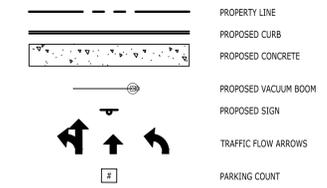


SITE PLAN LEGEND



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)

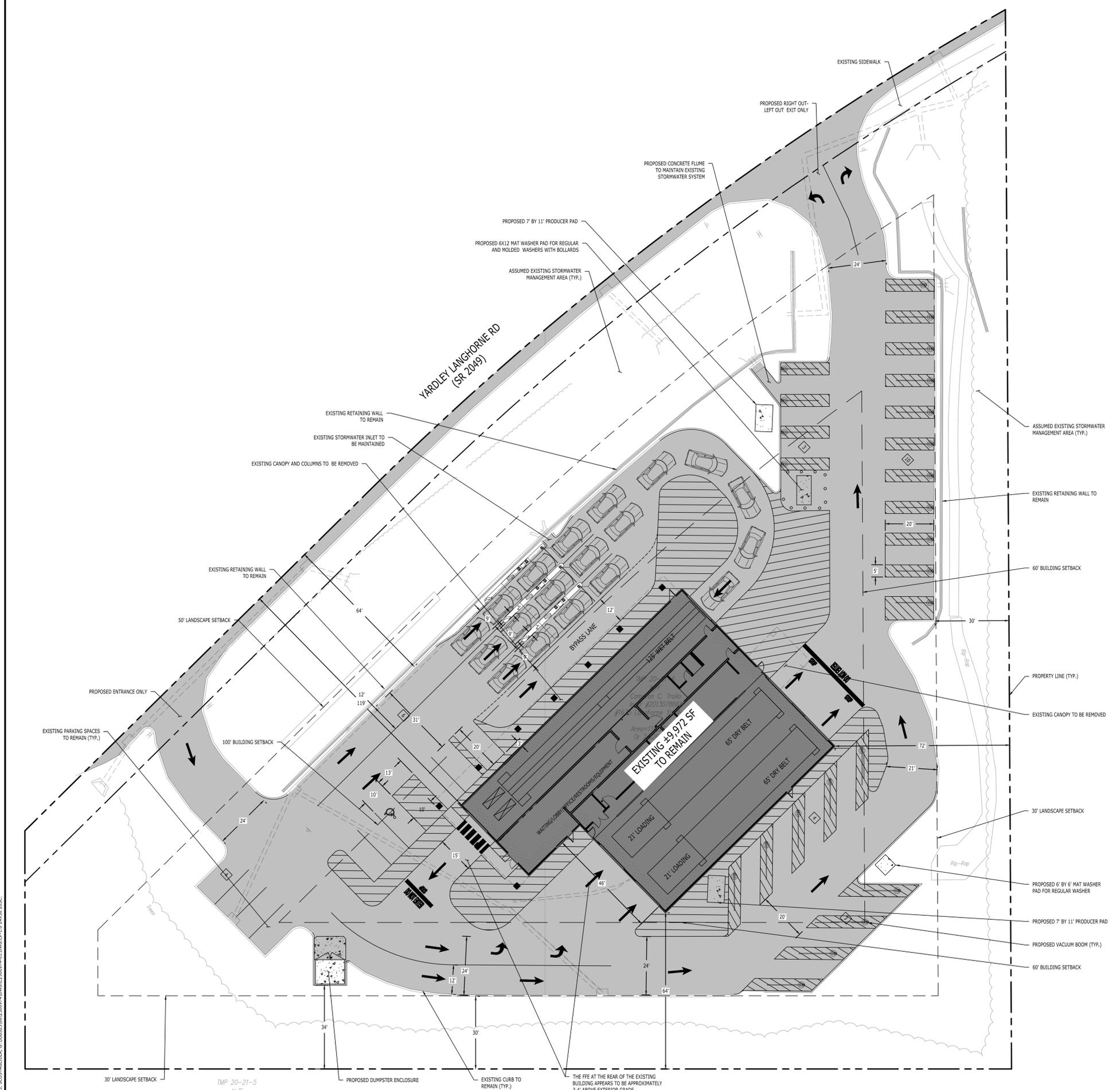
ZONING INFORMATION

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)			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
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



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

12/17/2025, SC057AGL00A, G:\088525\081250974\DWG\C250974-01.DWG, CP-1.0, 24X36, 105C.

REVISIONS
No. Date
Disc.

Designed J.A.J.
Drawn J.A.J.
Reviewed K.K.
Scale 1" = 20'
Project No. 2500974
Date 12/04/2025
CAD File: C2500974-01
Title
CONCEPT PLAN
Sheet No.
CP-1.0