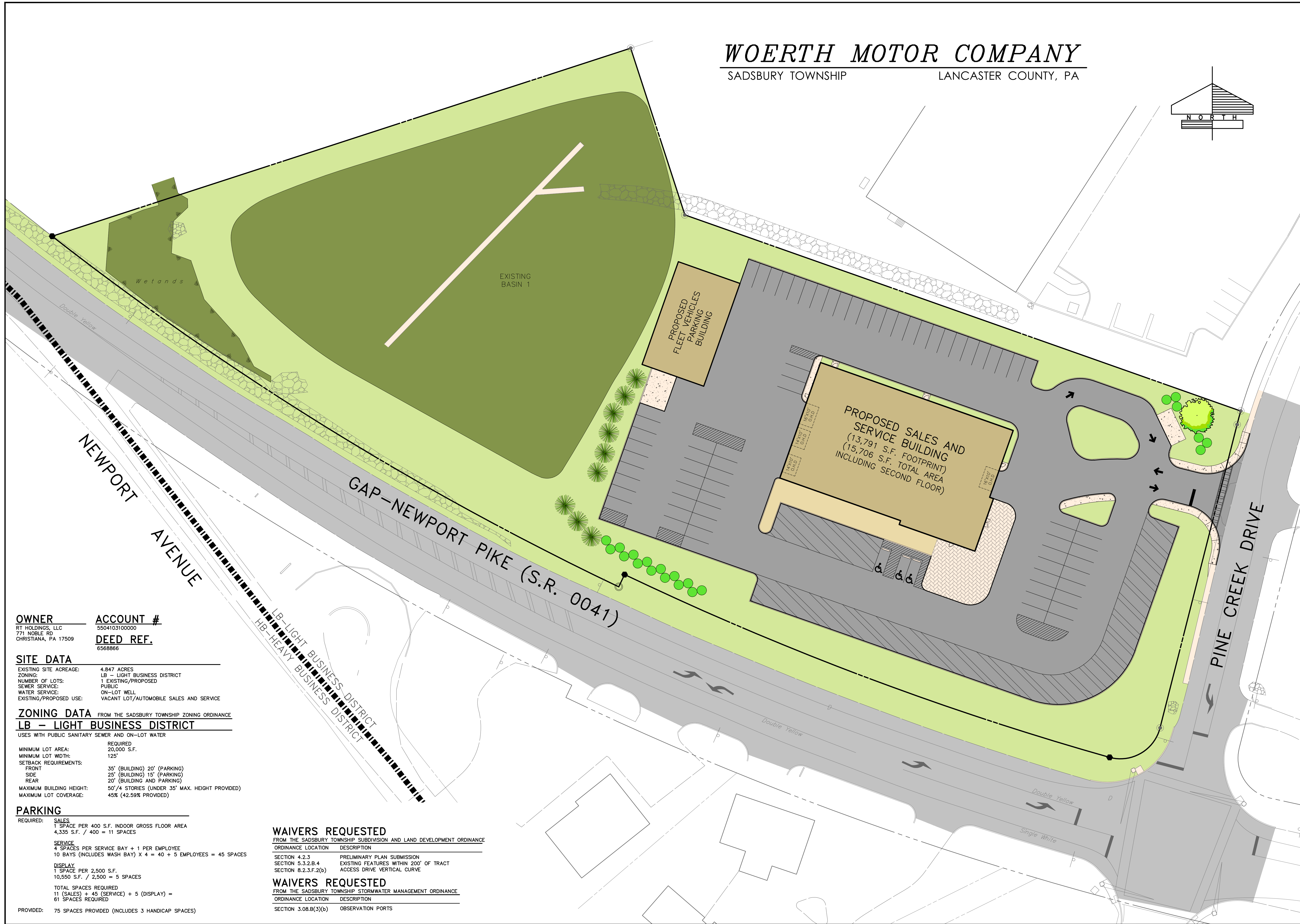
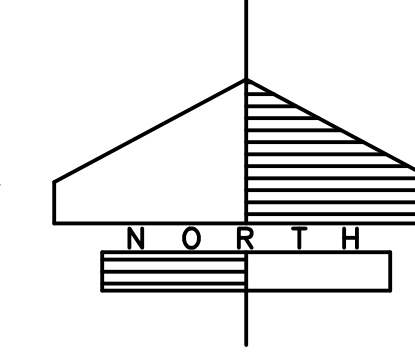


