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**Sent:** Wednesday, September 9, 2020 11:45 AM

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**Cc:** Boardman, Frances <[boardmanf@rosenet.org](mailto:boardmanf@rosenet.org)>

**Subject:** Madison ZBA - Carrols, LLC - Final Testimony - Summary Memo re Plan Updates

Good morning all,

In advance of tomorrow's upcoming ZBA hearing on Carrols, LLC, the below highlights the major plan changes (which have been digitally submitted to the Borough and advanced via hard copy to Frank and Russ) that we will testify to tomorrow evening.

We trust that these are fully responsive to the significant issues raised by Board Members and Board Pros at the August public hearing.

See everyone tomorrow night.

Larry

### **Plan Update Summary**

- **Elevations:**

- Removed two "Button" Signs (Dining Room & Drive Thru elevations);
- Removed "Home of the Whopper" Sign (front elevation);
- Noted "Red Band" to be non-illuminated on all elevations;
- Noted the front elevation "Button" Sign will be dimmable;

- **Signage Generally:**

- All signage (building and monument) to be dimmable;
- Clearance Bar detail been revised (only text is clearance height);

- **Site:**

- **Parking / Circulation**

- Removed 3 parking spaces (24 required, 37 original, 34 proposed);
- Hairpin striping added;
- Added landscape islands along south east property line and one opposite the striped area behind the drive-thru to bring site in compliance with impervious coverage requirements (70% permitted, 69.1% proposed);
- Adjusted concrete apron of trash enclosure and cut back landscape island opposite second drive-thru entrance to provide minimum 18' pavement area around the drive-thru;
- New No Left Turn, Stop and Do Not Enter signs at exit driveway;
- Do Not Enter sign and striping added opposite the two-way rear parking area;
- Additional drive-thru striping added to provide more definitive drive-thru lane and by pass lane;
- Black concrete replaced with regular concrete;

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○ **Lighting:**

- New light pole at 15' mounting height;
- Building mounted lights have been modeled and added to the plans;
- Notes added indicating downward facing lighting only and equipped with timers (shutoff at closing)

○ **Landscaping:**

- Japanese Maple that is currently in front of the freestanding sign will be relocated off the front east corner of the building;
- Existing street trees shown on the plans;
- Infill landscaping provided along westerly property line and in the northeast corner;
- Rear property plantings revised to shade tolerant plantings.

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New curbing will be Belgium Block;

Rear fence relocated to be within the property limits and along the property line for maintenance;

Concrete bollards replaced with decorative bollards along dining room side of building;

Decorative trash receptacles added along pedestrian walkways and exit driveway;

Note added indicating site operations will walk the site at store opening and closing for trash and will maintain as needed on a daily basis;

Stone rip rap added to address stormwater erosion in rear of property; and

Note added indicating contractor to inspect and clean on-site storm sewers as needed.

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