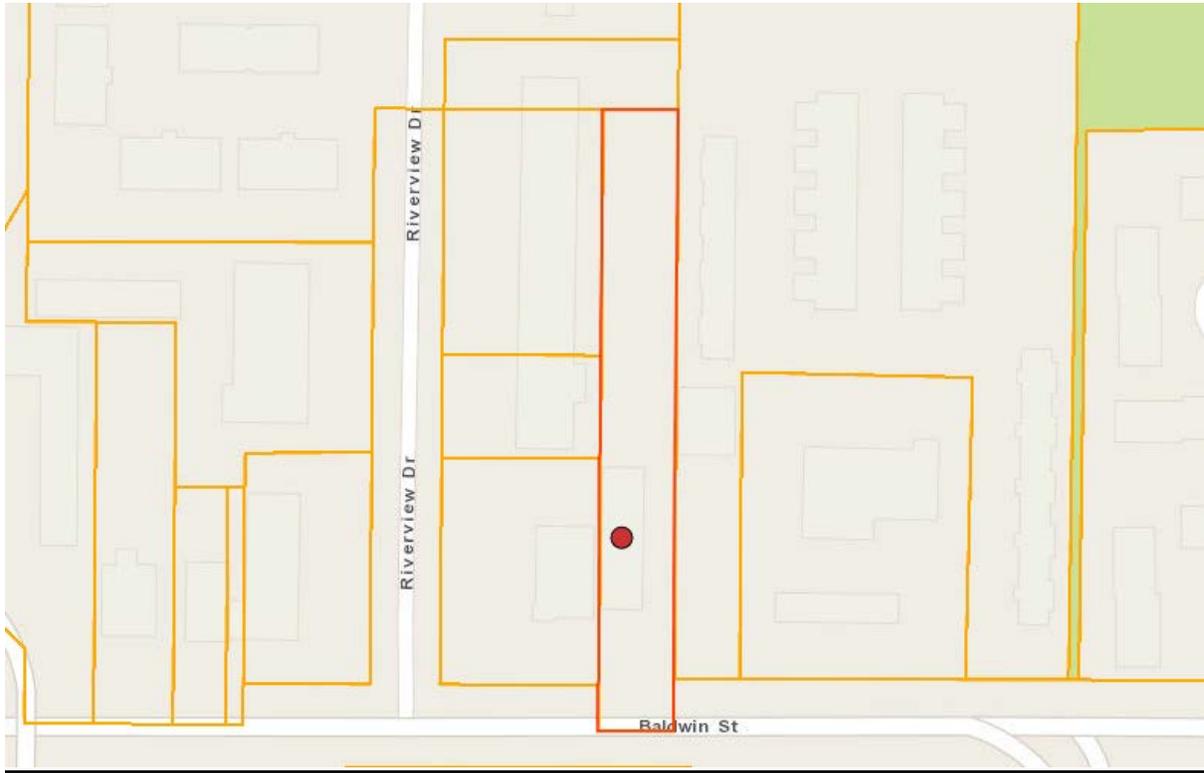


REQUEST

(ST1905) Mister Car Wash, 325 Baldwin, is requesting site plan approval to construct a 15x 23.5 foot canopy over two 3.5 by 8.5 foot concrete islands to be used as a pay station. In addition, the proposal is to reconstruct the vacuum area and create nine 20 by 13 foot stalls. This is in a (CS) Community Service Commercial district. P.P. # 70-14-13-200-008.



SUMMARY

- a. Setbacks are required as follows. Note that some elements are nonconforming.
- Front on Baldwin 90 feet from the centerline of Baldwin (60 + 30 = 90). Footnote (m) applies and states that the first 30 feet shall be landscaped and not used for parking or drives. Streetscape/landscaping is provided.
- Side Zero on the west side and 25 feet plus greenbelt on the east side. **Evergreen trees were provided (minimum 5 feet tall) for every 20 feet or fraction thereof along the east property line, excluding where there is no parking.**
- Rear 40 feet. **No dimensions are shown from the building to the rear lot line.**
- b. Landscaping meets ordinance requirements for the streetscape (71/25 = 3 trees). **A greenbelt was provided for the areas of the parking and not required adjacent to the commercial area.**
- c. **A Storm Water Drain permit (written approval from the Water Resources-Drain Commissioner's Office) is required to be submitted at the time a building permit application is submitted.**
- d. **A DEQ permit is required to be submitted at the time a building permit application is submitted.**

APPROVAL

The site plan dated 3-25-19 is approved for (ST1905) Mister Car Wash, 325 Baldwin, to construct a 15x 23.5 foot canopy over two 3.5 by 8.5 foot concrete islands to be used as a pay station and to reconstruct the vacuum area and create nine 20 by 13 foot stalls. This is in a (CS) Community Service Commercial district. P.P. # 70-14-13-200-008, Georgetown Township, based on the findings that all applicable standards of the ordinance have been met, and with the following conditions:

- 1. A Storm Water Drain Permit (written permission from the Drain Commissioner's office) is necessary and will be required to be submitted to the Township at the time a building permit application is submitted.**
- 2. A DEQ permit is required to be submitted at the time a building permit application is submitted.**

ID number	ST1905	Date 3/25/19 2 nd review	
Name	Mr. Car Wash		
Address	325 Baldwin		
Use	Pay station/vacuum area	SUP required	No. Allowed with Sec. 15.2(C)

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	a. provided
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	
Signs, exterior lighting	X	
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	b. provided
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer	X	
Location, size of surface water drainage facilities	X	c. Storm Permit
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	d. DEQ permit
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	NA	