



LOCATION MAP  
SCALE: 1" = 1,000'  
SOURCE: GOOGLE MAPS

CONCEPT PLAN NOTES

- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
- THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
- THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
- IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

(Rev. 1/2020)

ZONING TABLE

CHADDS FORD TOWNSHIP  
ZONE: PBC-1 (PLANNED BUSINESS CENTER)  
USE: SHOPPING CENTER  
PARID: 04001034900

APPLICANT/ OWNER INFORMATION

APPLICANT:	SHEETZ, INC. 5700 SIXTH AVE. ALTOONA, PA, 16602
PROPERTY OWNER:	HENDERSON CHADDS FORD ASSOCIATES L.P., 112 CHELSEY DRIVE, SUITE 200 MEDIA, PA 19063

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 135-71.A.(1)	4.0 AC	20.61*	NO CHANGE
MIN YARD SETBACKS (PRINCIPAL)				
FRONT YARD SETBACK (ROUTE 202)	§ 135-71.B.	85.0' **	56.89	NO CHANGE
ALL OTHER ROAD SETBACKS	§ 135-71.B.	65.0'	67.8'	39.7'
SIDE YARD SETBACK	§ 135-71.A.(4)	50.0'	108.4'	144.7'
FUEL PUMP SETBACK	§ 135-78	75.0' ***	N/A	87.7'
LANDSCAPE BUFFER YARD	§ 135-72.D.(4)(a)	25.0'	25.0'	NO CHANGE
MAX BUILDING COVERAGE	§ 135-71.A.(6)	25.0%	12.44% (111,648 SF)	11.73% (105,297 SF)
MAX PERMITTED HEIGHT	§ 135-71.A.(6)	40.0'	<40.0'	<40.0'
MAX LOT COVERAGE	§ 135-71.A.(7)	65.0%	69.58% (624,661 SF) (EXISTING NON-CONFORMITY)	69.58% (624,661 SF) (EXISTING NON-CONFORMITY)
MINIMUM GREEN AREA	§ 135-71.A.(9)	30.0%	30.53% (274,133 SF)	30.53% (274,133 SF)
PARKING		4 SPACES / 1,000 SF*	1,011 SPACES*	990 SPACES
KEY =				VARIANCE REQUIRED

\* FOLLOWING THE DEVELOPMENT OF CARRABBA'S ITALIAN GRILL IN 2003, 922 PARKING SPACES WERE REQUIRED. BASED ON RESOLUTION 96, DATED 7/2/86 AND A REQUIREMENT OF 4 SPACES PER 1,000 S.F. GFA. IN 2006 TGI FRIDAY PROJECT REDUCED THE FLOOR AREA OF THAT RESTAURANT FROM 5,560 S.F. TO 5,180 S.F., REDUCING THE REQUIRED PARKING TO 921 SPACES. FOLLOWING THE APPROVAL OF THE PROPOSED 15,582 S.F. OF NEW RETAIL AREA AND 1040 S.F. OF OUTDOOR PATIO AREA IN 2025, 951 SPACES WERE REQUIRED. THIS PROPOSED DEVELOPMENT INVOLVES THE REMOVAL OF TWO BUILDINGS, TOTALING 12,490 S.F., AND CONSTRUCTING 6,139 S.F. OF NEW RETAIL AREA, RESULTING IN A DECREASE OF 25 REQUIRED PARKING SPACES TO TOTAL OF 926 SPACES.

\*\* § 135-71.B. FRONT YARD SETBACKS.  
(1) NO BUILDING SHALL BE LOCATED WITHIN 85 FEET OF ANY STREET LINE OF AN ARTERIAL HIGHWAY AND 65 FEET OF ANY OTHER STREET LINE. HOWEVER, THE BOARD OF SUPERVISORS MAY ALLOW THE REDUCTION OF THE ABOVE SETBACKS AS FOLLOWS:  
(a) THE SIXTY-FIVE-FOOT SETBACK MAY BE REDUCED TO 50 FEET WHERE A CORNER LOT IS PARTICULARLY SHALLOW, ANGULAR OR OTHERWISE IRREGULARLY SHAPED, PROVIDED THAT SUCH REDUCTION DOES NOT ADVERSELY AFFECT SIGHT DISTANCE TO OR FROM THE LOT.  
(b) THE EIGHTY-FIVE-FOOT SETBACK MAY BE REDUCED TO 50 FEET, PROVIDED THAT:  
(1) THE LANDSCAPE AREA IS INCREASED FROM 25 FEET TO 40 FEET.  
(2) NO OFF-STREET PARKING IS PLACED IN THE FIFTY-FOOT SETBACK.  
(3) THE HEIGHT OF BUILDINGS SHALL NOT EXCEED THE MAXIMUM HEIGHT AS SET FORTH IN § 135-192 BETWEEN THE FIFTY- AND EIGHTY-FIVE-FOOT BUILDING LINES.  
(4) A BERM IS INSTALLED IN THE LANDSCAPE AREA TO IMPROVE SCREENING.

\*\*\* § 135-78 DESIGN STANDARDS  
A. NO ENTRANCE OR EXIT FOR A MOTOR VEHICLE SERVICE STATION SHALL BE LOCATED WITHIN 150 FEET OF A PROPERTY USED FOR A RESIDENCE, SCHOOL, CHURCH OR HOSPITAL; AND NO GASOLINE PUMP OR FILLING HOSES SHALL BE INSTALLED WITHIN 75 FEET OF THE ABUTTING STREET LINE.

PARKING CALCULATIONS

REQUIRED PARKING SPACES:  
4 SPACES/1,000 SF  
EXISTING WITHIN DEVELOPMENT AREA:  
70 PARKING SPACES (INCLUDING 4 ADA PARKING SPACES)  
PROPOSED WITHIN DEVELOPMENT AREA:  
4 SPACES PER 1,000 SF  
= 6,139 SF / 14 SPACES (1,000 SF) = 24.56 SPACES REQUIRED  
= 25 SPACES REQUIRED  
49 PARKING SPACES PROPOSED (INCLUDING 2 ADA PARKING SPACES)

SCALE: 1" = 30'

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REV	DATE	COMMENT	CHECKED BY
1	12/08/2025	PER CLIENT REVISION	RMS
2	12/15/2025	PER CLIENT COMMENT	RMS

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAB250086.00-2A  
DRAWN BY: HMP  
CHECKED BY: MRB  
DATE: 11/25/2025  
CAD ID: P-CPTA-CNPT

CONCEPT PLAN

FOR  
**SHEETZ**  
PROPOSED SHEETZ - WEST CHESTER

WILMINGTON PIKE & BRANDYWINE DRIVE  
CHADDS FORD TOWNSHIP  
DELAWARE COUNTY, PA

**BOHLER**  
74 W BROAD STREET, SUITE 500  
BETHLEHEM, PA 18018  
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**D.K. PETERS**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE086335  
WYOMING LICENSE NO. PE18204

SHEET TITLE:  
**CONCEPT PLAN**  
SHEET NUMBER:  
**C-002**  
REVISION 2 - 12/15/2025