

CONDITIONAL USE APPROVALS

A PUBLIC HEARING WAS HELD ON APRIL 5, 2017, AND ON JUNE 7, 2017 THE LOWER SALTORD TOWNSHIP BOARD OF SUPERVISORS APPROVED THE APPLICATION OF S.H.R. HARLEYVILLE, L.P., FOR A CONDITIONAL USE PURSUANT TO SECTION 164-70.23 (F) FOR DRIVE-THROUGH ON BUILDING A, LOT 1, PHASE 2 AND SECTION 164-70.23 (F) FOR THE APARTMENT BUILDINGS OF THE LOWER SALTORD TOWNSHIP ZONING ORDINANCE (ZONING ORDINANCE).

APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:

1. NOTHING IN THIS DECISION OF THE BOARD OF SUPERVISORS ON THIS CONDITIONAL USE APPLICATION SHALL BE CONSTRUED AS EITHER AN EXPRESS OR IMPLIED WAIVER OF ANY PROVISION OF ANY APPLICABLE ORDINANCE OF LOWER SALTORD TOWNSHIP. NO LEVEL OF DEVELOPMENT IS GUARANTEED BY VIRTUE OF THIS CONDITIONAL APPROVAL AND THE PROPOSED DEVELOPMENT SHALL BE PERMITTED ONLY IF THE FULLY-ENGINEERED PLANS FOR THE PROPERTY CAN DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS OF THE TOWNSHIP AS WELL AS ANY RELEVANT STATUTES OR REGULATIONS OF ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DEVELOPMENT OF THE PROPERTY.

2. ALL DEVELOPMENT PERMITTED BY THIS CONDITIONAL APPROVAL SHALL BE CONSISTENT WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE BOARD OF SUPERVISORS AT THE PUBLIC HEARING HELD ON APRIL 5, 2017, AS MAY BE MODIFIED BY THE PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL.

3. IN ORDER TO REDUCE THE LIKELIHOOD OF VEHICLE QUEUING FROM INTERFERING WITH PROPER TRAFFIC CIRCULATION, THE DRIVE-THROUGH MAY ONLY BE USED BY A RETAIL BUSINESS OCCUPYING A FLOOR AREA OF NO GREATER THAN 2,500 SQUARE FEET ON THE FIRST FLOOR OF THE RETAIL/OFFICE BUILDING.

4. THE APPLICANT SHALL INSTALL ADEQUATE SIGNAGE IN THE AREA SURROUNDING THE DRIVE-THROUGH TO ENSURE SAFE AND EFFICIENT TRAFFIC CIRCULATION FROM THE ADJOINING ROADWAYS AND DRIVE AISLES, AS DETERMINED IN THE DISCRETION OF THE LOWER SALTORD TOWNSHIP ENGINEER OR TRAFFIC ENGINEER.

5. THE APPLICANT SHALL CREATE AND EXECUTE A CONDOMINIUM ASSOCIATION AGREEMENT FOR THE OPERATION, REPAIR AND MAINTENANCE OF ALL OF THE PROPERTY. ANY IMPROVEMENTS LOCATED ON THE APPLICANT'S TRACT, WHICH CONDOMINIUM ASSOCIATION AGREEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE LOWER SALTORD TOWNSHIP SOLICITOR.

AT A PUBLIC HEARING HELD ON FEBRUARY 7, 2018, THE LOWER SALTORD TOWNSHIP BOARD OF SUPERVISORS APPROVED THE APPLICATION, IN ITS ENTIRETY, OF PROVOCO PINEGROVE HARLEYVILLE, L.L.C., FOR A CONDITIONAL USE PURSUANT TO SECTION 164-70.23 (F) OF THE LOWER SALTORD TOWNSHIP ZONING ORDINANCE (ZONING ORDINANCE) TO PERMIT A GASOLINE FUELING FACILITY IN CONJUNCTION WITH A RETAIL CONVENIENCE STORE. THIS APPROVAL IS FOR THE USE SHOWN ON LOT 3, PHASE 3.

APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:

1. THAT THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY BE IN SUBSTANTIAL CONFORMANCE WITH THE TESTIMONY AND EXHIBITS PRESENTED ON BEHALF OF THE APPLICANT AT THE PUBLIC HEARING.

2. THAT THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY ESTABLISH AND MAINTAIN CONFORMANCE WITH ALL REQUIREMENTS SET FORTH IN ORDINANCE SECTION 164.70.23.E, INCLUDING (WITHOUT LIMITATION) THAT SERVICE AND REPAIR OF AUTOMOBILES IS PROHIBITED.

3. THAT THE PROPOSED RETAIL CONVENIENCE STORE AND/OR FUELING FACILITY WILL NOT COMMENCE OPERATION UNTIL SUCH TIME AS A TRAFFIC LIGHT IS INSTALLED AND OPERATING AT SUNNYSIDE PIKE AND QUARRY ROAD.
4. THAT THE PROPOSED RETAIL CONVENIENCE STORE AND ASSOCIATED FUELING FACILITY PROCEED THROUGH AND OBTAIN LAND DEVELOPMENT APPROVAL FROM THE BOARD OF SUPERVISORS.

5. THAT NO HIGH SPEED DIESEL PUMPS WILL BE INSTALLED OR UTILIZED AT THE FACILITY UNLESS THIS CONDITION IS MODIFIED BY FUTURE ACTION OF THE BOARD OF SUPERVISORS.

AT A PUBLIC HEARING HELD ON JUNE 5, 2018, THE LOWER SALTORD TOWNSHIP BOARD OF SUPERVISORS APPROVED THE APPLICATION, IN ITS ENTIRETY, OF MAINLAND POINTE, L.P., FOR A CONDITIONAL USE PURSUANT TO SECTION 164-70.23 (F) OF THE LOWER SALTORD TOWNSHIP ZONING ORDINANCE (ZONING ORDINANCE) TO PERMIT THE CONSTRUCTION OF A 2,100 S.F. RESTAURANT BUILDING WITH A DRIVE-THROUGH FACILITY. THIS APPROVAL IS FOR THE USE SHOWN FOR RETAIL BUILDING D ON LOT 2, PHASE 4.

APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:

1. NOTHING IN THE DECISION OF THE BOARD OF SUPERVISORS ON THIS CONDITIONAL USE APPLICATION SHALL BE CONSTRUED AS EITHER AN EXPRESS OR IMPLIED WAIVER OF ANY PROVISION OF ANY APPLICABLE ORDINANCE OF LOWER SALTORD TOWNSHIP. NO LEVEL OF DEVELOPMENT IS GUARANTEED BY VIRTUE OF THIS CONDITIONAL APPROVAL AND THE PROPOSED DEVELOPMENT SHALL BE PERMITTED ONLY IF THE FULLY-ENGINEERED PLANS FOR THE PROPERTY CAN DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS OF THE TOWNSHIP AS WELL AS ANY RELEVANT STATUTES OR REGULATIONS OF ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DEVELOPMENT OF THE PROPERTY.

2. ALL DEVELOPMENT PERMITTED BY THIS CONDITIONAL APPROVAL SHALL BE CONSISTENT WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE BOARD OF SUPERVISORS AT THE PUBLIC HEARING HELD ON JUNE 5, 2018, AS MAY BE MODIFIED BY THE PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL.

