

**REQUEST**

(ST1921) **Sawyer Engine and Compressor, 4090 Chicago Dr.,** P.P. # 70-14-31-400-056, is requesting site plan approval to construct a **9,195 square foot addition** with a loading truck dock to an existing 10,595 square foot building, in the (HS) Highway Service Commercial district with the uses of office allowed under Sec. 13.2(A), manufacturing (commercial enterprise producing merchandise on the premises to be sold at retail or wholesale allowed under Sec. 15.2(F). and warehousing allowed under Sec. 15.2(G).



## SUMMARY

- a. Setbacks are required as follows.

Front Chicago Dr.	30 feet, footnote (k) which requires the first 30 feet to be landscaped. MET.
Rear	40 feet. MET.
Side	Minimum of 10 with a total minimum of 25. MET

Note that the existing parking area is 22 feet to the right-of-way line which is within the 30 feet required to be landscaped without parking. However, this is considered to be legal nonconforming since it currently exists.

- b. No sign details were provided. If signs are to be added or changed, sign permits would be needed and all signs shall meet ordinance requirements.
- 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. Elevations were provided showing architectural similarity between the existing building and the proposed addition.

## APPROVAL

**The site plan dated 10/24/2019 is approved for (ST1921) Sawyer Engine and Compressor, 4090 Chicago Dr., P.P. # 70-14-31-400-056, to construct a 9,195 square foot addition with a loading truck dock to an existing 10,595 square foot building, in the (HS) Highway Service Commercial district with the uses of office allowed under Sec. 13.2(A), manufacturing (commercial enterprise producing merchandise on the premises to be sold at retail or wholesale allowed under Sec. 15.2(F). and warehousing allowed under Sec. 15.2(G)., 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.**
- No sign details were provided. If signs are to be added or changed, sign permits would be needed and all signs shall meet ordinance requirements.

ID number	ST1921	Date 10/22/19	
Name	Sawyer Engine & Compressor		
Address	4090 Chicago Dr.		
Use	Building addition for manufacturing and warehouse	SUP required	No. Allowed with Sec. 13.2(A), 15.2(F)(G)

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	b. none
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	
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		c. Storm Permit
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	NA	
Residential development extra requirements-attached garages	NA	