

- 1. THE SUBJECT PROPERTY IS KNOWN AS A PORTION OF PARCEL# 22-047-011-002 WITHIN THE TOWNSHIP OF MIDDLETOWN BUCKS COUNTY, PENNSYLVANIA.
- THE PROPERTY IS LOCATED IN THE COMMERCIAL ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 81,893 SF, 1.88 ACRES.

OWNER: 1501 ONE E LINCOLN HWY FEE LLC 322 RESERVOIR STREET NEEDHAM HEIGHTS, MA 02494

APPLICANT: CHICK-FIL-A 5200 BUFFINGTON ROAD ATLANTA, GA 30349 404-765-8019

- 3. THE SUBJECT PROPERTY IS PRESENTLY A PARKING LOT. THE APPLICANT PROPOSES TO REMOVE EXISTING SITE FEATURES TO CONSTRUCT A CHICK-FIL-A QUICK SERVICE RESTAURANT WITH DUAL DRIVE-THRU LANES AND ORDER/DELIVERY CANOPIES.
- 4. ZONE DATA: C-COMMERCIAL DISTRICT. SINCE THE SITE IS LOCATED WITHIN AN EXISTING SHOPPING CENTER IT SHALL CONFORM IN ALL RESPECTS TO THE USE REGULATIONS AND AREA, DIMENSIONAL AND DESIGN REQUIREMENTS OF ORDINANCE SECTIONS §500-1602 AND §500-1603. A DRIVE-THRU OPERATION IS NOT PERMITTED AND THEREFORE; A USE VARIANCE WILL BE REQUIRED.

	REQUIRED	EXISTING PID#22-047-011-002	PROPOSED NEW LOT	REMAINING PID#22-047-011-002
MINIMUM LOT AREA	20,000 SF	525,279 SF (12.058 AC)	81,893 SF (1.880 AC)	443,386 SF (10.179 AC)
MINIMUM LOT WIDTH	100 FT	662.19 FT	232.33 FT	429.86 FT
PRINCIPAL BUILDING				
MINIMUM FRONT YARD	50 FT	82.7 FT	50.6 FT	NO CHANGE
MINIMUM REAR YARD	20 FT	NA	159.85 FT	NA
MINIMUM SIDE YARD	I5 FT	39.4 FT	48.7 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	50 FT	< 50 FT	27 FT	NO CHANGE
MAXIMUM BUILDING COVERAGE	30 %	20.54 %	6.38 %	23.71 %
MAXIMUM IMPERVIOUS COVERAGE	60 %	89.9 % (E)	67.4 % (V)	90.6 % (V)
MINIMUM BUILDING SPACING	30 FT	275 FT	N/A	NO CHANGE
BUFFER				
PARKING				
NUMBER: 4.5 SPACE/I,000 GLA FOR >100,00 SF	4.5* 112,921/1,000 SF = 509	579	4.5* 5,141/1,000 SF = 23 (REQUIRED) 46 (PROPOSED)	476 (V)
SIZE	9'x18'	9'×18'	9'×18'	NO CHANGE
LOADING				
NUMBER: I FOR GFA > 25,000 SF	I	3	0	NO CHANGE
FREESTANDING SIGNAGE				
NUMBER	I/500 LF OF FRONTAGE (662 LF = 2 SIGNS)	I	1	NO CHANGE
AREA*	105 SF	-	119.11 SF (V)	NO CHANGE
HEIGHT*	25 FT	-	27 FT (V)	NO CHANGE
SETBACK (ROW)	I0 FT	-	I0 FT	NO CHANGE
SETBACK (SIDE YARD)	20 FT	-	37.8 FT	NO CHANGE
BUILDING SIGN				
NUMBER	I/FACADE (4 TOTAL)	-	4	NO CHANGE
AREA	10% WALL OR 100 SF	-	<10% (54.28 SF) (NW) <10% (54.28 SF) (NE) <10% (54.28 SF) (SW) <10% (37.71 SF) (SE)	NO CHANGE

\* FREESTANDING SIGN AREA AND HEIGHT WHERE BASED OF THE INTERPOLATION OF A GRAPH PROVIDED IN ORDINANCE SECTION \$500-2811.B(2)(b) TABLE 1

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DRIVE-THRU SPECIAL EXCEPTION REQUIREMENTS:

- NO SUCH ESTABLISHMENT SHALL BE LOCATED WITHIN 500 FEET OF AN EXISTING
- RESIDENCE. APPROXIMATELY 415 FEET. DOES NOT COMPLY (V)

  THE OWNER SHALL AGREE TO ENFORCE NO-LOITERING REGULATIONS OUTSIDE THE
- DOES NOT COMPLY (V)
- (V) = VARIANCE REQUIRED

- SITE PLAN LEGEND

45 WALL SIGN (37.71 SF)

46 WALL SIGN (54.28 SF)

(49) SAWCUT LINE (TYP.)