3. IN ORDER TO REDUCE THE LIKELIHOOD OF VEHICLE QUEUING FOR THE DRIVE-THROUGH LANE FROM INTERFERING WITH PROPER TRAFFIC CIRCULATION, THE DRIVE-THROUGH MAY ONLY BE USED BY A RESTAURANT BUSINESS OCCUPYING A FLOOR AREA OF NO GREATER THAN 2,100 SQUARE FEET.

4. THE APPLICANT SHALL INSTALL ADEQUATE SIGNAGE IN THE AREA SURROUNDING THE DRIVE-THROUGH TO ENSURE SAFE AND EFFICIENT TRAFFIC CIRCULATION FROM THE ADJOINING ROADWAYS AND DRIVE AISLES, AS DETERMINED IN THE DISCRETION OF THE LOWER SALTORD TOWNSHIP ENGINEER OR TRAFFIC ENGINEER.

5. DELIVERIES SHALL ONLY BE MADE TO THE RESTAURANT DURING HOURS WHEN THE RESTAURANT IS NOT OPEN TO CUSTOMERS.

AT A PUBLIC HEARING HELD ON JUNE 1, 2022, THE LOWER SALTORD TOWNSHIP BOARD OF SUPERVISORS APPROVED THE APPLICATION, IN ITS ENTIRETY, OF MAINLAND POINTE, L.P., FOR A CONDITIONAL USE PURSUANT TO SECTION 164-70.23 (F) OF THE LOWER SALTORD TOWNSHIP ZONING ORDINANCE (ZONING ORDINANCE) TO PERMIT THE CONSTRUCTION OF A 2,100 S.F. RESTAURANT BUILDING WITH A DRIVE-THROUGH FACILITY. THIS APPROVAL IS FOR THE USE SHOWN FOR RETAIL BUILDING B ON LOT 2, PHASE 6.

APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:

1. NOTHING IN THE DECISION OF THE BOARD OF SUPERVISORS ON THIS CONDITIONAL USE APPLICATION SHALL BE CONSTRUED AS EITHER AN EXPRESS OR IMPLIED WAIVER OF ANY PROVISION OF ANY APPLICABLE ORDINANCE OF LOWER SALTORD TOWNSHIP. NO LEVEL OF DEVELOPMENT IS GUARANTEED BY VIRTUE OF THIS CONDITIONAL APPROVAL AND THE PROPOSED DEVELOPMENT SHALL BE PERMITTED ONLY IF THE FULLY-ENGINEERED PLANS FOR THE PROPERTY CAN DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS OF THE TOWNSHIP AS WELL AS ANY RELEVANT STATUTES OR REGULATIONS OF ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DEVELOPMENT OF THE PROPERTY.

2. ALL DEVELOPMENT PERMITTED BY THIS CONDITIONAL APPROVAL SHALL BE CONSISTENT WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE BOARD OF SUPERVISORS AT THE PUBLIC HEARING HELD ON JUNE 1, 2022, AS MAY BE MODIFIED BY THE PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL.

3. THE LIGHTING FOR THE PROPOSED POSITIVE DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP DURING THE LAND DEVELOPMENT REVIEW PROCESS.

4. THE APPLICANT SHALL ADDRESS THE TOWNSHIP CONSULTANT REVIEW LETTERS TO THE SATISFACTION OF THE TOWNSHIP.

AT A PUBLIC HEARING HELD ON JULY 6, 2022, THE LOWER SALTORD TOWNSHIP BOARD OF SUPERVISORS APPROVED THE APPLICATION, IN ITS ENTIRETY, OF MAINLAND POINTE, L.P., FOR A CONDITIONAL USE PURSUANT TO SECTION 164-70.23 (F) OF THE LOWER SALTORD TOWNSHIP ZONING ORDINANCE (ZONING ORDINANCE) TO PERMIT THE CONSTRUCTION OF A 2,100 S.F. RESTAURANT BUILDING WITH A DRIVE-THROUGH FACILITY. THIS APPROVAL IS FOR THE USE SHOWN FOR RETAIL BUILDING C ON LOT 2, PHASE 6.

APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:

1. NOTHING IN THE DECISION OF THE BOARD OF SUPERVISORS ON THIS CONDITIONAL USE APPLICATION SHALL BE CONSTRUED AS EITHER AN EXPRESS OR IMPLIED WAIVER OF ANY PROVISION OF ANY APPLICABLE ORDINANCE OF LOWER SALTORD TOWNSHIP. NO LEVEL OF DEVELOPMENT IS GUARANTEED BY VIRTUE OF THIS CONDITIONAL APPROVAL AND THE PROPOSED DEVELOPMENT SHALL BE PERMITTED ONLY IF THE FULLY-ENGINEERED PLANS FOR THE PROPERTY CAN DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS OF THE TOWNSHIP AS WELL AS ANY RELEVANT STATUTES OR REGULATIONS OF ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DEVELOPMENT OF THE PROPERTY.

2. ALL DEVELOPMENT PERMITTED BY THIS CONDITIONAL APPROVAL SHALL BE CONSISTENT WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE BOARD OF SUPERVISORS AT THE PUBLIC HEARING HELD ON JULY 6, 2022, AS MAY BE MODIFIED BY THE PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL.

3. THE APPLICANT SHALL ADDRESS THE TOWNSHIP CONSULTANT REVIEW LETTERS TO THE SATISFACTION OF THE TOWNSHIP.

AT A PUBLIC HEARING HELD ON SEPTEMBER 7, 2022, THE LOWER SALTORD TOWNSHIP BOARD OF SUPERVISORS APPROVED THE APPLICATION, IN ITS ENTIRETY, OF MAINLAND POINTE, L.P., FOR A CONDITIONAL USE PURSUANT TO SECTION 164-70.23 (F) OF THE LOWER SALTORD TOWNSHIP ZONING ORDINANCE (ZONING ORDINANCE) TO PERMIT THE CONSTRUCTION OF A 2,100 S.F. RESTAURANT BUILDING WITH A DRIVE-THROUGH FACILITY. THIS APPROVAL IS FOR THE USE SHOWN FOR RETAIL BUILDING C ON LOT 2, PHASE 6.

APPROVAL WAS GRANTED WITH THE FOLLOWING CONDITIONS:

1. NOTHING IN THE DECISION OF THE BOARD OF SUPERVISORS ON THIS CONDITIONAL USE APPLICATION SHALL BE CONSTRUED AS EITHER AN EXPRESS OR IMPLIED WAIVER OF ANY PROVISION OF ANY APPLICABLE ORDINANCE OF LOWER SALTORD TOWNSHIP. NO LEVEL OF DEVELOPMENT IS GUARANTEED BY VIRTUE OF THIS CONDITIONAL APPROVAL AND THE PROPOSED DEVELOPMENT SHALL BE PERMITTED ONLY IF THE FULLY-ENGINEERED PLANS FOR THE PROPERTY CAN DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS OF THE TOWNSHIP AS WELL AS ANY RELEVANT STATUTES OR REGULATIONS OF ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DEVELOPMENT OF THE PROPERTY.

2. ALL DEVELOPMENT PERMITTED BY THIS CONDITIONAL APPROVAL SHALL BE CONSISTENT WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE BOARD OF SUPERVISORS AT THE PUBLIC HEARING HELD ON SEPTEMBER 7, 2022, AS MAY BE MODIFIED BY THE PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL.

