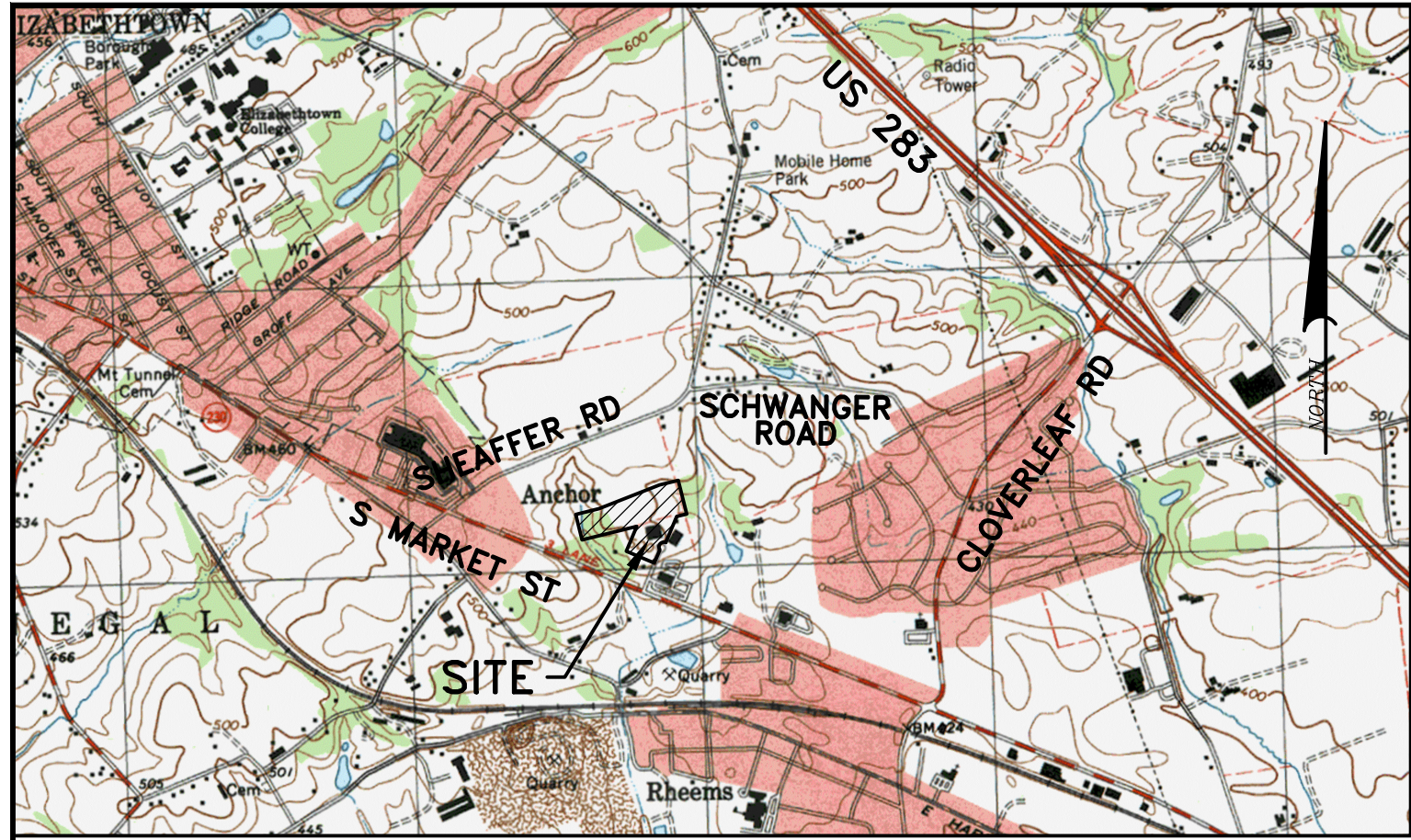
