

May 11, 2023

Jason Hunter
Exeter Township
4975 DeMoss Road
Reading, PA 19606

Re: Chick-Fil-A Drive-Thru Expansion
Preliminary Plan Review
GVC File: 4013-357

Dear Jason:

We have received for review the Preliminary/Final Plan titled "Chick-Fil-A." The proposed Chick-Fil-A Drive-Thru Expansion is located within the Exeter Commons Shopping Center.

Please note comments in **bold** typeface require action by or consideration of the Planning Commission and Board of Supervisors. The remaining comments should be addressed by the applicant or his consultant directly with Township Staff or our office. The Plan has been reviewed for conformance with Township Ordinances and Standards. We offer the following comments for your consideration:

SUBMISSION INFORMATION

- Preliminary/Final Plans titled, "Chick-Fil-A," prepared by Colliers Engineering and Design consisting of fifteen (15) plan sheets, consisting of the following:

Sheet No.	Date		Description
	Originated	Revised	
C-0	3/13/23		Title Sheet
C-1	3/13/23		Survey Plan
C-1A	3/13/23		Demolition Plan
C-2	3/13/23		Site Plan
C-3	3/13/23		Grading and Drainage Plan
C-4	3/13/23		Construction Detail Sheet
C-5	3/13/23		Construction Detail Sheet
C-6	3/13/23		Construction Detail Sheet
C-7	3/13/23		Construction Detail Sheet
C-8	3/13/23		Construction Detail Sheet
C-9	3/13/23		Soil Erosion Plan
C-10	3/13/23		Soil Erosion Notes
C-11	3/13/23		Soil Erosion Details
L-1	3/13/23		Landscape Plan
PS-1	3/13/23		Utility Site Plan

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2. Transmittal letter to Berks County Conservation District from Colliers Engineering and Design, dated March 31, 2023.
3. Request to review transmittal letter from Exeter Township, dated April 3, 2023.
4. Drainage Plan Application, dated March 3, 2023.
5. Site Visit Authorization
6. Traffic and Parking Study by Dynamic Traffic, dated January 13, 2023.
7. Application for review of Preliminary Plan Submission, dated April 3, 2023.
6. Exeter Township Preliminary and Final Plan Checklist, dated April 3, 2023.
7. Transmittal letter to Berks County Planning Commission from Colliers Engineering and Design, dated March 31, 2023.
8. Stormwater Management Request prepared by Colliers Engineering and Design, dated March 31, 2023.
9. Transmittal letter from Colliers Engineering and Design, dated March 31, 2023.
10. Aerial exhibit prepared by Colliers Engineering and Design, dated March 13, 2023.

ZONING ORDINANCE (NO. 700) AS AMENDED February 25, 2021

1. The proposed Chick-Fil-A Drive-Thru Expansion is a permitted use within the Township Commons Zoning District (TCD), Section 390-23.B.(10).
2. All proposed signage will be required to meet Section 390-69.
3. The proposed stacking capacity will be double in capacity than existing. Currently, fifteen (15) vehicles can be accommodated for the drive-thru; whereas proposed conditions will provide a stacking capacity of 30 vehicles. The Design Professional should demonstrate on the plans, the queuing for the proposed Drive-Thru to determine if stacking vehicles will encroach onto the common driveway.
4. The proposed trip generation is based on the ITE Manual for food establishments. Is traffic data available from similar type Chick-Fil-A facilities?
5. The Traffic and Parking Study indicates a building expansion of 422 SF; however, the Plan Sheet C2 notes a 574 SF building expansion. Please clarify.