3. LOADING AND UNLOADING OF ALL DELIVERIES AND TRASH REMOVAL FROM THE ARBY'S WILL NOT OCCUR DURING THE PERMITTED HOURS OF OPERATION AND SHALL OCCUR WHEN THE RESTAURANT (INCLUDING THE DRIVE-THROUGH) IS CLOSED.

4. THE APPLICANT SHALL ADDRESS THE TOWNSHIP CONSULTANT REVIEW LETTERS TO THE SATISFACTION OF THE TOWNSHIP.

5. THE APPLICANT RELINQUISHES AND WITHDRAWS ANY AND ALL RIGHTS WITH REGARD TO THE CONDITIONAL USE FOR A DRIVE-THROUGH USE GRANTED BY THE BOARD OF SUPERVISORS IN THE 2017 DECISION ACCEPTED INTO THE RECORD AS EXHIBIT A-5.

NON-RESIDENTIAL AND APARTMENT BUILDING DATA

LOT 1 - APARTMENT/NON-RESIDENTIAL LOT	FOOTPRINT	TOTAL FLOOR AREA	BUILDING HEIGHT	NON-RESIDENTIAL AREA	RESIDENTIAL UNITS
APARTMENT BUILDING A	6,442 sf	19,326 sf	35 ft	sf	12
APARTMENT BUILDING C	3,180 sf	9,540 sf	32 ft	sf	8
RETAIL/OFFICE BUILDING A	8,890 sf	16,890 sf	34 ft	16,890 sf	0
TOTAL FOR ALL USES ON LOT 1:	18,312 sf	45,596 sf		16,890 sf	20

LOT 2 - NON-RESIDENTIAL LOT	FOOTPRINT	TOTAL FLOOR AREA	BUILDING HEIGHT	NON-RESIDENTIAL AREA	RESIDENTIAL UNITS
RETAIL BUILDING B (RESTAURANT)	2,530 sf	2,545 sf	20	2,545 sf	0
RETAIL BUILDING C (RESTAURANT)	2,535 sf	2,535 sf	20	2,535 sf	0
RETAIL BUILDING D (RESTAURANT)	2,087 sf	2,100 sf	20	2,100 sf	0
TOTAL FOR ALL USES ON LOT 2:	7,152 sf	7,180 sf		7,180 sf	0

Note: The building layout and dimensional criteria is conceptual at this time. Actual building layout and dimensional criteria will be provided at Land Development for Lot 2.

LOT 3 - NON-RESIDENTIAL LOT	FOOTPRINT	TOTAL FLOOR AREA	BUILDING HEIGHT	NON-RESIDENTIAL AREA	RESIDENTIAL UNITS
RETAIL BUILDING E	5,074 sf	5,074 sf	32 ft	5,074 sf	0
TOTAL FOR ALL USES ON LOT 3:	5,074 sf	5,074 sf		5,074 sf	0

LOT 4 - APARTMENT LOT	FOOTPRINT	TOTAL FLOOR AREA	BUILDING HEIGHT	NON-RESIDENTIAL AREA	RESIDENTIAL UNITS
APARTMENT BUILDING B	6,442 sf	19,326 sf	35 ft	sf	12
APARTMENT BUILDING C	6,442 sf	19,326 sf	35 ft	sf	12
APARTMENT BUILDING D	6,442 sf	19,326 sf	35 ft	sf	12
APARTMENT BUILDING E	6,442 sf	19,326 sf	35 ft	sf	12
TOTAL FOR ALL USES ON LOT 4:	25,768 sf	77,384 sf		sf	48

NON-RESIDENTIAL AND APARTMENT LOT COVERAGE DATA

	LOT AREA	BUILDING AREA	BUILDING COVERAGE	IMPERVIOUS AREA	IMPERVIOUS COVERAGE	GREEN SPACE
LOT 1 - APARTMENT/NON-RESIDENTIAL LOT	114,636 sf	18,312 sf	15.9%	75,339 sf	65.6%	34.4%
LOT 2 - NON-RESIDENTIAL LOT	133,661 sf	7,152 sf	5.4%	83,986 sf	62.8%	37.2%
LOT 3 - NON-RESIDENTIAL LOT	79,576 sf	5,074 sf	6.4%	55,610 sf	69.9%	30.1%
LOT 4 - APARTMENT LOT	106,059 sf	25,768 sf	24.3%	76,525 sf	72.2%	27.8%

PARKING REQUIREMENTS

REQUIRED PARKING PER Z.O. ARTICLE XVI, SECTION 164-69	REQUIRED	PROPOSED
RESIDENTIAL - LOT LINE HOMES		
2 SPACES PER DWELLING UNIT	36	36
18 DWELLING UNITS X 2 SPACES/UNIT = 36 SPACES		
TOTAL FOR ALL LOT LINE HOMES	36	36

LOT 1 - APARTMENT/NON-RESIDENTIAL LOT	REQUIRED	PROPOSED
APARTMENT BUILDING A		
2 SPACES PER DWELLING UNIT	24	
12 DWELLING UNITS X 2 SPACES/UNIT = 24 SPACES		
TOTAL FOR ALL USES ON LOT 1:	24	117

RESIDENTIAL	REQUIRED	PROPOSED
2 SPACES PER DWELLING UNIT	16	
8 DWELLING UNITS X 2 SPACES/UNIT = 16 SPACES		
TOTAL FOR ALL USES ON LOT 1:	114	117

LOT 2 - NON-RESIDENTIAL LOT	REQUIRED	PROPOSED
RETAIL BUILDING B		
1 SPACE PER 80 S.F.	31.8	33
2,545 S.F. X 1 SPACE/80 S.F. = 31.8 SPACES		
RETAIL BUILDING C		
1 SPACE PER 80 S.F.	31.7	32
2,535 S.F. X 1 SPACE/80 S.F. = 31.7 SPACES		
RETAIL BUILDING D		
1 SPACE PER 80 S.F.	26.1	27
2,087 S.F. X 1 SPACE/80 S.F. = 26.1 SPACES		
TOTAL FOR ALL USES ON LOT 2:	90	92

LOT 3 - NON-RESIDENTIAL LOT	REQUIRED	PROPOSED
RETAIL BUILDING D		
8.38 SPACE PER 1,000 S.F. (AVE. PKRG. GENERATION FOR USE 853)	43	50
8.38 SPACES/1,000 S.F. X 0.574 = 26 SPACES		
TOTAL FOR ALL USES ON LOT 3:	43	50

LOT 4 - APARTMENT LOT	REQUIRED	PROPOSED
APARTMENT BUILDING B		
2 SPACES PER DWELLING UNIT	24	
12 DWELLING UNITS X 2 SPACES/UNIT = 24 SPACES		
APARTMENT BUILDING C		
2 SPACES PER DWELLING UNIT	24	
12 DWELLING UNITS X 2 SPACES/UNIT = 24 SPACES		
APARTMENT BUILDING D		
2 SPACES PER DWELLING UNIT	24	
12 DWELLING UNITS X 2 SPACES/UNIT = 24 SPACES		
APARTMENT BUILDING E		
2 SPACES PER DWELLING UNIT	24	
12 DWELLING UNITS X 2 SPACES/UNIT = 24 SPACES		
TOTAL FOR ALL USES ON LOT 4:	96	89

