GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   PLAN OF SURVEY
   KELLY ENGINEERS
   30 LACRUE AVENUE, SUITE 201
   GLEN MILLS, PENNSYLVANIA 19342
   DATED: OCTOBER 23, 2024

2. OWNER/APPLICANT: MATTE BLACK I LLC
   1832 WINDFLOWER LANE
   YARDLEY, PENNSYLVANIA 19067

3. PARCEL DATA: 1712 LANGHORNE–YARDLEY ROAD (SR–2049)
   PARCEL ID: 20–021–001
   TOWNSHIP OF LOWER MAKEFIELD
   BUCKS COUNTY, PA

4. ZONE: COMMERCIAL–HISTORIC COMMERCIAL (H–C) DISTRICT

5. EXISTING USE: MULTIFAMILY **(NON–PERMITTED USE)** (§200–36.A) **(E)**

6. PROPOSED USE: MULTIFAMILY **(NON–PERMITTED USE TO REMAIN)** (§200–36.A) **(E)**
   RESTAURANT (TAKE–OUT ONLY) & RESIDENCE COMBINATION **(PERMITTED USE)** (§200–36.A(6))

7. SCHEDULE OF ZONING REQUIREMENTS (§200–37)

ZONE REQUIREMENT	ZONE H/C	EXISTING	PROPOSED [1]
MINIMUM LOT AREA	10,000 SF	0.413 AC (18,007 SF)	0.413 AC (18,007 SF)
MINIMUM LOT WIDTH	75 FT	151.9 FT	151.9 FT
MINIMUM LOT DEPTH	30 FT	102.1 FT	102.1 FT
SPECIAL SETBACK ALONG COLLECTOR ROADS (LANGHORNE–YARDLEY ROAD)	80 FT	8.4 FT **(E)**	8.4 FT **(E)**
MINIMUM FRONT YARD SETBACK (LANGHORNE–YARDLEY ROAD)			
– BUILDING	30 FT	8.4 FT **(E)**	8.4 FT **(E)**
– PARKING	5 FT	0.0 FT **(E)**	14.8 FT
MINIMUM REAR YARD SETBACK			
– BUILDING	30 FT	65.2 FT	53.2 FT
– PARKING	5 FT	61.6 FT	5.0 FT
MINIMUM SIDE YARD SETBACK			
– BUILDING	15 FT	31.3 FT	31.3 FT
– PARKING	5 FT	3.7 FT **(E)**	5.0 FT
MINIMUM NON–RESIDENTIAL/MULTIFAMILY USE BUFFER	5 FT	> 5 FT	5 FT
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAXIMUM BUILDING COVERAGE	40%	6.0% (1,074 SF)	15.3% (2,760 SF)
MAXIMUM IMPERVIOUS COVERAGE	80%	13.7% (2,464 SF)	72.0% (12,963 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON–CONFORMANCE **(V)**: VARIANCE

[1] ASSUMES DESIGN WAIVER WILL BE REQUESTED FROM SALDO §178–40 TO NOT REQUIRE DEDICATION OF ULTIMATE RIGHT–OF–WAY AND TO MAINTAIN EXISTING RIGHT–OF–WAY ALONG LANGHORNE–YARDLEY ROAD

8. SETBACK REQUIREMENTS FOR BUILDINGS ON INDIVIDUAL LOTS
   A. FOR STRUCTURES TO BE REHABILITATED, NO PORTIONS SHALL BE CLOSER TO THE ROAD THAN AS ORIGINALLY CONSTRUCTED AND ALL ADDITIONS OR EXTENSIONS TO PRIMARY OR PRINCIPAL STRUCTURES SHALL OCCUR BEHIND THE FRONT BUILDING LINE AND SHALL NOT PROJECT CLOSER THAN 15 FEET TO A SIDE LOT LINE NOR 15 FEET TO A REAR LOT LINE. (§200–37.C(4)