51) DRIVE-THRU STRIPING

52 MEAL DELIVERY CANOPY

53 PROPOSED LIGHT POLE

55 RETAINING WALL

(54) PROPOSED DOGHOUSE MANHOLE

66 CONCRETE SHOUT FOR DRAINAGE

57 PROPOSED SANITARY SEWER MANHOLE

50 PROPOSED TRANSFORMER

47 MATCH EXISTING CURB 48 OUTDOOR SEATING

- PREMISES. TO COMPLY • THE HOURS OF OPERATION SHALL BE LIMITED TO 7:00 A.M. TO 12:00 MIDNIGHT.
- (E) = PRE-EXISTING NON-CONFORMING CONDITION

	LEGEND TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
BACK	CURB	BACK
	DEPRESSED CURB	
	SIDEWALK	4 4 4
xx	FENCES	xx
·····	TREELINE	~~~~~
<del></del>	ROADWAY SIGNS	<b>=</b> <del></del>
	WETLAND LINE	<del></del>
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	Ŀ Ŀ
D	epressed curb and ada ram	1P HC V
	DIRECTION OF TRAFFIC FLOW	<b>→</b> J

		1
(1) DIRECTIONAL ARROW (TYP.)		
② DRIVE-THRU GRAPHICS		(£4)
②A)DRIVE-THRU GRAPHICS		2A C 4 C 4
③ STOP LINE GRAPHICS		$\frac{\binom{3}{4}}{\binom{4}{4}}$
4 PAINTED HANDICAP PARKING SYMBOL (TYP.)		4 C 4
(5) STANDARD PARKING STALL (TYP.)		5 C4
(6) DIRECTIONAL SIGNAGE ALL SIGNS TO CONFORM TO MUTCD LATEST VERSION		6 C 4
⟨6A⟩ STOP SIGN		
(B) HANDICAP W/PENALTY (TYP.)		
6C CATERING & CARRY OUT SIGN		
(6D) RIGHT TURN ONLY SIGN	(NOT USED)	
(6E) ONE WAY SIGN (6F) LEFT TURN ONLY	(NOT USED) (NOT USED)	
© PEDESTRIAN CROSSING SIGN	(NOT USED)	
6H) DO NOT ENTER SIGN		
(7) CHICK-FIL-A MAIN ENTRY HANDICAP RAMP		$\frac{7}{C4}$
(8) HANDICAP RAMP w/FLARED SIDES	(NOT USED)	8 C4
RETURNED CURB HANDICAP RAMP		9 C 4
10 TRUNCATED DOMES	(NOT USED)	
TYPICAL SIDEWALK DETAIL - PICTURE FRAME PATTERN	,	
12 TYPICAL SIDEWALK WITH CURB		(12)
√13) DRIVE THRU PLAN VIEW		(13) (13)
14) DRIVE THRU ISOMETRIC VIEW		(14 <u>)</u>
(15) PLASTIC WHEEL STOP (TYP.)	(NOT USED)	(15) (15)
16 LANDSCAPE/IRRIGATION PROTECTOR	(NOT USED)	(16)
17) 18" CONCRETE CURB	(1101 0022)	17
(18) ROLLOVER/MOUNTABLE CURB	(NOT USED)	C 5)
	(NOT OSED)	C 5)
19 TRASH ENCLOSURE FOUNDATION PLAN	(NOT LISED)	(19A)
(9A) ALT. TRACH ENCLOSURE FOUNDATION PLAN	(NOT USED)	©5 20
20) ALT. TRASH ENCLOSURE DRAINAGE PLAN	(NOT USED)	© 5 21
②) BOLLARD		©5
₹13 BOLLARD W/ SIGN		
22 TYPICAL ASPHALT PAVEMENT SECTION		<del>(4</del> )
⟨22A⟩ PAVEMENT EDGE SECTION		(22A) (C6)
② CONTRACTION JOINTS		(23) (C6)
24 CONSTRUCTION JOINTS		(24) (C 6)
SECTION THRU CONCRETE PAVEMENT AT DUMPSTER  6" CONCRETE PAVEMENT SECTION AT DRIVE-THRU		25 C 6 C 6
		27 C 6
(28) HANDRAIL AND RAMP		28 C 6
② CROSS WALK DETAIL	(NOT USED)	29 C 7
DRIVE THRU ORDER POINT ISLAND CURB		$\widetilde{\frac{30}{C7}}$
31) MULTI ORDER POINT MOUNTABLE CURB	(NOT USED)	31 C10
32 MENU BOARD LOOP DETECTION SYSTEM		32 C 7
33) PAVEMENT REPAIR STRIP		33 C10
(34) FLUSH CURB		34 C10
SS GREASE INTERCEPTOR		35 C 9
② EXTERIOR CLEANOUT (TYP.)		(36) (C: 7)
(17) INLET DETAILS		37 C10
\$7A TYPE "C"		س
(7B) TYPE "M"		
drainage manhole		
⟨38⟩ FLUSH CURB FOR DRAINAGE	(NOT USED)	(38) (C.E.)
© CLEARANCE BAR	,)	(39) (39)
40 FLAG POLE		(40) (20)
41) DRIVE-THRU MENU BOARD		(4 <u>1)</u>
FACE TO FACE ORDER CANOPY		(C.8)
43 CURB TRANSITION FROM FLUSH TO FULL HEIGHT		<u>43</u>
<b>)</b>		<u>44</u>
FREESTANDING SIGN (119.11 SF)		

JUSTIN R. THORNTON PROFESSIONAL ENGINEER P.A.P.E. LIC. NO. 083279

Atlanta, Georgia

Telephone 404-765-8000

30349-2998



Suite 203 Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984 email: solutions@maserconsulting.c

RED BANK OFFICE

331 Newman Springs Road

PROPOSED LEASE AREA SITUATE ON A PORTION OF PARCEL# 22-047-011-002

TOWNSHIP OF MIDDLETOWN BUCKS COUNTY

PENNSYLVANIA

USE VARIANCE & PRELIMINARY AND

FINAL MAJOR SITE PLAN

**ZONING PLAN** ■ Preliminary

□80% Submittal ☐ For Construction · 18000361A File No. · 04185 Store

· 4/17/20 Drawn By Checked By: \_\_\_\_JRT\_

Sheet

OF 1