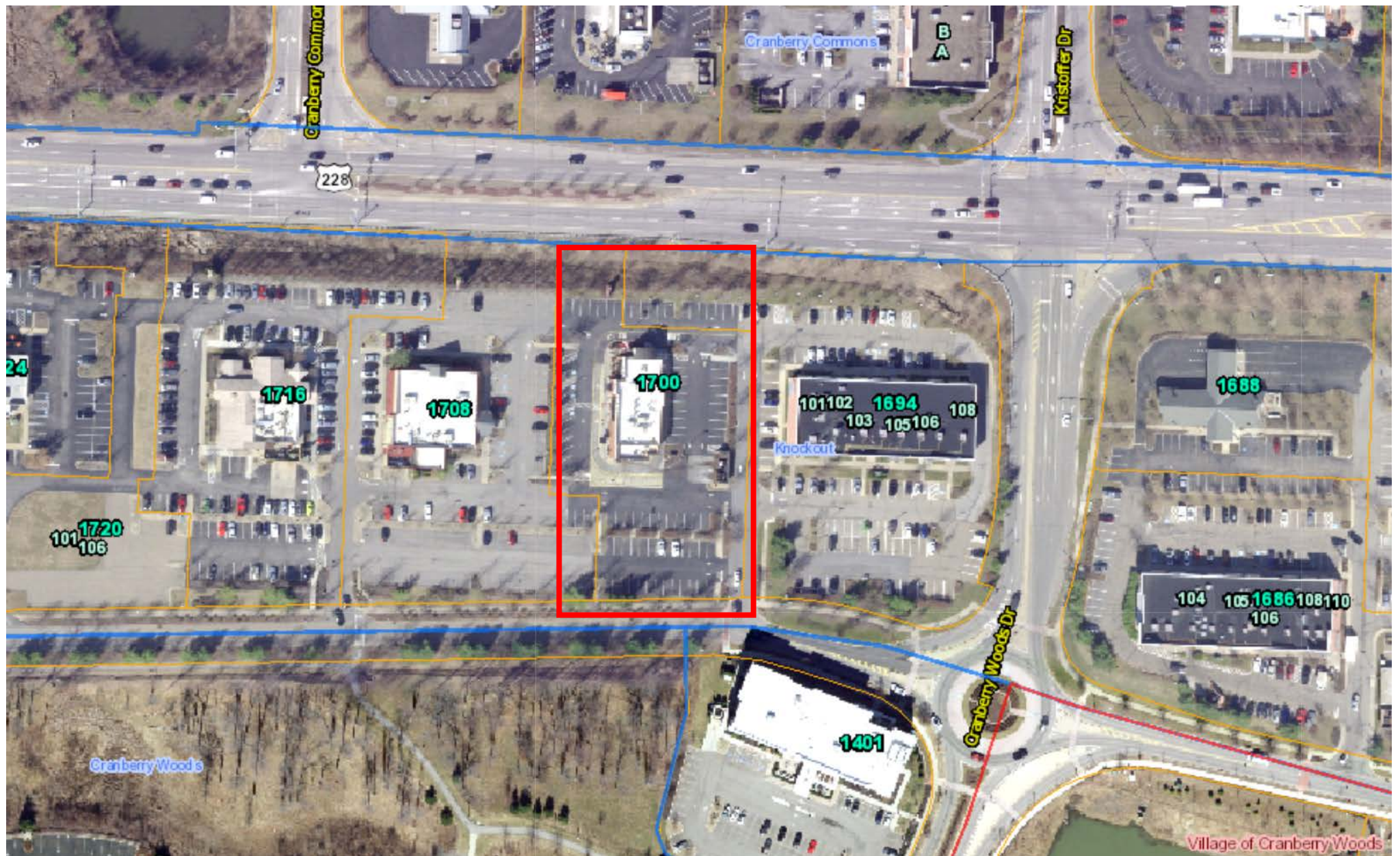
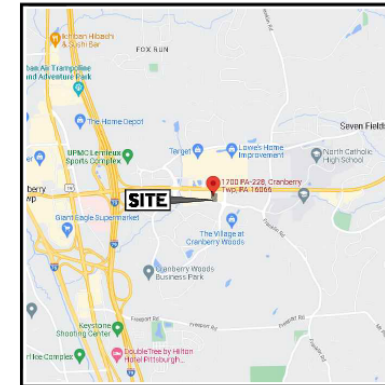