9. RESIDENCE IN COMBINATION WITH A PERMITTED COMMERCIAL USE REQUIREMENTS
   A. A MAXIMUM OF TWO DWELLING UNITS IN COMBINATION WITH A SINGLE COMMERCIAL USE PER STRUCTURE SHALL BE ALLOWED. (§200–36.A(6)(a))
   B. ALL RESIDENTIAL USES SHALL CONTAIN FULL KITCHEN AND BATH FACILITIES WITHIN THE INDIVIDUAL UNIT. (§200–36.A(6)(b))
   C. A PRIVATE YARD OF AT LEAST 200 SQUARE FEET SHALL BE DESIGNATED ON SITE FOR EACH DWELLING UNIT. (§200–36.A(6)(c)) **(V)**
   D. THE DWELLING UNIT ACCESS SHALL BE SEPARATE FROM THAT OF THE COMMERCIAL. (§200–36.A(6)(d))
   E. OFF–STREET PARKING SPACES AS REQUIRED FOR BOTH THE COMMERCIAL AND RESIDENTIAL USES SHALL BE PROVIDED. (§200–36.A(6)(e))

10. PARKING REQUIREMENTS
    A. EACH PARKING SPACE SHALL BE 10 FEET BY 20 FEET, UNLESS OTHERWISE PERMITTED BY THE BOARD OF SUPERVISORS DURING THE PROCESS OF REVIEWING AND APPROVING A SUBDIVISION OR LAND DEVELOPMENT APPLICATION. (§200–78.E.(1)(a)) **(WAIVER)**
    B. TWO OR MORE USES MAY PROVIDE FOR REQUIRED PARKING IN A COMMON PARKING LOT IF THE TOTAL SPACE PROVIDED IS NOT LESS THAN THE SUM OF THE SPACES REQUIRED FOR EACH USE INDIVIDUALLY. HOWEVER, THE NUMBER OF SPACES REQUIRED IN A COMMON PARKING FACILITY MAY BE REDUCED BELOW THIS TOTAL ONLY AS A SPECIAL EXCEPTION UNDER §200–98 (ZONING HEARING BOARD) IF IT CAN BE DEMONSTRATED TO THE ZONING HEARING BOARD THAT THE HOURS OR DAYS OF PEAK PARKING NEEDED FOR THE USES ARE SO DIFFERENT THAT A LOWER TOTAL WILL PROVIDE ADEQUATELY FOR ALL USES SERVED BY THE FACILITY. (§200–78.E.(3))
    C. WITHIN THE HISTORIC DISTRICT, PARKING AREAS MAY OCCUPY A PORTION OF THE REQUIRED YARD AREAS, BUT MAY NOT OCCUPY ANY AREA REQUIRED FOR A BUFFER AND MY NOT BE LOCATED CLOSER THAN FIVE (5') FEET TO ANY PROPERTY LINE (§200–78.G(1))
    D. REQUIRED PARKING CALCULATION PER §200–79:

    OTHER RESIDENTIAL USES: 2.5 OFF–STREET PARKING SPACES PER DWELLING UNIT

    RESTAURANT: ONE (1) OFF–STREET PARKING SPACE FOR EVERY 50 SF OF NET FLOOR AREA

    THEREFORE:

    (2 APARTMENT UNITS) X (2.5 SPACES/UNIT) = 5 SPACES **(EXISTING)**
    (1 APARTMENT UNIT) X(2.5 SPACES/UNIT) = 3 SPACES
    (1,288 SF RETAIL) X (1 SPACE/50 SF) = 26 SPACES

    = 34 TOTAL SPACES REQUIRED
    = 24 TOTAL SPACES PROPOSED **(V)**

11. LOADING REQUIREMENTS
    A. OFF–STREET LOADING BERTHS SHALL BE PROVIDED ON ANY LOT ON WHICH A BUILDING EXCEEDING 6,000 SQUARE FEET OF GROSS FLOOR AREA FOR BUSINESS OR INDUSTRY IS HEREAFTER ERECTED. (§200–80)

12. DRIVEWAY REQUIREMENTS
    A. AT EACH POINT WHERE A PRIVATE ACCESSWAY OR DRIVEWAY INTERSECTS A PUBLIC STREET OR ROAD, A CLEAR SIGHT TRIANGLE OF 15 FT, MEASURED FROM THE POINT OF INTERSECTION OF THE STREET AND THE ACCESSWAY, SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN 1.5 FT ABOVE STREET LEVEL (§200–60.B.)