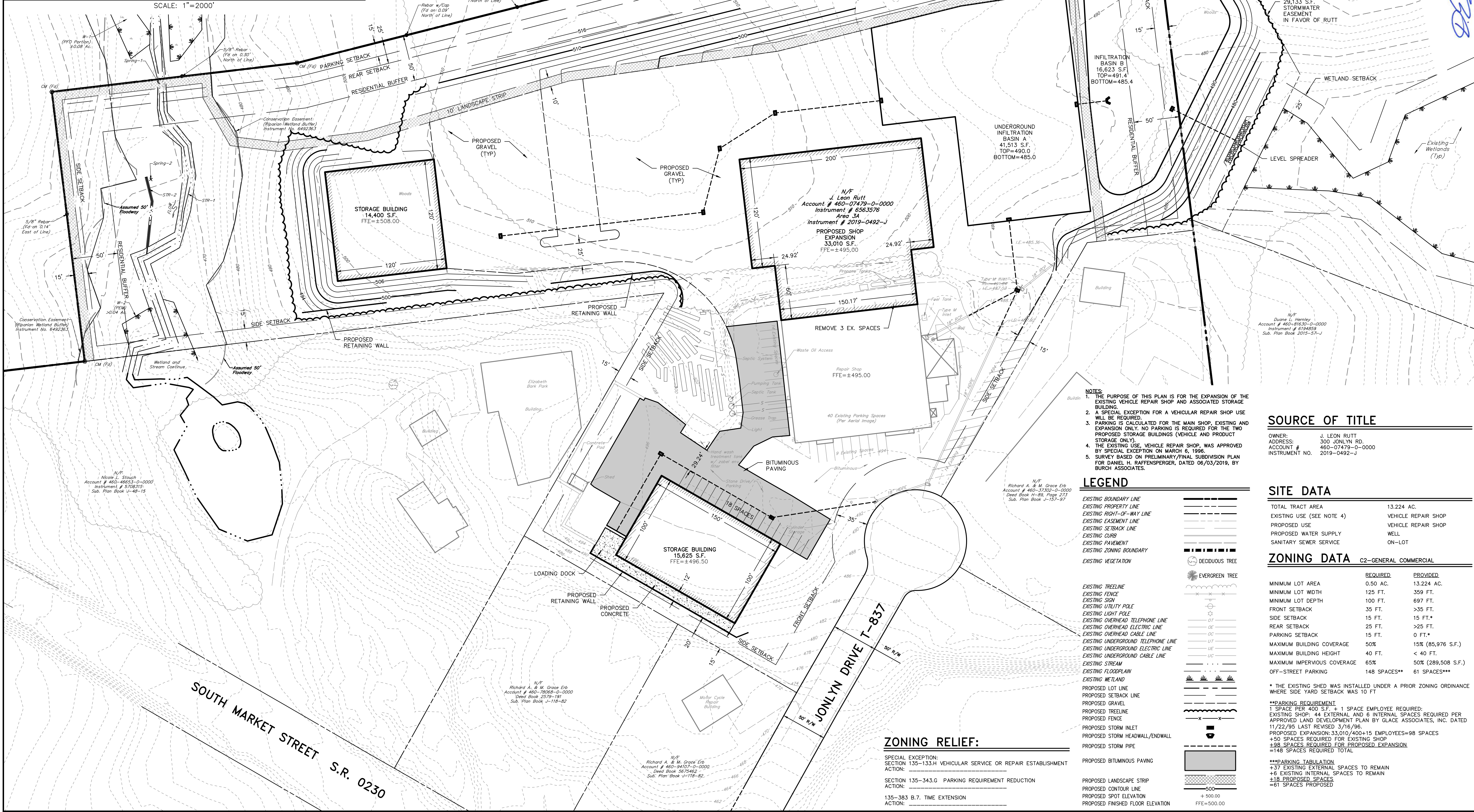




