLLARD
C/O
TRAFFIC SIGNAL POLE
I.D. SIGN "WAWA"
PROP. DW ENDWALL
PROP. CONC. MON. (TYP)
PROP. CURB
PROP. 4' WIDE CONC. SIDEWALK
PROP. P.D. RAMP (TYP)
PROP. 30.0' CANOPY
PROP. 157.1' CANOPY
PROP. 17.5LF 3"ø PVC DIPSTICK CONTAINER
PROP. FLAGPOLE W/ AMERICAN FLAG & BRISTOL TOWNSHIP FLAG (SEE NOTE 22)
PROP. (3) 20K GAL. FIBER UNDERGROUND STORAGE TANKS W/ REINF. CONC. PAD
PROP. (4) P.D. SPACES (TYP)
PROP. (4) P.D. SIGNS (TYP)
PROP. 'U' BOLLARD (TYP.)
PROP. TYPE 'C' INLET (TYP)
PROP. MAINTENANCE MH (TYP)
PROP. STORM MH (TYP)
PROP. OUTLET STRUCTURE
PROP. CONC. MON. (TYP)
PROP. CONC. MAT
PROP. PUBLIC TELEPHONES
PROP. AIR COMPRESSOR
PROP. SHED
PROP. GREASE TRAP (TYP)
PROP. LIGHT (TYP)
PROP. 4' WIDE CONC. SIDEWALK
PROP. P.D. RAMP (TYP)
PROP. CURB
PROP. CONC. MON. (TYP)
PROP. DW ENDWALL
PROP. CURB
PROP. CONC. MON. (TYP)
PROP. CURB
PROP. CONC. MON. (TYP)
PROP. CONC. MON. (TYP)
PROP. CONC. MON. (TYP)