13. BUFFER REQUIREMENTS
    A. REQUIRED BUFFERS MAY BE LOCATED IN SPECIAL SETBACKS OR IN YARD AREAS, PROVIDED THAT A YARD AREA WITH A MINIMUM DEPTH OF 25 FEET, AS MEASURED FROM THE PRINCIPAL STRUCTURE, SHALL BE PROVIDED WHICH IS EXCLUSIVE OF THE REQUIRED BUFFER (§200–73.A(2))
    B. WHERE BUFFERS ARE REQUIRED THE BUFFER SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE SIDE OR REAR PROPERTY LINE (§200–73.A(5))
    C. NONRESIDENTIAL/RESIDENTIAL SEPARATION BUFFERS. A BUFFER SHALL BE PROVIDED WHEREVER A NONRESIDENTIAL USE ABUTS A RESIDENTIAL USE REGARDLESS OF DISTRICT. THE BUFFER SHALL BE LOCATED ON THE NONRESIDENTIAL PROPERTY AND SHALL BE LOCATED ALONG THE SIDE AND/OR REAR PROPERTY LINE(S) ABUTTING THE RESIDENTIAL USE OR DISTRICT:
       1. A TYPE I BUFFER SHALL BE REQUIRED (§200–73.D(1)(b)[1][a])
       2. THE MINIMUM BUFFER WIDTH SHALL BE FIVE (5') FEET (§200–73.D(1)(b)[1][b])
       3. THERE SHALL BE A SOLID BOARD FENCE A MINIMUM OF FIVE (5') FEET IN HEIGHT (§200–73.D(1)(b)[1][c])
       4. FOR BUFFER DESIGN AND PLANT MATERIALS, SEE CHAPTER 178, SUBDIVISION AND LAND DEVELOPMENT, FOR TYPE I BUFFER DESIGN AND PLANTING STANDARDS. (§200–73.D(1)(b)[1][d])
    D. A LANDSCAPED AREA A MINIMUM OF 5 FT IN WIDTH SHALL BE PROVIDED AT THE PERIPHERY OF ALL PARKING LOTS USED FOR COMMERCIAL ACTIVITIES (§200–73.D(1)(b)[7])

14. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

15. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

16. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0432J & 42017C0451J. WHICH BEARS AN REVISED DATE OF MARCH 16, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1–800–638–6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

17. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

18. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.

