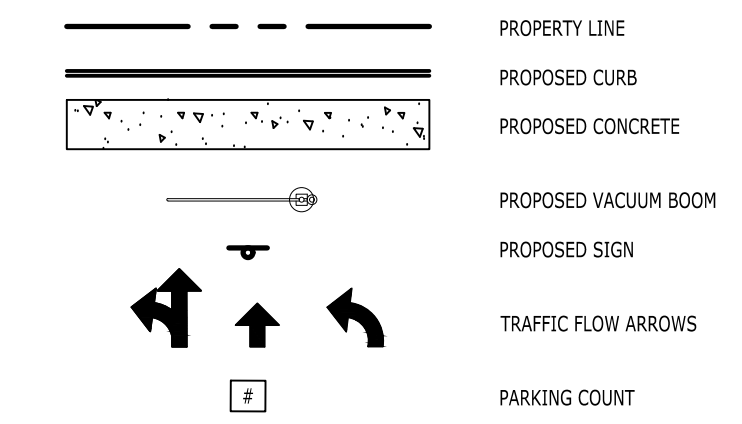


SITE PLAN LEGEND



GENERAL NOTES

- THE SITE LAYOUT SHOWN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE PENDING FINAL SITE ENGINEERING. PLAN SHALL NOT BE USED FOR CONSTRUCTION.
- THE SITE BOUNDARY WAS DETERMINED BY A SURVEY PERFORMED BY BL COMPANIES DATED 08/28/2025
- THE FFE AT THE REAR OF THE EXISTING BUILDING APPEARS TO BE APPROXIMATELY 3'-4" ABOVE EXTERIOR GRADE. (PREVIOUS LOADING DOCK)

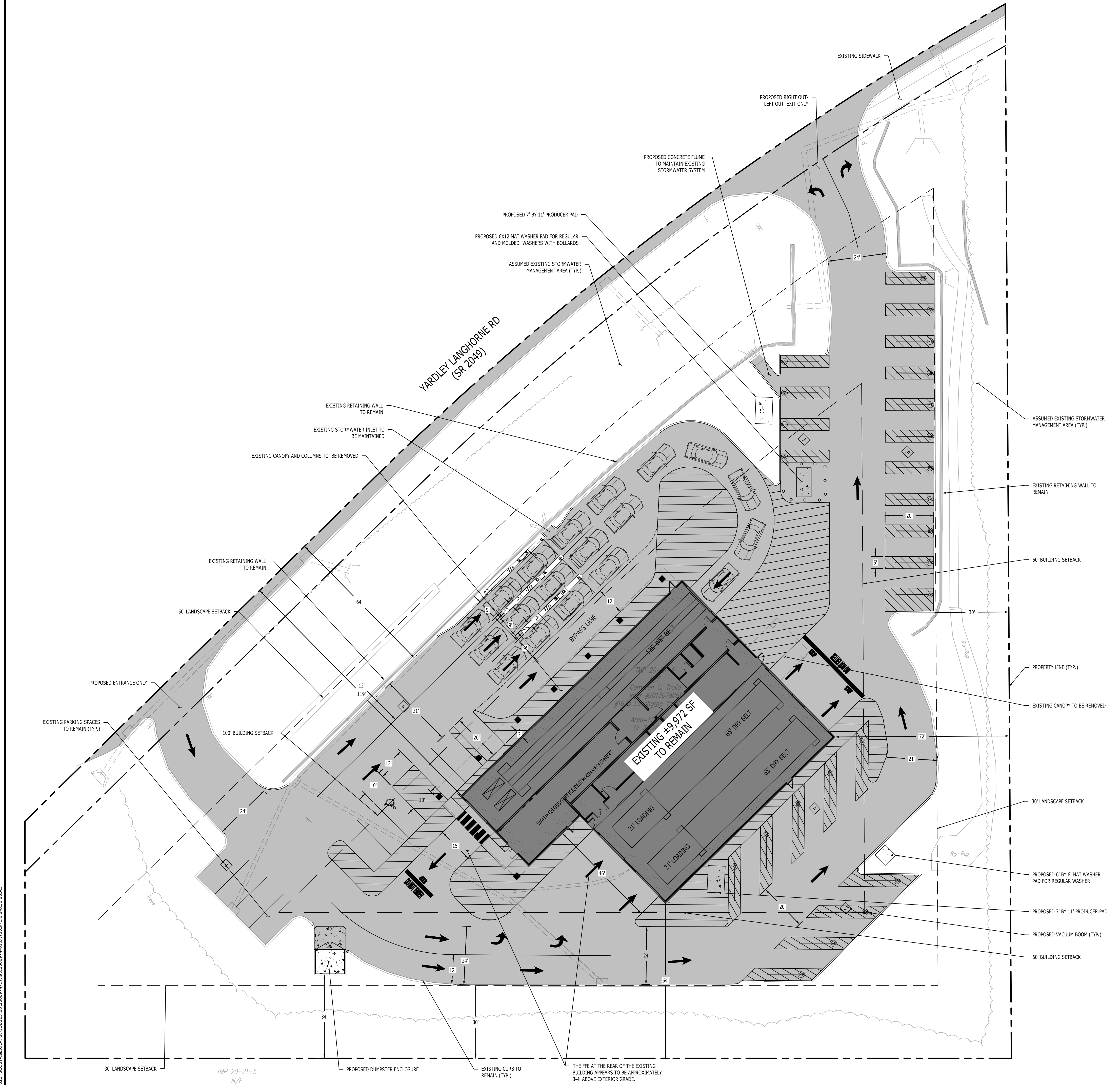
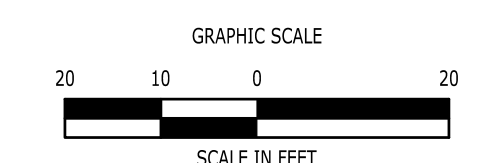
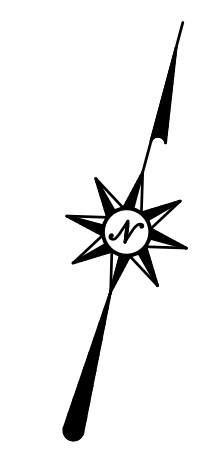
ZONING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
PROPERTY ADDRESS:	1675 YARDLEY LANGHORNE RD, YARDLEY, PA 19067		
JURISDICTION:	LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA		
LEGAL OWNER:	CAMERON C. TROILLO & OLGA JEAN TROILLO		
EQUITABLE OWNER:	FLAGSHIP PENNSYLVANIA PROPCO, LLC		
ZONE:	C-1 (COMMERCIAL-NEIGHBORHOOD DISTRICT)		
OVERLAY:	TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)		
USE:	CAR WASH (NOT PERMITTED - USE VARIANCE REQUIRED)		
MINIMUM LOT AREA	5 ACRES	114,381 S.F. (2.62 AC.)	NO ³
MINIMUM LOT WIDTH	150 FEET	527 FEET	NO
MINIMUM LOT FRONTAGE	NONE REQUIRED	527 FEET	NO
MINIMUM FRONT YARD SETBACK	100 FEET	BUILDING - 119 FEET	NO ²
MINIMUM SIDE YARD SETBACK	60 FEET	BUILDING - 72 FEET	NO ²
MINIMUM REAR YARD SETBACK	60 FEET	BUILDING - 64 FEET	NO ²
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	NO
MAXIMUM BUILDING COVERAGE	30 PERCENT	9 PERCENT	NO
MAXIMUM IMPERVIOUS SURFACE RATIO	70 PERCENT	57 PERCENT	NO