SITE LOCATION MAP
SCALE: 1"=2,000'

ZONING TABLE				
ZONE: S-1 SPECIAL USE DISTRICT USE: RESTAURANT OR DRIVE THRU (CONVENTIONAL USE) MIN. LOT AREA: 1.386 AC				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	CHICK-FIL-A, INC. 2008 BUFFINGTON RD., ATLANTA, GA 30346			
PROPERTY OWNER:	CRANBERRY WOODS PROPERTIES, L.P. (A CRANBERRY WOODS, INC. SUBSIDIARY) 2008 BUFFINGTON RD., ATLANTA, GA 30346			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	SP-469.7 R(100)	1 AC	1.386 AC	1.386 AC
MIN. LOT WIDTH	SP-469.7 R(100)	50 FT	50 FT	50 FT
MIN. YARD SETBACKS				
FRONT YARD	SP-469.7 R(100)	35 FT	110 FT	110 FT
REAR YARD	SP-469.7 R(100)	15 FT	31 FT	31 FT
SIDE YARD	SP-469.7 R(100)	15 FT	44 FT	21 FT
MAX. IMPERVIOUS COVERAGE	SP-469.7 R(100)	60%	52.5% (24%)	76.4% (24%)
MAX. BUILDING HEIGHT	SP-469.7 R(100)	35 FT	15.8 FT	15.8 FT
MIN. PAVEMENT SETBACKS				
FRONT	SP-317.5 A(1)	35 FT	51.3 FT	51.3 FT
SIDE/REAR PERIMETER BUFFER	SP-317.5 A(1)	15 FT	1.8 FT (24%)	15.8 FT
20% TYPICAL SETBACKS NO SETBACKS REQUIRED FOR SIDE/REAR BUFFER				
NO SETBACKS A VARIANCE IS REQUIRED				

PARKING REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROPOSED
OFF-STREET PARKING	1 SPACE PER 75 SF OF GFA, PLUS 1 PER 1,000 SF OF GFA + 1 SPACE PER 75 SF OF GFA (MINIMUM 10 SPACES REQUIRED)	47	33

IMPERVIOUS CALCULATIONS		
ITEM	EXISTING	PROPOSED
BUILDING	4,000 SF	4,000 SF
DRIVEWAY	3,100 SF	3,100 SF
PARKING & DRIVEABLE PAV.	41,000 SF	36,400 SF
TOTAL	48,100 SF	43,500 SF
IMPERVIOUS COVERAGE	96.1% OF 1.386 AC = 13.3%	91.3% OF 1.386 AC = 12.4%



BOHLER
SITE CIVIL AND CONSTRUCTION ENGINEERING
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT
1	11/22/2022	PER CLIENT REVIEW
2	12/06/2022	PER CLIENT REVIEW
3	12/06/2022	PER TWP REVIEW
4	12/06/2022	TOWNSHIP REVIEW

811
Know what's below.
Call 811 (PA 281)
100 HART DR., BETHLEHEM, PA 18010
WWW.811PA.ORG

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO.: PAC220009
DRAWN BY: EDS
CHECKED BY: EDS
DATE: 11/22/2022
CADD LST: PAC220009-04-000-10

**PRELIMINARY / FINAL
LAND DEVELOPMENT
PLANS**

FOR
CHICK-FIL-A
PROPOSED CHICK-FIL-A
DRIVE THRU IMPROVEMENTS
1780 PA 228
TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PA 19006
APN: 130-4F44-195E-2009

BOHLER
1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 658-6500
www.BohlerEngineering.com



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1 OF 1

REVISION 4 - 1/30/2023



PERSPECTIVE VIEW - REAR LEFT



PERSPECTIVE VIEW - REAR RIGHT

PERSPECTIVE VIEWS

02/08/2023 1:11:32 PM
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01583, CRANBERRY FSU, 1700 Route 228, Cranberry Township, PA 16066

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.

02/08/2023

