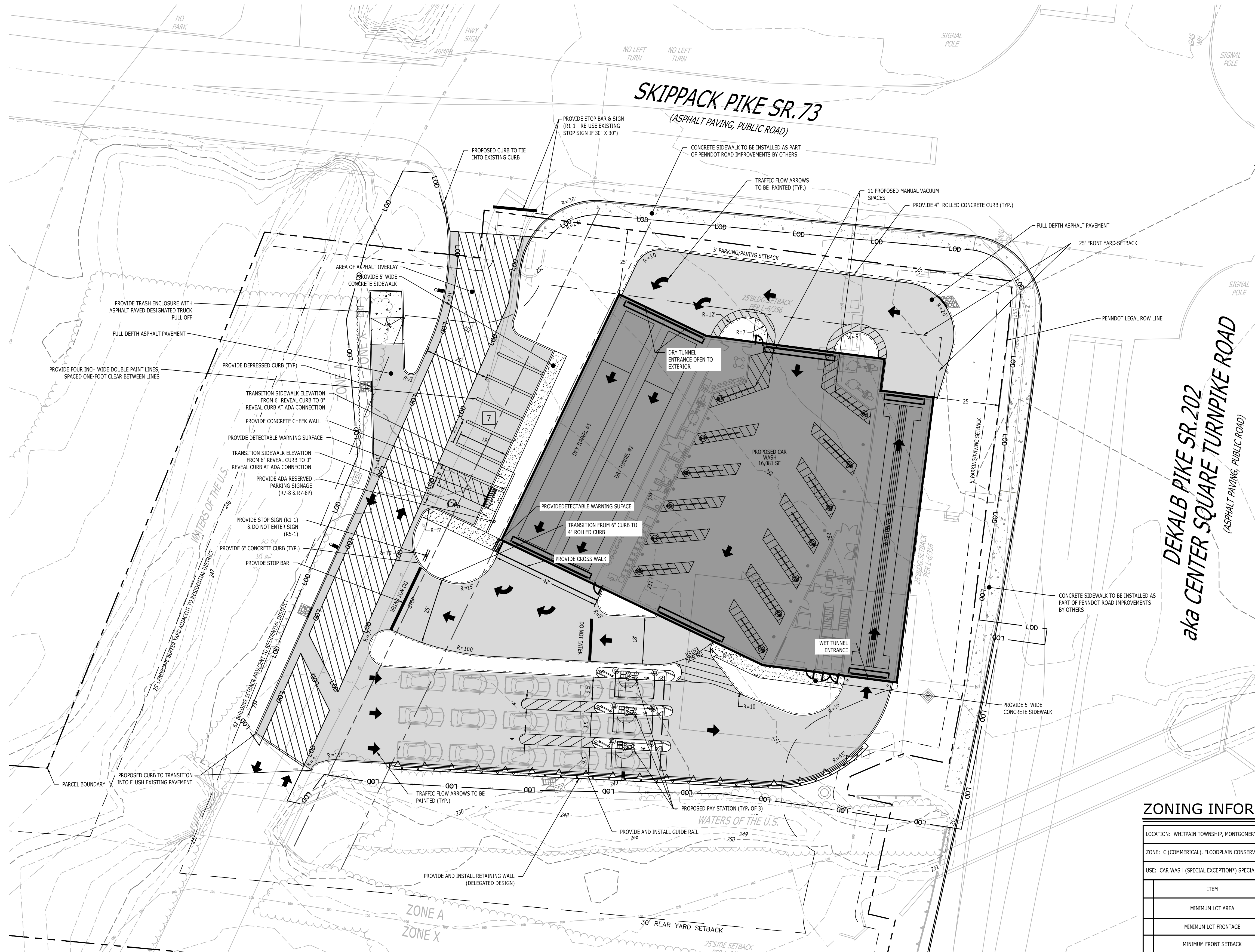




GROSS FLOOR AREA USES

ITEM	FLOOR AREA
FULL SERVICE CAR WASH	16,081 SF (100%)