- ACCORDING TO TOWNSHIP CODE
 - YARD - A SPACE OPEN TO THE SKY ON THE SAME LOT WITH A BUILDING OR STRUCTURE WHICH IS UNOCCUPIED, EXCEPT FOR ACCESSORY STRUCTURES TO THE EXTENT SPECIFICALLY PERMITTED.
 - STRUCTURE - ANY MAN-MADE OBJECT HAVING AN ASCERTAINABLE STATIONARY LOCATION ON OR IN LAND OR WATER, WHETHER OR NOT AFFIXED TO THE LAND.
- ACCORDING TO THE DIRECTION FROM THE TOWNSHIP, PAY STATIONS, VACUUM SPACES AND A DUMPSTER ENCLOSURE ARE ALL NOT CONSIDERED A STRUCTURE, SINCE THESE ARE PART OF A CAR WASH FACILITY AND THEIR USE WOULD BE INCORPORATED INTO THE VARIANCE FOR THE USE AND THEREFORE DO NOT NEED TO MEET THE MINIMUM REQUIRED YARD SETBACKS.
- ACCORDING TO THE DIRECTION FROM THE TOWNSHIP, A RELIEF IS NOT NEEDED AS IT IS AN EXISTING NON-CONFORMING LOT SIZE.

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
PARKING REQUIRED	NONE SPECIFIED	10 SPACES	YES
MINIMUM LOADING SPACE REQUIRED	1 SPACE FOR BUILDING WITH G.F.A. BETWEEN 6,000 AND 20,000 S.F.	NONE	YES
MINIMUM ADA PARKING SPACES REQUIRED	1 SPACE	1 SPACE	NO
MINIMUM PARKING DIMENSIONS	10 FEET X 20 FEET	10 FEET X 20 FEET	NO
MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY 20 FEET - 1-WAY 9 FEET - PAY STATIONS	YES
MINIMUM FRONT BUFFER YARD	25 FEET OR 1/2 DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER (1/2 = 50 FEET)	64 FEET	NO
MINIMUM SIDE BUFFER YARD	25 FEET OR 1/2 DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER (1/2 = 30 FEET)	30 FEET	NO
MINIMUM REAR BUFFER YARD	25 FEET OR 1/2 DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER (1/2 = 30 FEET)	30 FEET	NO
MINIMUM PARKING PERIPHERY LANDSCAPED AREA	10 FEET	30 FEET	NO



12/17/2025, SC057AGL00A, G:\088525\081250974\DWG\C2500974-01.DWG, CP-1.0, 24X36, 105C.

TMP 20-21-5
N/T
Lower Makefield Township
PB 1768 PC 1135