USGS QUADRANGLE: ELIZABETHTOWN, PA

SITE LOCATION MAP

SCALE: 1"=2000'



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS FOR THE EXPANSION OF THE EXISTING VEHICLE REPAIR SHOP AND ASSOCIATED STORAGE BUILDING.
 2. A SPECIAL EXCEPTION FOR A VEHICULAR REPAIR SHOP USE WILL BE REQUIRED.
 3. PARKING IS CALCULATED FOR THE MAIN SHOP, EXISTING AND EXPANSION ONLY. NO PARKING IS REQUIRED FOR THE TWO PROPOSED STORAGE BUILDINGS (VEHICLE AND PRODUCT STORAGE ONLY).
 4. THE EXISTING USE, VEHICLE REPAIR SHOP, WAS APPROVED BY SPECIAL EXCEPTION ON MARCH 6, 1996.
 5. SURVEY BASED ON PRELIMINARY/FINAL SUBDIVISION PLAN FOR DANIEL H. RAFFENSPERGER, DATED 06/03/2019, BY BURCH ASSOCIATES.

LEGEND

EXISTING BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING EASEMENT LINE	---
EXISTING SETBACK LINE	---
EXISTING CURB	---
EXISTING PAVEMENT	---
EXISTING ZONING BOUNDARY	---
EXISTING VEGETATION	---
DEODOROUS TREE	---
EVERGREEN TREE	---
EXISTING TREELINE	---
EXISTING FENCE	---
EXISTING SIGN	---
EXISTING UTILITY POLE	---
EXISTING LIGHT POLE	---
EXISTING OVERHEAD TELEPHONE LINE	---
EXISTING OVERHEAD ELECTRIC LINE	---
EXISTING OVERHEAD CABLE LINE	---
EXISTING UNDERGROUND TELEPHONE LINE	---
EXISTING UNDERGROUND ELECTRIC LINE	---
EXISTING UNDERGROUND CABLE LINE	---
EXISTING STREAM	---
EXISTING FLOODPLAIN	---
EXISTING WETLAND	---
PROPOSED LOT LINE	---
PROPOSED SETBACK LINE	---
PROPOSED GRAVEL	---
PROPOSED TREELINE	---
PROPOSED FENCE	---
PROPOSED STORM INLET	---
PROPOSED STORM HEADWALL/ENDWALL	---
PROPOSED STORM PIPE	---
PROPOSED BITUMINOUS PAVING	---
PROPOSED LANDSCAPE STRIP	---
PROPOSED CONTOUR LINE	---
PROPOSED SPOT ELEVATION	---
PROPOSED FINISHED FLOOR ELEVATION	---

ZONING RELIEF:

SPECIAL EXCEPTION:
SECTION 135-133.H VEHICULAR SERVICE OR REPAIR ESTABLISHMENT
ACTION:

SECTION 135-343.G PARKING REQUIREMENT REDUCTION
ACTION:

135-383 B.7. TIME EXTENSION
ACTION:

SOURCE OF TITLE

OWNER:	J. LEON RUTT
ADDRESS:	300 JONLYN RD.
ACCOUNT #	460-07479-0-0000
INSTRUMENT NO.	2019-0492-J

SITE DATA

TOTAL TRACT AREA	13.224 AC.
EXISTING USE (SEE NOTE 4)	VEHICLE REPAIR SHOP
PROPOSED USE	VEHICLE REPAIR SHOP
PROPOSED WATER SUPPLY	WELL
SANITARY SEWER SERVICE	ON-LOT

ZONING DATA C2-GENERAL COMMERCIAL

	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.50 AC.	13.224 AC.
MINIMUM LOT WIDTH	125 FT.	359 FT.
MINIMUM LOT DEPTH	100 FT.	697 FT.
FRONT SETBACK	35 FT.	>35 FT.
SIDE SETBACK	15 FT.	15 FT.*
REAR SETBACK	25 FT.	>25 FT.
PARKING SETBACK	15 FT.	0 FT.*
MAXIMUM BUILDING COVERAGE	50%	15% (85,976 S.F.)
MAXIMUM BUILDING HEIGHT	40 FT.	< 40 FT.
MAXIMUM IMPERVIOUS COVERAGE	65%	50% (289,508 S.F.)
OFF-STREET PARKING	148 SPACES**	61 SPACES***

* THE EXISTING SHED WAS INSTALLED UNDER A PRIOR ZONING ORDINANCE WHERE SIDE YARD SETBACK WAS 10 FT

****PARKING REQUIREMENT**

1 SPACE PER 400 S.F. + 1 SPACE EMPLOYEE REQUIRED:
EXISTING SHOP: 44 EXTERNAL AND 6 INTERNAL SPACES REQUIRED PER APPROVED LAND DEVELOPMENT PLAN BY GLACE ASSOCIATES, INC. DATED 11/22/95 LAST REVISED 3/16/96
PROPOSED EXPANSION: 33,010/400+15 EMPLOYEES=98 SPACES
+50 SPACES REQUIRED FOR EXISTING SHOP
+98 SPACES REQUIRED FOR PROPOSED EXPANSION
=148 SPACES REQUIRED TOTAL

*****PARKING TABULATION**

+37 EXISTING EXTERNAL SPACES TO REMAIN
+6 EXISTING INTERNAL SPACES TO REMAIN
+18 PROPOSED SPACES
=61 SPACES PROPOSED

FOR RETTEW ASSOCIATES BY:

MANAGER: D. ERIC BRINER
DESIGN BY: ASN
SURV. CHIEF: FRED BROOK NO
DRAWN BY: ASN
DATE: _____

CLIENT: LEON RUTT
340 STONEMILL DRIVE
ELIZABETHTOWN, PA 17022

REVIEW ASSOCIATES, Inc.
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Email: retter@retter.com
Website: www.retter.com

Engineers • Planners • Surveyors • Landscape Architects
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DATE: 3/3/2023
SHEET NO. 1 OF 1
DWG. NO. 119162000

REVISION

NO. DATE