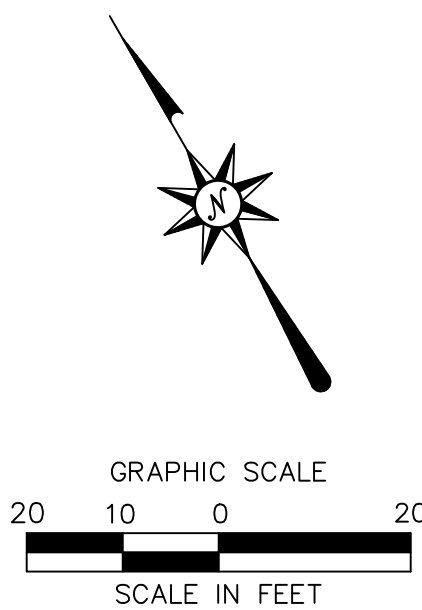
PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE	SECTION
PARKING REQUIRED	1 SPACE PER EMPLOYEE	7 EMPLOYEE SPACES 15 STACKING SPACES	NO	160-192-B-(2)
MINIMUM ACCESSIBLE PARKING SPACES REQUIRED	1 SPACE	1 SPACE	NO	160-192-C-(4) (ADA)
MINIMUM PARKING DIMENSIONS	9.5 FEET WIDTH 19 FEET DEPTH	9.5 FEET X 19 FEET	NO	160-192-C-(1)
MINIMUM AISLE WIDTH	25 FEET - 2-WAY 18 FEET - 1-WAY	25 FEET - 2-WAY 18 FEET - 1-WAY	NO	160-192-C-(1)
MINIMUM PARKING SETBACK	5 FEET FROM ULTIMATE ROW	5 FEET	NO	160-197
MINIMUM PAVING SETBACK	5 FEET 25 FEET (ADJACENT TO RESIDENTIAL DISTRICT)	5 FEET 75 FEET (ADJACENT TO RESIDENTIAL)	NO	160-121-H-(2)

SITE PLAN LEGEND

	PENNDOT LEGAL ROW LINE
	LIMIT OF DISTURBANCE
	EX. BOUNDARY LINE PER ALTA SURVEY
	EXISTING EASEMENT LINE
	100 YEAR FLOODPLAIN
	EXISTING STREAM
	PROVIDE AND INSTALL 6" CURB
	PROVIDE AND INSTALL 4" ROLLED CURB
	FULL DEPTH ASPHALT PAVEMENT
	ASPHALT OVERLAY
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIGN
	PROPOSED VACUUM BOOM
	PROPOSED BOLLARD
	PAINTED TRAFFIC ARROWS
	PARKING COUNT

- NOTES:
- ANY ENCROACHMENT ON THE EXISTING SANITARY SEWER EASEMENT MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY.
 - ANY ENCROACHMENT ON THE EXISTING TEXAS EASTERN PERMANENT EASEMENT MUST BE APPROVED BY TEXAS EASTERN TRANSMISSION, LP.



ZONING INFORMATION

LOCATION: WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA				
ZONE: C (COMMERCIAL), FLOODPLAIN CONSERVATION DISTRICT OVERLAY				
USE: CAR WASH (SPECIAL EXCEPTION*) SPECIAL EXCEPTION RELIEF WAS GRANTED BY ZONING HEARING BOARD ON MARCH 20, 2025 FOR APPLICATION NO. 2430-24				
ITEM	REQUIREMENTS	PROPOSED	VARIANCE	SECTION
MINIMUM LOT AREA	6,000 S.F.	94,939 S.F. (2.2 AC.)	NO	160-121-B
MINIMUM LOT FRONTAGE	150 FEET	282 FEET	NO	160-121-B
MINIMUM FRONT SETBACK	0 FEET**	25 FEET	NO	160-121-C
MINIMUM SIDE SETBACK	25 FEET	96 FEET	NO	160-121-D
MINIMUM REAR SETBACK	30 FEET	151 FEET	NO	160-121-E
MINIMUM SETBACK ADJACENT TO RESIDENTIAL DISTRICT	50 FEET OR TWICE THE HEIGHT OF THE BUILDING (62 FEET)	180 FEET	NO	160-121-H-(1)
MAXIMUM BUILDING HEIGHT	40 FEET	31 FEET	NO	160-120
MAXIMUM BUILDING COVERAGE	25 PERCENT	17 PERCENT	NO	160-121-F
MINIMUM GREEN AREA PERCENTAGE	35 PERCENT	57 PERCENT	NO	160-214-C-1

* CAR WASH IS NOT EXPLICITLY LISTED AS A PERMITTED USE. 160-119.N STATES "ANY USE OF THE SAME GENERAL CHARACTER AS ANY USE HEREIN BEFORE SPECIFICALLY PERMITTED BY SPECIAL EXCEPTION"
** EXISTING BUILDINGS HAVE NON-CONFORMING SETBACKS PER ALTA SURVEY. THE PROPOSED BUILDING SETBACKS ARE AN IMPROVEMENT TO THE EXISTING NON-CONFORMANCE.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION