LEGEND

EXISTING CURB	PROPOSED CURB
EXISTING RIGHT-OF-WAY LINE	PROPOSED EDGE OF PAVEMENT
EXISTING STREAM	PROPOSED CONCRETE SIDEWALK
EXISTING 100-YEAR FEMA FLOODPLAIN	PROPOSED SETBACK LINE
EXISTING DEP REQUIRED FLOODWAY	PROPOSED TREELINE
EXISTING PROPERTY LINE	PROPOSED STOP SIGN (A)
EXISTING ADJOINER PROPERTY LINE	PROPOSED ACCESSIBLE SIGN (B)
EXISTING EASEMENT LINE	RELOCATED RRTA SIGN (C)
EXISTING EDGE OF PAVEMENT	PROPOSED STANDARD DUTY PAVEMENT
EXISTING WETLANDS	PROPOSED HEAVY DUTY PAVEMENT
EXISTING ZONING BOUNDARY	PROPOSED WELL (W)
EXISTING DECIDUOUS TREE	PROPOSED FENCE -X-
EXISTING TREELINE	
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE — OT —	
EXISTING OVERHEAD ELECTRIC/ TELEPHONE/CABLE LINE — OE/OT/OC —	
EXISTING ELECTRIC TELEPHONE LINE — OE —	
EXISTING WELL (W)	
EXISTING STORM INLET	
EXISTING STORM PIPE — 18" RCP —	
EXISTING STORM ENDWALL	
EXISTING SANITARY SEWER MANHOLE (S)	
EXISTING SANITARY SEWER LINE — S —	
EXISTING CONTOUR LINE — 350 —	
EXISTING FENCE -x-	
EXISTING SIGN	
EXISTING RAILROAD TRACK	
SOIL TYPE BOUNDARY LINE	
SOIL TYPE DESIGNATION CmB	

NOTE:

REFER TO PENNDOT HOP PLANS FOR PROPOSED IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAY AND DRIVEWAY ENTRANCE LOCATIONS.

HARON

(AG) AGRICULTURAL ZONE
(I-1) LIGHT INDUSTRIAL ZONE
(VR) VILLAGE RESIDENTIAL ZONE
(I-1) LIGHT INDUSTRIAL ZONE
OLD PHILADELPHIA PIKE (S.R. 340)

N/F Samuel J. & Sadie M. Beiler Instrument: #5005802 PID #310-3651700000
N/F AMTRAK Tax & Insurance Dept. (Consolidated Rail Corporation) Deed Book: I-75 Page: 385 PID:310-7554900000
N/F Samuel M. & Sara A. Stoltzfus Instrument: #5944725 Plan Book: J-215 Page: 150 PID #310-0046700000
N/F Donald B. & Elnora J. Groff Instrument: #5432558 Plan Book: J-215 Page: 150 PID #310-3616000000
N/F Richard Jr. & Sharon L. Kauffman Instrument: #5308581 Plan Book: J-215 Page: 150 PID #310-9484700000
N/F Victoria S. Eqqsley Instrument: #5312636 Plan Book: J-215 Page: 150 PID #310-3464400000
N/F Emmanuel & Al Lapp Instrument: #5304946 Plan Book: J-215 Page: 150 PID #310-3593000000
N/F William M. & Linda L. Crawford Instrument: #5472342 Plan Book: J-215 Page: 150 PID #310-0987200000
N/F Stanley & Carolyn J. Shrock Instrument: #5098729 PID #310-3792900000
N/F Ames Reese Inc. Deed Book: 6579 Page: 336 PID #310-6718300000

ENTERPRISE DRIVE

BUILDING 1 — NEW BUILDING 3 — 16,000 GFA (11,900 SF FOOTPRINT/ 4,100 SF BASEMENT)
BUILDING 2 — EXISTING BUILDING 2 — 30,211 SF
BUILDING 3 — EXISTING BUILDING 3 — 30,133 SF
BUILDING 4 — NEW BUILDING 2 — 46,000 SF
BUILDING 5 — NEW BUILDING 1 — 24,000 SF