RESIDENTIAL	REQUIRED	PROPOSED
2 SPACES PER DWELLING UNIT	7	
12 DWELLING UNITS X 2 SPACES/UNIT = 24 SPACES		
TOTAL PARKING PROVIDED:	96	92
GARAGE PARKING (NOT COUNTED IN TOTAL PARKING):	36	36
AMERICAN WAY ON-STREET PARKING (NOT COUNTED IN TOTAL PARKING):	20	20

TAX PARCEL AND SITE DATA

PARCEL NOS. (BLOCK, UNIT):	DEED BOOK AND PAGE:	PARCEL LOCATION:
LOT 1 - 50-00-0171-11-1 (BLOCK 25B, UNIT 72) LOT 2 - 50-00-0039-64-2 (BLOCK 25B, UNIT 49) BOOK 8058 PAGE 2472		
LOT 1 - 329 JUNE DRIVE, HARLEYVILLE, PA LOT 2 - 211 MAIN STREET, HARLEYVILLE, PA "MUT" - MIXED USE DISTRICT MAINLAND POINTE, L.P. 528 MAIN STREET HARLEYVILLE, PA 19438 (215) 513-2788		

PHASE 1:	GROSS TRACT AREA	NET TRACT AREA
TRACT AREA TO TITLE LINE:	24,3505 AC.	24,3505 AC.
RIGHT-OF-WAY:	(LEGAL RIGHT-OF-WAY) 0.6510 AC.	(ULT. RIGHT-OF-WAY) 1.6330 AC.
RESULTING AREA:	23.6995 AC.	22.7175 AC.

PHASES 2, 3 AND 4:	GROSS TRACT AREA	NET TRACT AREA
TRACT AREA TO TITLE LINE:	21,1863 AC.	21,1863 AC.
RIGHT-OF-WAY:	(LEGAL RIGHT-OF-WAY) 0.3326 AC.	(ULT. RIGHT-OF-WAY) 0.7486 AC.
GROSS TRACT AREA:	20.8537 AC.	20.4377 AC.

ADDITIONAL DEVELOPMENT STATISTICS:	
1. TOTAL TRACT AREA:	45.5368 AC. (PHASES 1, 2, 3, 4, 5 AND 6)
2. TRACT AREA TO BE DEVELOPED:	21,1863 AC. (PHASES 2, 3, 4, 5 AND 6)
3. TOTAL NUMBER OF NEW D.U.:	18 LOTLINE HOUSES + 68 APARTMENTS = 86 DWELLING UNITS

4. PROPOSED GROSS LEASABLE AREA:	28,944 SF
5. TOTAL LENGTH OF NEW STREETS:	546 LF JUNE DRIVE (ROAD A) 742 LF AMERICAN WAY (ROAD B) 551 LF HAMPTON COURT (ROAD C) 385 LF QUARRY ROAD EXT. (ROAD D)