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6. The parking data shows 59 parking spaces required for weekday lunchtime. The immediate site for Chick-Fil-A proposes 40 spaces with the remaining 19 spaces to be accommodated within the 7.291 acre parcel. A plan should be provided showing the boundary lines to represent the 7.291 acre parcel to verify the available parking spaces.
7. The applicant should provide the number of employees for the greatest shift. If the parking spaces outside of the Chick-Fil-A site are to be utilized, documentation should be provided to verify that the existing businesses within the 7.291 acre parcel meet the parking requirements.
8. **Section 390-37 requires fifty (50%) percent of the off street parking spaces to have dimensions of 10 ft by 18 ft, with the remaining spaces shall be a minimum of 9.5 ft by 18 ft, with a minimum of one hundred seventy one (171) square feet. A variance may be required. The applicant is proposing 9 ft by 18 ft for the site.**
9. **One-way aisles with sixty degree (60°) parking requires a minimum aisle width of 18 feet. The applicant is proposing 16 feet. A variance may be required per Section 390-37I.**
10. Architectural renderings should be provided for the proposed Drive-Thru expansion. Section 390-23F.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (NO. 711)

1. The Plan has been submitted and reviewed as a Preliminary Plan.
2. The Township should determine if an Improvements Agreement and Construction Cost Estimate should be provided. Section 330-10.
3. The title sheet shall include the Certificate of Municipal Approval and Certificate of Municipal Approval for Planning Commission in accordance with Appendix III and III-A, respectively.

STORMWATER MANAGEMENT (ORDINANCE NO. 676)

1. Since the proposed area of disturbance will exceed 5,000 ft², erosion and sediment control plan approval from the Berks County Conservation District will be required. (Section 320-20)
2. The plan appears to adequately address the Groundwater Recharge, Water Quality, Streambank Erosion, and Water Quantity requirements of Sections 320-22, 23, 24, and 25, respectively.

3. It is noted that since the site is underlain by carbonate geology, the Township is not requiring the developer to infiltrate stormwater. Therefore, the developer understands that infiltration is being proposed at their own risk. (Section 320-22.B.(3))
4. The landowner acknowledgement statement will need to be added to the plan and executed prior to plan approval. (Section 320-30.B.(22))
5. The design engineer certification block described in Section 320-30.B.(23) will need to be executed prior to approval.
6. An electronic AutoCAD or ArcView file must be submitted to the Township. (Section 320-30.B.(24))
7. The plan should be revised to provide BMP details, and operations and maintenance notes, as applicable. (Section 320-30.E.(2)(b))
8. An Operations and Maintenance Agreement will need to be prepared and submitted for review. The agreement will need to be reviewed by the Township solicitor. Upon plan approval, the agreement shall be executed and recorded along with the plans. (Section 320-40)
9. A contribution of \$1,176.09 must be made to the Township's Stormwater Control and BMP Operation and Maintenance Fund. (Section 320-43)

OUTDOOR LIGHTING (ORDINANCE NO. 626)

1. No exterior lighting plan has been provided with this submission. The plan shall show the existing exterior lighting and any new lighting under the new canopies. The plan shall provide a grid noting the proposed footcandle levels over the entire project site. The plan shall also provide catalog cuts of the proposed new lighting fixtures.

FIRE PREVENTION

1. The plans do not indicate the locations of fire hydrants in the area of the project site. However, we note that there is an existing hydrant along the main access drive in the Exeter Commons plaza that is within 500 feet of the project site.
2. The access drive into and through the site complies with the width requirements of the Fire Code. Access to the existing building is available from all four sides.

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ACCESSIBILITY REQUIREMENTS OF THE PA UNIFORM CONSTRUCTION CODE

1. The plans note that the existing accessible parking spaces are being removed and that there new accessible parking spaces are being provided in the existing parking along the south side of the site.
2. The plans note details and information that indicate compliance with the code requirements for the accessible route and the accessible parking for this site.
3. Final compliance will be confirmed during the building permit plan reviews and inspections.

GENERAL COMMENTS

1. Specify that pavement materials shall be Superpave Asphalt Mixture Design meeting PennDOT requirements for all applicable pavement details.
2. The applicant should demonstrate ingress and egress movements for deliveries and trash and recycling pickup.
3. **The plans include various types of curbing proposed for the site that do not comply with the Township Ordinance. The improvements will remain private. The Township should decide if a waiver is necessary.**
4. **We recommend a Maintenance and Protection of Traffic Control Plan be provided since there is a common access driveway that will need to remain open during construction.**

Please do not hesitate to call our office with any questions regarding the above review.

Sincerely,



JOSEPH P. ROGOSKY, P.E.

JPR:bjc

cc: Debra Hufford-Nee, Colliers Engineering & Design