BASIN 1

50' FROM TOP OF BANK
100-Year FEMA Floodplain
DEP Required Floodway
60' REAR SETBACK
15' SIDE SETBACK
AIRPORT EASEMENT
AIRPORT TRANSITIONAL SURFACE ZONE & HORIZONTAL SURFACE ZONE (SURFACE AREA 3)
AIRPORT TRANSITIONAL SURFACE ZONE & HORIZONTAL SURFACE ZONE (SURFACE AREA 4)
UNT TO MILL CREEK
Approximate Stream Location
Wooded
Delineated Wetlands
Open Storage Structure
Detention Basin
Drainage Easement
Sanitary Sewer Easement
Water Line, Ammonia Line & (2) Empty Conduits (Common Trench)
Wooden Post & Wire Fence
Tree Line
Gravel Drive
Macadam
Concrete Sidewalk
Edge of Pavement
Right of way Line
Curb Line
Utility Pole No Number
Conc. Monument (Fnd. Held)
Benchmark Conc. Monument (Fnd. Held)
Mag Nail (Set)
PK Nail (Fnd.)
Block Wall
Rolled Macadam Curb
Mill Creek Home Sign
Mail Box
Trailer
Overhang/Elevated Conc. Porch
1 Story Masonry Block, Brick & Metal Sided Building 26,800+/- SF
Overhang w/ Canvas Sides
Conc. Pad
Tent Pad (Enclosure)
6' High Chainlink Fence
Start Ex. Gravity Line Removal
Ex. 4" Gravity Sanitary Lateral
Water Service
Vacuum & Hopper on Conc. Pad
Ex. Sanitary Grinder Pump/Force Main TC=326.70 Assumed Bottom=316.70. End Ex. Gravity Line And Force Main Removal
Jax Conduit
Possible Gas or Propane line
Elec. Conduit
Planter
Stone
Shrub
Tree
Fence
Stream #1
12 TC Pipe IE=319.83
Ex. 4" Pvc Pipe Inv=329.63
11'x1' Inlet Rim=329.07 Inv=327.77
Rolled Mac Curb
Macadam Pad
Grave Drive
Gate
Drive
Trailer
Conc.
Planter
10 MPH
FLOW
Wooden Split Rail Fence
Utility Pole ATTACH PPL 4.3631/S26090 81T169
Utility Pole PPL4.3657 S26088 81T0170 H2BA56
Utility Pole ATTACH4.3685 S26086 V2172
Utility Pole V2173 H2BA59
Utility Pole H2BA61 ATTCH43725 S26084 V2175
UP/LP ATTACH PPL 4.3636/S26091 V2166
40 MPH
Wire Fence
Overhead Wire
Jersey Barrier
Guide Rail
Concrete Endwall
Outlet Structure (Approximate Location)
Pipe Rip Rap
Inv=345.09
5' Culvert Under Railroad Tracks
3/4" Rebar (Set)
3/4" Iron Pipe (Fnd. Held)
3/4" Rebar (Fnd. Held)
3/4" Rebar (Set on Line)
Drainage Easement Map Reference #2
Drainage Easement
Sanitary Sewer Easement
20' Wide Sanitary Sewer Easement Recorded in Instrument # 5153363
1" Iron Pipe (Fnd. Held)
Utility Pole H2BA61 ATTCH43725 S26084 V2175
Utility Pole H2BA60 ATTCH43711 S26085
Utility Pole PPL4.3657 S26088 81T0170 H2BA56
Utility Pole ATTACH4.3685 S26086 V2172
Utility Pole V2173 H2BA59
Utility Pole V2169
Utility Pole V2174 H2BA60 ATTCH43711 S26085
Business Location Sign
Curb Ramp (Typ.)
Loading Dock
Loading Dock Ramp To Be Relocated As Shown
Existing Parking Spaces To Remain (Typ.)
9 EXISTING PARKING SPACES
50 EXISTING PARKING SPACES
8 PARKING SPACES
16 PARKING SPACES
12'x60' LOADING SPACE
13'x60' Loading Space
Grass Planter
7" Conc. Curb
Conc. Curb
Conc. Sidewalk
Grass Planter
Planter
Power Shutoff
Unknown Utility Line Located by Others (Approx. Location Only)
SB-10 (Approx. Well Location)
Located by Others (Approx. Location Only)
Open Storage Structure
Conc. Loading Dock
Conc Pad
Overhang
Building
Canopy
Bollard (Typ.)
BOLLARD (TYP.)
STEPS WITH (12) 6" RISERS
5' LANDING
RAMP (25' LONG, 2' RISE)
HANDRAIL (TYP.)
DWS (TYP.)
PROPOSED FENCE
LOADING/ STORAGE AREA
PROPOSED CURB
PROPOSED RETAINING WALL
PROPOSED 5' WIDE SIDEWALK(TYP)
HORSE AND BUGGY HITCHING AREA
LOADING DOCK (TYP.)
PROPOSED DUMPSTER PAD
PROPOSED WELL
PROPOSED BIKE RACK W/ 11'x6' CONCRETE PAD
PROPOSED CURB TAPER
CROSSWALK
30' FRONT SETBACK
50' C.S.T.
R4.75' 9.5'
R5' R10' R15' R20' R30' R60' R70'
FFE:329.19 FFE:329.27 FFE:329.89 FFE:329.93 FFE:329.21 FFE:329.23 FFE:329.25 FFE:342.72 FFE:342.70 FFE:342.69 FFE:342.81 FFE:342.68 FFE:342.79 FFE:342.78 FFE:342.80 FFE:342.76 FFE:343.93 FFE:343.91 FFE:343.94 FFE:343.88 FFE:343.84 FFE:343.90 FFE:343.87 FFE:343.88 FFE:344.00
338.13 338.35
Inv=327.77 Inv=327.63 Inv=327.69 Inv=327.67
18.35' 18.42' 18.31' 18.34'
56.15'
74.1' 50.42' 4.47'
96' 200' 230' 250' 35' 60' 40' 12' 30' 39.9' 28.04' 28.9' 14.2'
STOPPING SIGHT DISTANCE 2.0% SLOPE @ 40 MPH 304' REQUIRED, 1000' PROPOSED
STOPPING SIGHT DISTANCE -2.0% SLOPE @ 40 MPH 325' REQUIRED, 1000' PROPOSED
RELOCATED U/P 25K VZ171 ATTCH43673 S26087 H2BA57
STOPPING SIGHT DISTANCE 2.0% SLOPE @ 40 MPH 304' REQUIRED, 1000' PROPOSED
STOPPING SIGHT DISTANCE -2.0% SLOPE @ 40 MPH 325' REQUIRED, 1000' PROPOSED
RELOCATED U/P VZ174 H2BA60 ATTCH43711 S26085
S.R. 340 Paddle SEG 100 Eastbound SEG 90 Westbound
Edge of Pavement
Right of way Line
Wall
25' Cartway
50' Right of Way