6. TOTAL LENGTH OF STREETS TO BE WIDENED:	2,207 LF (SUNNYSIDE PIKE) 637 LF (QUARRY ROAD)
---	---

OVERALL SITE ZONING DATA

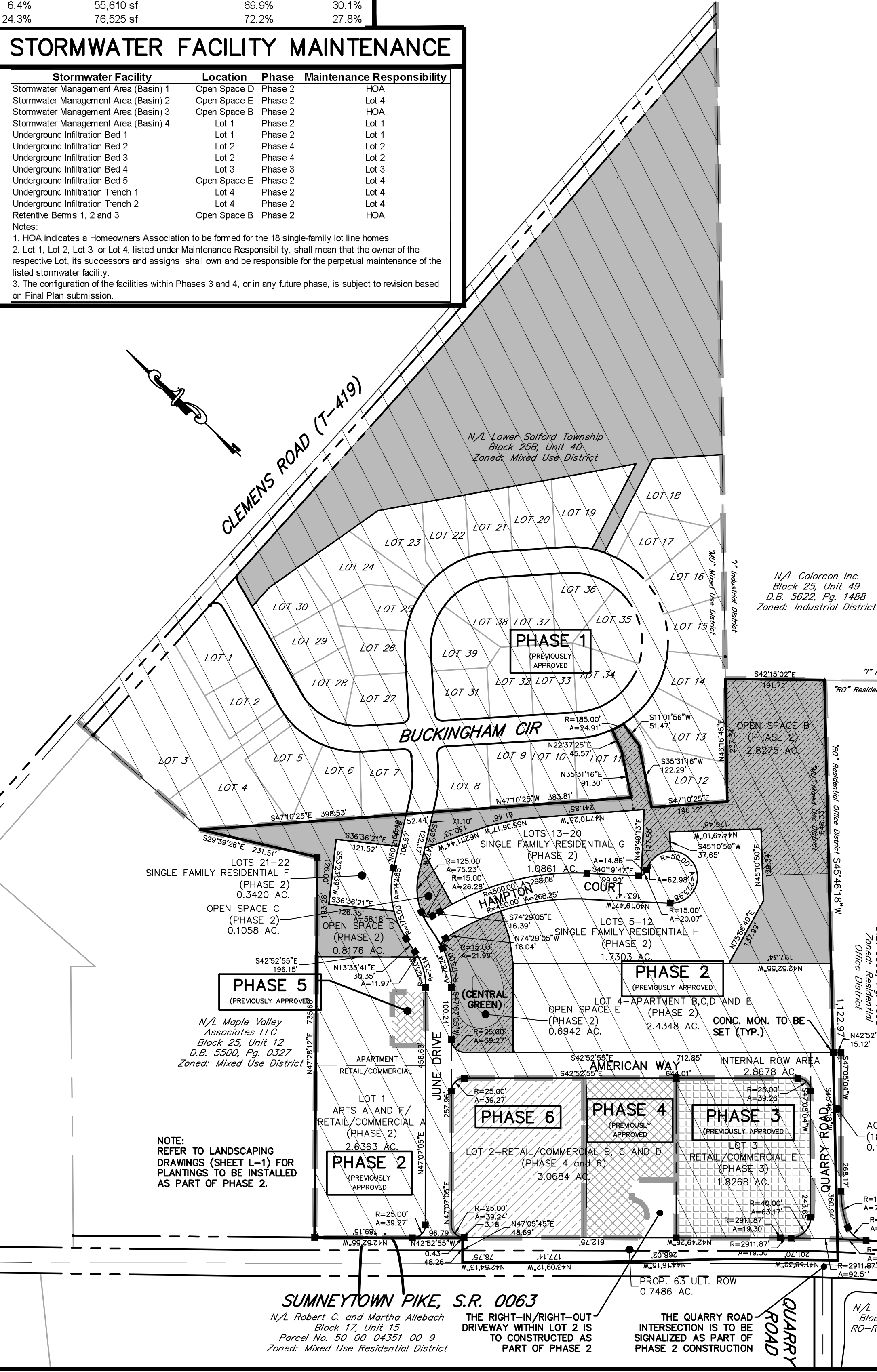
REQUIRED INFORMATION OBTAINED FROM THE LOWER SALTORD TOWNSHIP ZONING ORDINANCE

ZONING DISTRICT: **MIXED USE DISTRICT**

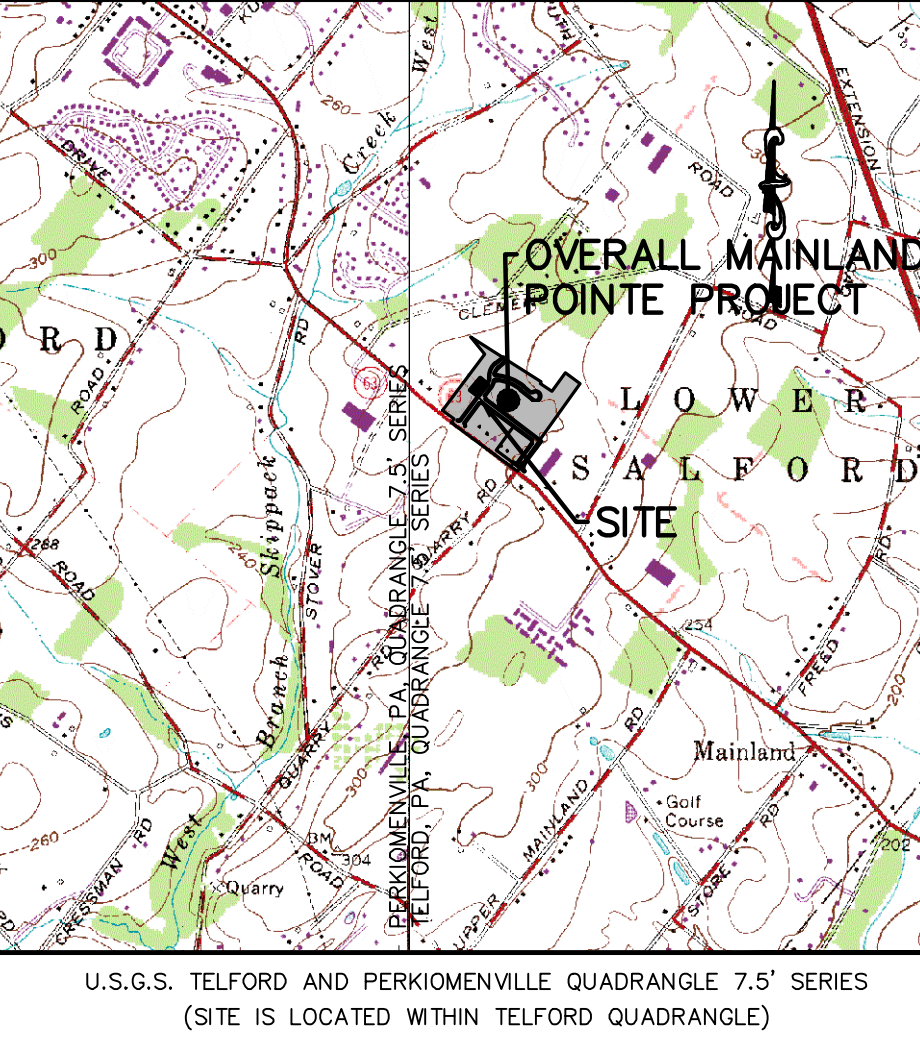
EXISTING USE: **MIXED USE DEVELOPMENT**

PROPOSED/EXISTING USE: **MIXED USE DEVELOPMENT**

GENERAL REQUIREMENTS FOR MIXED-USE DEVELOPMENT	REQUIRED	PHASE 1	PHASES 2-6	TOTAL
MIN. TRACT SIZE (NET TRACT AREA)	20 AC.	22.72 AC.	20.44 AC.	43.16 AC.
MIXED USE DEVELOPMENT MIX REQUIREMENTS	REQUIRED	PHASE 1	PHASES 2-6	TOTAL
RESIDENTIAL LOTS - MIN. AREA	20.0%	25.0%	15.3%	43.3%
RESIDENTIAL LOTS - MAX. AREA	60.0%	12.07 AC.	6.60 AC.	18.67 AC.
RETAIL COMMERCIAL, SERVICE, RESTAURANT - MIN. AREA	10.0%	0.0%	15.1%	15.1%
RETAIL COMMERCIAL, SERVICE, RESTAURANT - MAX. AREA	20.0%	0.0 AC.	6.53 AC.	6.53 AC.
OFFICE AND MIXED USE - MIN. AREA	30.0%	19.3%	10.3%	29.6%
OFFICE AND MIXED USE - MAX. AREA	100.0%	8.35 AC.	4.45 AC.	12.80 AC.
OPEN SPACE - MAX. AREA	0.0%	0.0%	0.0%	0.0%
ROADWAY AREAS	N/A	5.3%	6.6%	12.0%
APARTMENT AREA - MAX. AREA (NOT PART OF A MIXED USE BUILDING)	15.0%	0.0%	6.3%	6.3%
MINIMUM CENTRAL GREEN AREA	30,000 SF	SF	30,241 SF	94,077 SF
MINIMUM RECREATION OPEN SPACE AREA (6% OF GROSS TRACT AREA)	97,014 SF	N/A	94,077 SF	25,020 SF
MAXIMUM BASIN AREA W/ OPEN SPACE (10% OF OPEN SPACE AREA)	10.0%	0.0%	4.5%	4.5%
	55,736 SF	N/A	25,020 SF	



SITE LOCATION MAP 1"=2000'



LIST OF WAIVERS

\$142-39 Compliance with Engineering Standards A waiver is requested to allow less than a 5-foot curb radius for the "base" of the island separating the two drive-through ordering lanes.

THE FULL LIST OF WAIVERS FOR PHASE 2 OF THE MAINLAND POINTE DEVELOPMENT IS CONTAINED ON THE FINAL OVERALL DEVELOPMENT AND LOT CONSOLIDATION PLAN - PHASE 2 PREPARED FOR MAINLAND POINTE, L.P., BY RICHARD C. MAST ASSOCIATES, P.C., DATED JUNE 2, 2014, AND LAST REVISED SEPTEMBER 17, 2019.

THE FULL LIST OF WAIVERS FOR PHASE 3 OF THE MAINLAND POINTE DEVELOPMENT IS CONTAINED ON THE FINAL OVERALL DEVELOPMENT AND PHASING PLAN PREPARED FOR MAINLAND POINTE, L.P., BY RICHARD C. MAST ASSOCIATES, P.C., DATED JUNE 2, 2014, AND LAST REVISED SEPTEMBER 17, 2019.

THE FULL LIST OF WAIVERS FOR PHASE 4 OF THE MAINLAND POINTE DEVELOPMENT IS CONTAINED ON THE REVISED OVERALL DEVELOPMENT AND PHASING PLAN PREPARED FOR MAINLAND POINTE, L.P., BY RICHARD C. MAST ASSOCIATES, P.C., DATED JANUARY 30, 2020, AND LAST REVISED OCTOBER 13, 2020.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN FOR THE SITE WAS DETERMINED FROM A FIELD (GROUND) SURVEY PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., IN FEBRUARY 2013. ELEVATIONS ARE BASED ON THE NAVD 1988. LOCAL BENCH MARK (B.M.) IS THE CENTER OF THE CONCRETE RIGHT-OF-WAY MONUMENT ON THE SOUTHWEST TERMINUS OF BUCKINGHAM CIRCLE RIGHT-OF-WAY AT ELEVATION 301.49 FEET. THE LOCATIONS OF ADJACENT PROPERTY BUILDINGS AND PARKING AREAS SHOWN ARE APPROXIMATE AND TAKEN FROM EXISTING AERIAL IMAGERY.