19. A FINAL ON–SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.

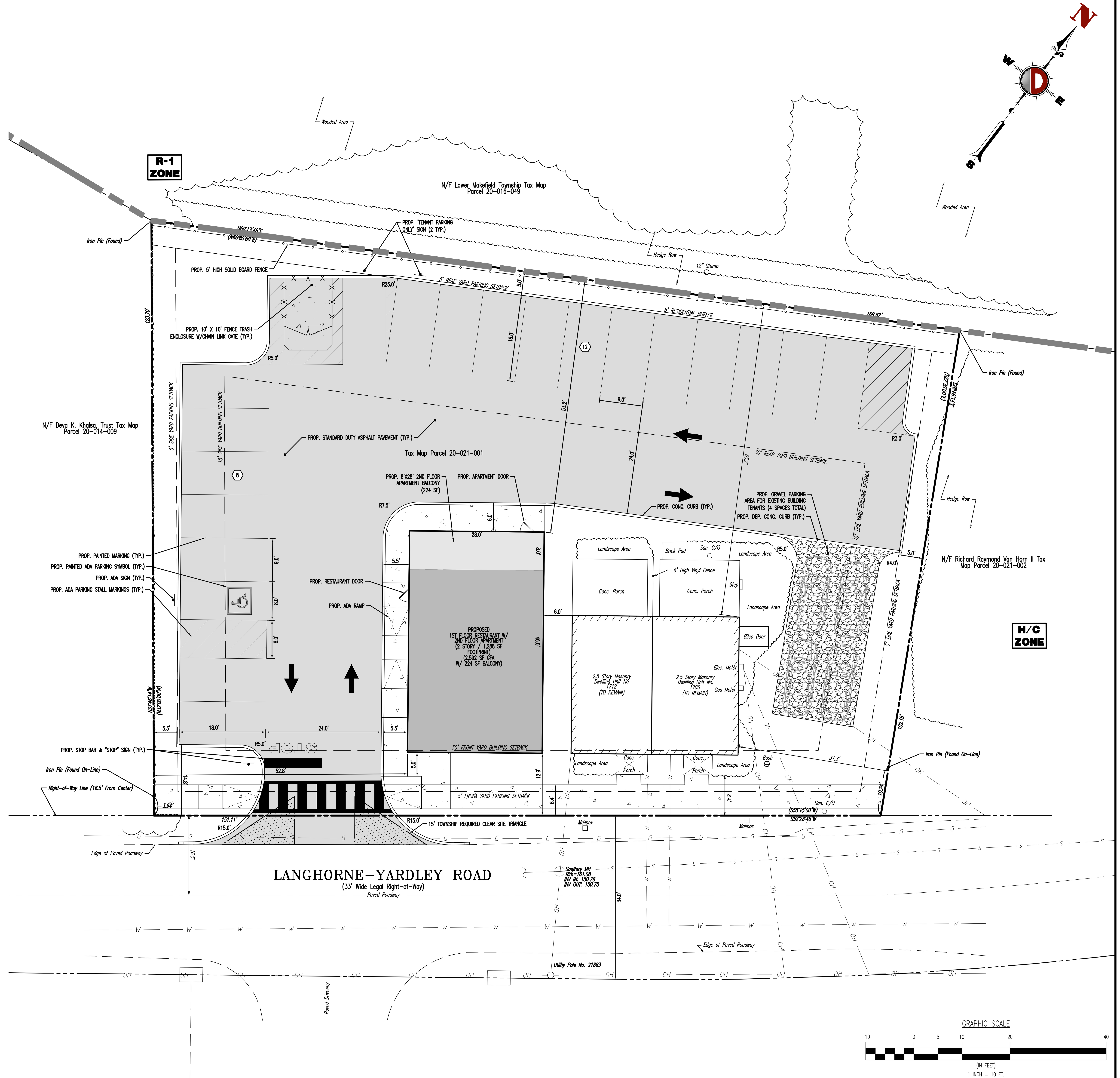
20. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

ANTICIPATED VARIANCES:

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE TOWNSHIP OF LOWER MAKEFIELD ZONING ORDINANCE (ZO):

1. A VARIANCE FROM THE PROVISIONS OF ZO SECTION 200–36.A(6)(c) TO PERMIT A PRIVATE BALCONY ABOVE AN OCCUPIED SPACE, WHEREAS YARDS ARE REQUIRED TO BE ON THE SAME LOT OR STRUCTURE WHICH IS UNOCCUPIED.

2. A VARIANCE FROM THE PROVISIONS OF ZO SECTION 200–79.A(2) & 200–79.A(32) TO PERMIT 24 PARKING SPACES WHEREAS 34 PARKING SPACES ARE REQUIRED.



GRAPHIC SCALE
(IN FEET)
1 INCH = 10 FT.

PROJECT: MATTE BLACK, LLC
PROPOSED TAKE–OUT RESTAURANT & APARTMENT
PARCEL NO. 20–021–001
1712 YARDLEY–LANGHORNE ROAD (SR–2049)
LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

REV.	DATE	COMMENTS	BY

DRAWN BY: ES
DESIGNED BY: MTM
CHECKED BY: JAG
CHECKED BY: –

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JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

MATTHEW MAZZELLA
PROFESSIONAL ENGINEER

TITLE: SKETCH PLAN

SCALE: (H) 1"=10' (V)
DATE: 05/29/2026
PROJECT No: 5690 24–01554
SHEET No: 1 OF 1
Rev. #: 0

Plotted: 05/29/26 – 4:54 PM, By: lzheng, – Product Ver: 25.1s (LMS Tech)
File: \\decpc.local\decfolders\Data\DECPC PROJECTS\5690 Matte Black LLC\24–01554 Lower Makefield PA\Dwg\2 Sketch Plans\D5690240155 4SP0.dwg, ---> 01 SKETCH PLAN

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