NO.	DATE	REVISION
1	02/25/25	PER CLIENT

FOR RETTEW ASSOCIATES BY:

XREFS:
099592002-LD-LOGA
099592002-LD-LOGB
099592002-SW-TOPO
099592002-LD-GRAD
099592002-LD-UTIL
099592002-LD-LEND
099592002-LD-LEGN
099592002-LD-CMAP

MANAGER: KEVIN EMBER, RLA
DESIGN BY: MEB
CHKD BY: KME
SURV. CHIEF: FIELDBOOK NO. BAR COLLECTOR
DRAWN BY: ELN
CHKD BY: KME
DRAWING REFERENCE: C:_Retrieve\ref\099592002-Wellington\Users\LDX\Exhibit\Building © Plan\099592002-Building © Plan.dwg

CLIENT
RICHARD S. STEUDLER & FREDERICK W. STEULER, JR.
7335 RIVER ROAD
CONESTOGA, PA 17516

SCALE 1"=50' — 0, 25', 50', 100', 150'

RETTEW
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Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

LAYOUT PLAN
BUILDING ID EXHIBIT
FOR
STEUDLER PROPERTY
LIGHT INDUSTRIAL WAREHOUSES
EAST LAMPETER TOWNSHIP LANCASTER COUNTY, PA

DATE: 02/21/25
SHEET NO. 1 OF 1
DWG. NO. 099592002