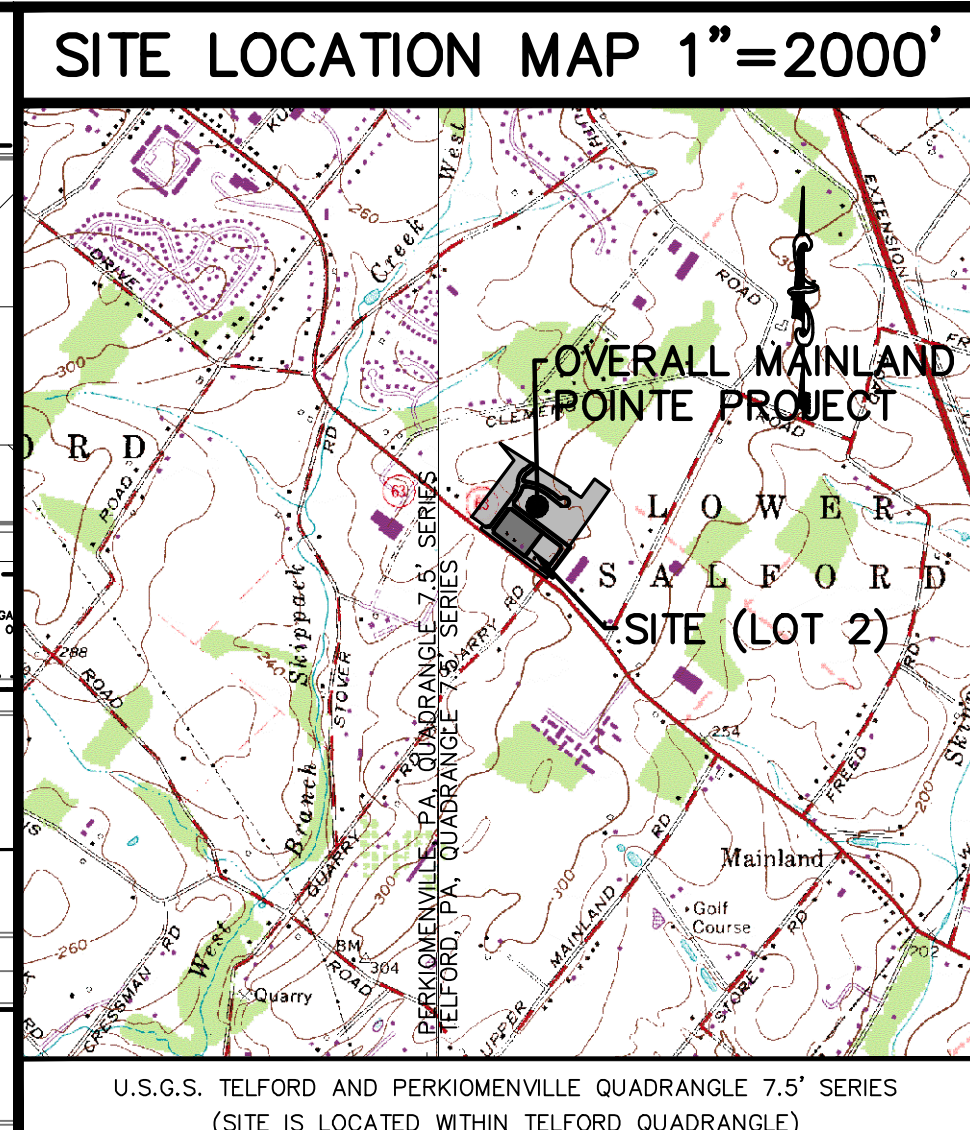
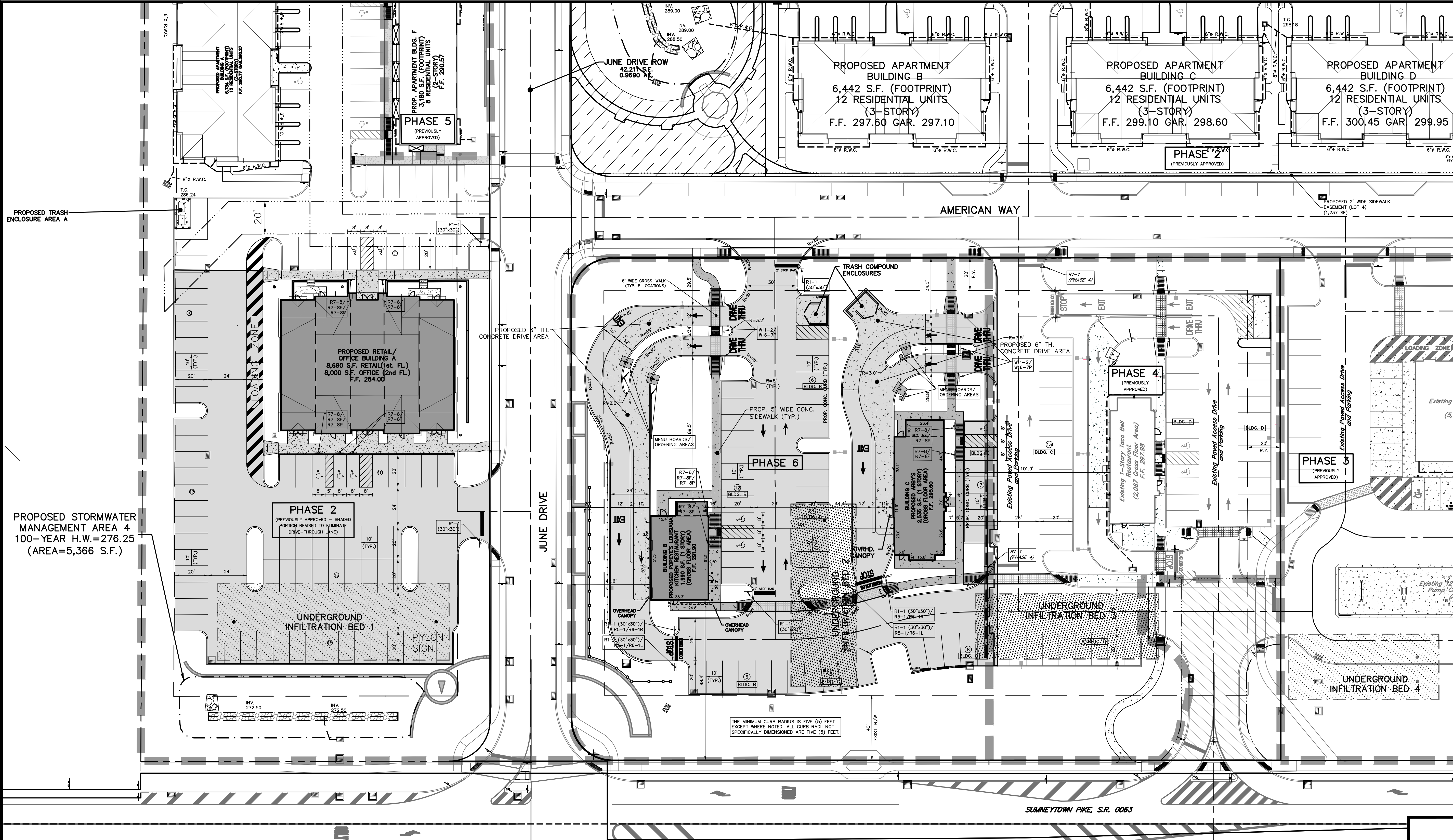
PLAN REFERENCES

PHASE 1 FINAL PLAN OF BERSHIRE COURT, PREPARED BY BURRISH ASSOCIATES, INC., DATED JANUARY 1, 2030, AND LAST REVISED FEBRUARY 28, 2031, RECORDED IN PLAN BOOK A-60, PAGE 130.

2. THIS SUBDIVISION AND LAND DEVELOPMENT REPRESENTS PHASES 2, 3, 4, 5 AND 6 OF A MIXED USE DEVELOPMENT PREVIOUSLY KNOWN AS BERSHIRE COURT. ALL OVERALL SITE ZONING REQUIREMENTS ARE CALCULATED ON THE CUMULATIVE TOTAL OF PHASES 2, PHASE 3, PHASE 4, PHASE 5 AND PHASE 6. PRELIMINARY APPROVAL IS GRANTED FOR PHASES 2, 3, 4, 5 AND 6. FINAL APPROVAL HAS PREVIOUSLY BEEN GRANTED ONLY FOR PHASES 1, 2, 3, 4 AND 5.

3. THERE ARE NO WETLANDS OR REGULATED WATERS WITHIN THE SITE BASED ON A FIELD INVESTIGATION PERFORMED BY DEL-VAL SOILS AND ENVIRONMENTAL CONSULTANTS, INC., DATED NOVEMBER 19, 2012.

4. NO PART OF THE SUBJECT TRACT IS LOCATED WITHIN A 100-YEAR F

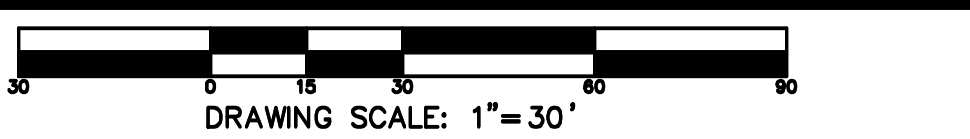


ZONING DATA

REQUIRED INFORMATION OBTAINED FROM THE LOWER Salford TOWNSHIP ZONING ORDINANCE, CHAPTER 164, ARTICLE XIII.		
ZONING DISTRICT: MU MIXED USE DISTRICT		
EXISTING USE: MIXED USE DEVELOPMENT (UNDEVELOPED PHASE 2 PORTION)		
PROPOSED/EXISTING USE: NONRESIDENTIAL USE (RESTAURANT) WITH DRIVE-THROUGH		
NON-RESIDENTIAL AND APARTMENT LOTS		
MIN. LOT SIZE	15,000 sf	133,961 sf
MIN. LOT WIDTH @ BUILDING LINE	100 ft	694.2 ft
MIN. FRONT YARD SETBACK	20 ft	48.6 ft
MIN. SIDE YARD SETBACK	20 ft	74.4 ft
MIN. REAR YARD SETBACK	50 ft	N/A
MAX. BUILDING COVERAGE-NON-RESIDENTIAL	20%	5.4%
MAX. GREEN SPACE (LOT 2)	25 %	37.2%
MAX. FOOTPRINT (NO BONUS)	3,000 sf	2,545 sf
MAX. FOOTPRINT (WITH BONUS, COMMERCIAL USE)	20,000 sf	N/A
MIN. SETBACK FROM EXISTING RESIDENTIAL	100 ft	N/A
MIN. SETBACK FROM EXISTING R/W	40 ft	98.4 ft
MIN. SETBACK FROM BUILDINGS ON SAME LOT	15 ft	102 ft
MIN. PARKING SETBACK FROM EXISTING RESIDENTIAL	30 ft	N/A
MAX. BUILDING HEIGHT	35 ft	19 ft
LOT 2 IMPERVIOUS COVER TABULATION		
PARKING AREA (ASPHALT PAVING)	70,541 sf	
SIDEWALK AREA	6,293 sf	
RESTAURANT BUILDINGS	7,152 sf	
TOTAL IMPERVIOUS (S.F.)	83,986 sf	
TOTAL IMPERVIOUS (% OF NET LOT AREA)	62.8%	
TOTAL GREEN AREA (S.F.)	49,675 sf	
TOTAL GREEN AREA (% OF NET LOT AREA)	25 %	37.2%
NOTE: THE BUILDING AND IMPERVIOUS COVER LISTED ABOVE AND THE RESPECTIVE COVERAGE PERCENTAGES ARE BASED ON THE ENTIRE EXISTING AND PROPOSED COVER WITHIN THE LOT 2, INCLUDING THE EXISTING TACO BELL RESTAURANT AND ASSOCIATED IMPROVEMENTS THAT WERE CONSTRUCTED AS PART OF PHASE 4.		

PARKING DATA-LOT 2		
LOT 2 - NON-RESIDENTIAL LOT		REQUIRED [PROPOSED]
RETAIL BUILDING B (RESTAURANT)	RETAIL BUILDING B	
1 SPACE PER 80 S.F.		31.8
2,545 S.F. X 1 SPACE/80 S.F. = 31.8 SPACES		33
RETAIL BUILDING C (RESTAURANT)	RETAIL BUILDING C	
1 SPACE PER 80 S.F.		31.7
2,535 S.F. X 1 SPACE/80 S.F. = 31.7 SPACES		32
RETAIL BUILDING D (RESTAURANT)	RETAIL BUILDING D	
1 SPACE PER 80 S.F.		26.1
2,087 S.F. X 1 SPACE/80 S.F. = 26.1 SPACES		27
TOTAL FOR ALL USES ON LOT 2:		90 92

RECORD PLAN SHEET - 2 OF 2



GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN FOR THE SITE WAS DETERMINED FROM A FIELD (GROUND) SURVEY PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., IN FEBRUARY 2013. ELEVATIONS ARE BASED ON THE NAVD 1988. LOCAL BENCHMARK (B.M.) IS THE CENTER OF THE CONCRETE RIGHT-OF-WAY MONUMENT ON THE SOUTHWEST CORNER OF BUCKINGHAM CIRCLE RIGHT-OF-WAY AT ELEVATION 301.49 FEET. THE LOCATIONS OF ADJACENT PROPERTY BUILDINGS AND PARKING AREAS SHOWN ARE APPROXIMATE AND TAKEN FROM EXISTING AERIAL IMAGERY.

2. THIS PLAN AND APPLICATION IS FOR THE CONSTRUCTION OF A TWO (2) DRIVE-THROUGH FACILITY FOR A NONRESIDENTIAL USE PERMITTED IN 164-7.22 (RESTAURANT). THE DRIVE-THROUGH FACILITY IS SUBJECT TO FOLLOWING REQUIREMENTS:

2.1. THERE SHALL BE NO MORE THAN THREE DRIVE-THROUGH BUSINESSES ON A TRACT. TWO OTHER DRIVE-THROUGH HAS BEEN APPROVED FOR THE PROPERTY. THE APPLICANT RELINQUISHES AND WITHDRAWS ANY AND ALL RIGHTS WITH REGARD TO THE CONDITIONAL USE FOR A DRIVE-THROUGH USE GRANTED BY THE BOARD OF SUPERVISORS IN THE 2017 DECISION AND ORDER (REFERENCE "CONDITIONAL USE APPROVALS, SHEET 1").