# WOERTH MOTOR COMPANY

SADSBURY TOWNSHIP

LANCASTER COUNTY, PA



**OWNER**  
RT HOLDINGS, LLC  
771 NOBLE RD  
CHRISTIANA, PA 17509

**ACCOUNT #**  
5504103100000

**DEED REF.**  
6568866

**SITE DATA**

EXISTING SITE ACREAGE: 4.847 ACRES  
 ZONING: LB - LIGHT BUSINESS DISTRICT  
 NUMBER OF LOTS: 1 EXISTING/PROPOSED  
 SEWER SERVICE: PUBLIC  
 WATER SERVICE: ON-LOT WELL  
 EXISTING/PROPOSED USE: VACANT LOT/AUTOMOBILE SALES AND SERVICE

**ZONING DATA** FROM THE SADSBURY TOWNSHIP ZONING ORDINANCE  
**LB - LIGHT BUSINESS DISTRICT**

USES WITH PUBLIC SANITARY SEWER AND ON-LOT WATER

REQUIRED  
 MINIMUM LOT AREA: 20,000 S.F.  
 MINIMUM LOT WIDTH: 125'  
 SETBACK REQUIREMENTS:  
 FRONT: 35' (BUILDING) 20' (PARKING)  
 SIDE: 25' (BUILDING) 15' (PARKING)  
 REAR: 20' (BUILDING AND PARKING)  
 MAXIMUM BUILDING HEIGHT: 50'/4 STORIES (UNDER 35' MAX. HEIGHT PROVIDED)  
 MAXIMUM LOT COVERAGE: 45% (42.59% PROVIDED)

**PARKING**

REQUIRED: SALES  
 1 SPACE PER 400 S.F. INDOOR GROSS FLOOR AREA  
 4,335 S.F. / 400 = 11 SPACES

SERVICE  
 4 SPACES PER SERVICE BAY + 1 PER EMPLOYEE  
 10 BAYS (INCLUDES WASH BAY) X 4 = 40 + 5 EMPLOYEES = 45 SPACES

DISPLAY  
 1 SPACE PER 2,500 S.F.  
 10,550 S.F. / 2,500 = 5 SPACES

TOTAL SPACES REQUIRED  
 11 (SALES) + 45 (SERVICE) + 5 (DISPLAY) =  
 61 SPACES REQUIRED

PROVIDED: 75 SPACES PROVIDED (INCLUDES 3 HANDICAP SPACES)

**WAIVERS REQUESTED**  
 FROM THE SADSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ORDINANCE LOCATION	DESCRIPTION
SECTION 4.2.3	PRELIMINARY PLAN SUBMISSION
SECTION 5.3.2.B.4	EXISTING FEATURES WITHIN 200' OF TRACT
SECTION 8.2.3.F.2(b)	ACCESS DRIVE VERTICAL CURVE

**WAIVERS REQUESTED**  
 FROM THE SADSBURY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE

ORDINANCE LOCATION	DESCRIPTION
SECTION 3.08.B(3)(b)	OBSERVATION PORTS

<p><b>PIONEER Management, LLC</b>                  111 Millersville Road, Lancaster, PA 17603                  Phone: (717) 481-5500 • Fax: (717) 481-4955                  Email: <a href="mailto:pioneermanagementllc.com">pioneermanagementllc.com</a>                  Website: <a href="http://www.pioneermanagementllc.com">www.pioneermanagementllc.com</a></p>							
<p><b>CLIENT</b>                  WEAVER COMPANIES                  c/o MR. LINFORD BURKHOLDER                  4873 DIVISION HIGHWAY                  EAST EARL, PA 17519                  (717) 351-5358</p>							
<p><b>SCALE</b>                  1" = 40'                  0 20' 40' 80' 120'</p>							
<p><b>MANAGER:</b> TODD M. SHORF, RLA  <b>DESIGN BY:</b> TMS  <b>DRAWING REFERENCE:</b> P:\21-0510-01\CAD\Revit\02-02-22\Layout.dwg  <b>CHKD BY:</b> TMS  <b>CHKD BY:</b> DAF</p>							
<p><b>SURV. CHIEF:</b> RLH  <b>FIELDBOOK NO. FOR PIONEER MANAGEMENT BY:</b></p>							
<p><b>DATE:</b> JANUARY 4, 2022</p>							
<p><b>SHEET NO. 3 OF 15</b></p>							
<p><b>DWG. NO. 21-0510-01-A</b></p>							
<p><b>LAYOUT PLAN</b>                  FOR THE                  PRELIMINARY/FINAL LAND DEVELOPMENT PLAN                  OF  <b>WOERTH MOTOR COMPANY</b>                  SADSBURY TOWNSHIP LANCASTER COUNTY, PA</p>							
<p><b>REVISION</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION PER AUTHORITY ENGINEER COMMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2-3-22</td> <td>REVISED PER AUTHORITY ENGINEER COMMENTS</td> </tr> </tbody> </table>		NO.	DATE	REVISION PER AUTHORITY ENGINEER COMMENTS	1	2-3-22	REVISED PER AUTHORITY ENGINEER COMMENTS
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