2.2. THE DRIVE-THROUGH SERVICE AREA SHALL BE AN INTEGRAL PART OF THE INTERIOR CIRCULATION PATTERN AND SHALL BE DESIGNED IN A SAFE AND EFFICIENT MANNER TO MINIMIZE VEHICLE TO VEHICLE, AND VEHICLE TO PEDESTRIAN, CONFLICT. ALL DRIVE-THROUGH AREAS SHALL BE DESIGNED WITH A SEPARATE ESCAPE LANE TO PERMIT VEHICLES TO LEAVE OR PASS BY THE DRIVE-THROUGH AREA IF THEY WISH OR NEED TO DO SO. NO DIRECT ACCESS TO A PUBLIC ROAD SHALL BE PERMITTED FROM ANY DRIVE-THROUGH AISLE. THE DRIVE-THROUGH LANE AND REQUIRED STACKING HAS BEEN DESIGNED AS AN ENTIRELY SEPARATE LANE WITH NO CONFLICTS.

2.3. WHERE A DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE IS PROPOSED, A STACKING LANE FOR EACH DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE SHALL BE PROVIDED TO SERVE A MINIMUM OF FIVE CARS. THE STACKING LANE SHALL NOT BE USED FOR PARKING LOT CIRCULATION AISLES. NOR SHALL IT IN ANY WAY CONFLICT WITH THROUGH CIRCULATION, PARKING OR DELIVERIES TO THE TRACT. THE DRIVE-THROUGH LANE HAS BEEN DESIGNED AS AN ENTIRELY SEPARATE LANE WITH NO CONFLICTS.

2.4. LIGHTING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH, AT A MINIMUM:

2.4.1. SAFELY, BUT NOT EXCESSIVELY, ILLUMINATES THE DRIVE-THROUGH AREA.

2.4.2. IS SHIELDED TO PREVENT ANY LIGHT SPILLAGE OFF THE DRIVE-THROUGH LOT OR PARCELS; AND

2.4.3. IS TIMED OR SWITCHED SO THAT THE DRIVE-THROUGH AREA IS NOT ILLUMINATED WHEN DRIVE-THROUGH SERVICE IS NOT AVAILABLE.

2.5. LANDSCAPING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH SAFELY SHIELDS THE STACKING LANE, DRIVE-THROUGH AISLE AND DRIVE-IN WINDOWS FROM VIEW OF NEIGHBORING USES. A LANDSCAPE PLAN WILL BE PREPARED MEETING THIS REQUIREMENT TO THE SATISFACTION OF THE TOWNSHIP.

3. THERE ARE NO WETLANDS OR REGULATED WATERS WITHIN THE SITE BASED ON A FIELD INVESTIGATION PERFORMED BY DEL-VAL SOILS AND ENVIRONMENTAL CONSULTANTS, INC., DATED NOVEMBER 19, 2012.

4. NO PART OF THE SUBJECT TRACT IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN BASED ON THE FLOOD INSURANCE RATE MAP (PANEL NO. 420910038 E, EFFECTIVE DATE DECEMBER 19, 1996) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

5. THE PROPOSED USES WILL BE SERVED BY PUBLIC SEWER PROVIDED BY THE LOWER Salford TOWNSHIP AUTHORITY.

6. THE PROPOSED USES WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE NORTH PENN. WATER AUTHORITY.

7. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH LOWER Salford TOWNSHIP AND LOWER Salford TOWNSHIP AUTHORITY STANDARDS AND SPECIFICATIONS, WITH CURRENT PDOT SPECIFICATIONS (PUB. 489) AND STANDARD DETAILS AND WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES. IN THE CASE OF CONFLICTING STANDARDS OR SPECIFICATIONS THE GREATER OR MORE STRINGENT STANDARD OR SPECIFICATION SHALL APPLY.

8. DELIVERIES AND TRASH COLLECTION SHALL ONLY BE OCCUR DURING HOURS WHEN THE RESTAURANT IS NOT OPEN TO CUSTOMERS.

9. THE PROPOSED LIGHTING FOR THE SITE SHALL BE COORDINATED WITH THE ADJACENT TACO BELL LIGHTING AND SHALL COMPLY WITH ALL TOWNSHIP ORDINANCES FOR LIGHTING.

10. ALL PARKING SPACES MUST BE STRIPED.

LEGEND

TRACT BOUNDARY	---
ADJOINING PROPERTY LINE	---
EXISTING RIGHT-OF-WAY	---
EXISTING EDGE OF ROAD	---
EXISTING CENTERLINE	---
EXISTING EASEMENT	---
ZONING LINE	---
EXISTING CONCRETE MONUMENT / IRON PIN	○
PROPOSED CONCRETE MONUMENT / IRON PIN	●
PROPOSED RIGHT-OF-WAY	---
PROPOSED LOT LINE CURBING	---
PROPOSED CENTERLINE	---
PROPOSED EASEMENT	---
BUILDING SETBACK LINE	---
CONCRETE PAVEMENT AREA	---
ADA RAMPS AND CROSS-WALK	---

PARCEL DATA-LOTS 1 AND 2

PARCEL NO. (BLOCK, UNIT):	LOT 1 - 50-00-01271-11-1 (BLOCK 25B, UNIT 72)
DEED BOOK AND PAGE:	LOT 2 - 60-00-00397-64-2 (BLOCK 25B, UNIT 49)
PARCEL LOCATION:	BOOK 6058 PAGE 2472
ZONING DISTRICT:	LOT 1 - 329 JUNE DRIVE, HARLEYSVILLE, PA
OWNER OF RECORD:	LOT 2 - 211 MAIN STREET, HARLEYSVILLE, PA
	"MU" - MIXED USE DISTRICT
	MAINLAND POINTE, L.P.
	528 MAIN STREET
	HARLEYSVILLE, PA 19438
	(215) 513-7368
LOT 1:	
NET TRACT AREA TO ULT. R/W:	114,836 S.F.
LOT 2:	
NET TRACT AREA TO ULT. R/W:	133,661 S.F.
APPLICANT:	MAINLAND POINTE, L.P.
	528 MAIN STREET
	HARLEYSVILLE, PA 19438
	(215) 513-7368

5 REVISED PER TOWNSHIP CONSULTANT REVIEWS

4 REVISED PER TOWNSHIP CONSULTANT REVIEWS

3 REVISED PER TOWNSHIP CONSULTANT REVIEWS

2 REVISED PER TOWNSHIP CONSULTANT REVIEWS

1 REVISED PER TOWNSHIP CONSULTANT REVIEWS

No.

REVISION

DATE

JUNE 9, 2023

MAY 1, 2023

FEBRUARY 15, 2023

JANUARY 27, 2023

DECEMBER 20, 2022

SEPTEMBER 21, 2022

PLAN ORIGINATOR DATE

SEPTEMBER 21, 2022

LAND DEVELOPMENT PLAN

(MAINLAND POINTE PHASES 2 AND 6)

AS PART OF

POPEYE'S LOISIANA CHICKEN & ARBY'S RESTAURANTS

PREPARED FOR

MAINLAND POINTE, L.P.

SITE SITUATE IN

LOWER Salford TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Richard C. Mast Associates, P.C.

Consulting Engineers and Surveyors

www.rcmaonline.com

DRAFTED BY

PROJ. MNGR.

PROJECT NO.

DRAWING NO.

RCMA

RCM

3214

2 OF 18