

**PLAN NOTES**

- THIS PLAN REFERENCES AN "ALTA / NSPS LAND TITLE SURVEY" PREPARED FOR: LIDL US OPERATIONS, LLC PREPARED BY: JAMES C. WEED, PA, P.L.S. # SU075250 CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100 CHALFONT, PA 18814 PROJECT NO.: 02-170079 DATED: 4-3-2017 LAST REVISED: 06-06-2018
- APPLICANT: LIDL US OPERATIONS, LLC 2005 MARKET ST. SUITE 1010 PHILADELPHIA, PA 19103
- OWNERS: a) MICHAEL DOERR - (TMP 290-98119-0-0000 & TMP 290-84479-0-0000) b) CENTREVILLE ASSOCIATES, LTD. - (TMP 290-15503-0-0000) c) CHARMAYNE M. ASHLEY - (TMP 290-22225-0-0000) - ADJACENT PROPERTY
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EAST HEMPFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT AND ZONING REQUIREMENTS.
- STORMWATER SHALL CONNECT TO THE EXISTING DRAINAGE SYSTEM.
- THE DEVELOPMENT DOES NOT PROPOSE BASEMENTS AND/OR CELLARS.
- DEVELOPMENT IS SERVICED BY AND WILL CONTINUE TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH THE CITY OF LANCASTER WATER AND SEWER AUTHORITY.
- WATERSHED DISTRICT: LITTLE CONESTOGA CREEK WATERSHED. CLASSIFICATION OF WWF, MF.
- PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT.
- TRASH PICKUP WILL BE VIA PRIVATE HAULER.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ALL MONUMENTS, MARKERS AND DRILLED HOLES MUST BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR, AS SPECIFIED IN SECTION 265-8.11.
- ALL EXISTING IMPERVIOUS SURFACES PROPOSED FOR REMOVAL AND REPLACED WITH LAWN MUST BE REMOVED FULL DEPTH, INCLUDING ANY SUBBASE MATERIAL, AND REPLACED TO EXISTING GRADE WITH TOPSOIL, GRASS SEED AND MULCH.
- A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO EARTH MOVING ACTIVITIES INCLUDING THE FOLLOWING PERSONNEL: EAST HEMPFIELD TOWNSHIP, LANCASTER AREA SEWER AUTHORITY, DAVID MILLER / ASSOCIATES, INC. THE LANCASTER COUNTY CONSERVATION DISTRICT, PROPERTY OWNER(S), BOHLER ENGINEERING PA, INC. AND THE EXCAVATING CONTRACTOR.

**ZONING DATA**

1.) ZONING DATA:  
 2001-2017 COLUMBIA AVENUE  
 EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY  
 COMMONWEALTH OF PENNSYLVANIA  
 LOTS TMP 290-98119-0-0000, TMP 290-15503-0-0000 & TMP 290-84479-0-0000  
 DB 6037, (TMP 290-15503-0-0000)  
 DOC. # 6243310, (TMP 290-98119-0-0000 & TMP 290-84479-0-0000)

EXISTING ZONING: CBC, COMMUNITY BUSINESS CENTER  
 EXISTING USE: VACANT / RETAIL SALES, SERVICE AND REPAIR

PROPOSED ZONING: CBC, COMMUNITY BUSINESS CENTER  
 PROPOSED USE: GROCERY STORE (PERMITTED BY RIGHT)

2.) BULK REQUIREMENTS:

MIN. LOT AREA:	REQUIRED	PROPOSED PARCEL A	EXISTING PARCEL B	PROPOSED PARCEL B
1 AC.	147.3 FT.	212,160 SF (4.87 AC.)	14,398 SF (0.33 AC.)	14,398 SF (0.33 AC.)
MIN. FRONT YARD SETBACKS:	20 FT.	147.3 FT.	45.8 FT.	45.8 FT.
FRONT YARD:	10 FT.	75.8 FT.	2.0 FT.	2.0 FT.
ADJACENT RESIDENTIAL USES)	20 FT.	78.3 FT.	22.9 FT.	22.9 FT.
REAR YARD:	10 FT.	78.3 FT.	N/A	N/A
FROM RESIDENTIAL ZONES:	75 FT.	78.3 FT.	89.9 FT.	89.9 FT.
MIN. LOT WIDTH:	50 FT.	366.4 FT.	89.9 FT.	89.9 FT.
MAX. LOT COVERAGE:	70%	49.7% (105,501 SF.)	92.2% (13,271 SF.)	92.2% (13,271 SF.)
MAX. BUILDING HEIGHT:	45 FT.	28.0 FT.	<45 FT.	<45 FT.
MIN. PARKING SETBACK:	65,000 SF.	25,656 SF.	1,544 SF.	1,544 SF.
FROM R.O.W. OR LOT LINE:	10 FT.	10 FT.	10 FT.	10 FT.
FROM RESIDENTIAL ZONES:	50 FT.	50 FT.	N/A	N/A

3.) SIGNAGE REQUIREMENTS:

REQUIRED	PROVIDED	EXISTING	PROVIDED
MAX. # BUILDING MOUNTED SIGNS:	2	3	3
1 PER TENANT CORNER LOTS MAY HAVE ONE (1) ADDITIONAL SIGN			
MAX. BUILDING MOUNTED SIGN AREA:	1 SF PER 1 LINEAR FOOT OF TENANT SPACE FRONTAGE, MAXIMUM 200 SF COLUMBIA AVE = 108 SF GOOD DRIVE = 252 SF	LOGO = 67.3 SF FOR EACH WALL MOUNTED SIGN	<200 SF.
MAX. # FREE STANDING SIGNS:	1 PER LOT	1	1
MAX. FREE STANDING SIGN AREA:	80 SF PER SIGN	LIDL 20FT. MONOLITH SIGN LOGO=67.3 SF	<80 SF.
MAX. FREE STANDING SIGN HEIGHT:	20 FT.	12 FT.	<20 FT.
FREE STANDING SIGN LOCATION:	12 FT. MINIMUM REQUIRED SETBACK FROM STREET RIGHT-OF-WAY.	12 FT.	0.2 FT.

4.) PARKING & LOADING REQUIREMENTS:

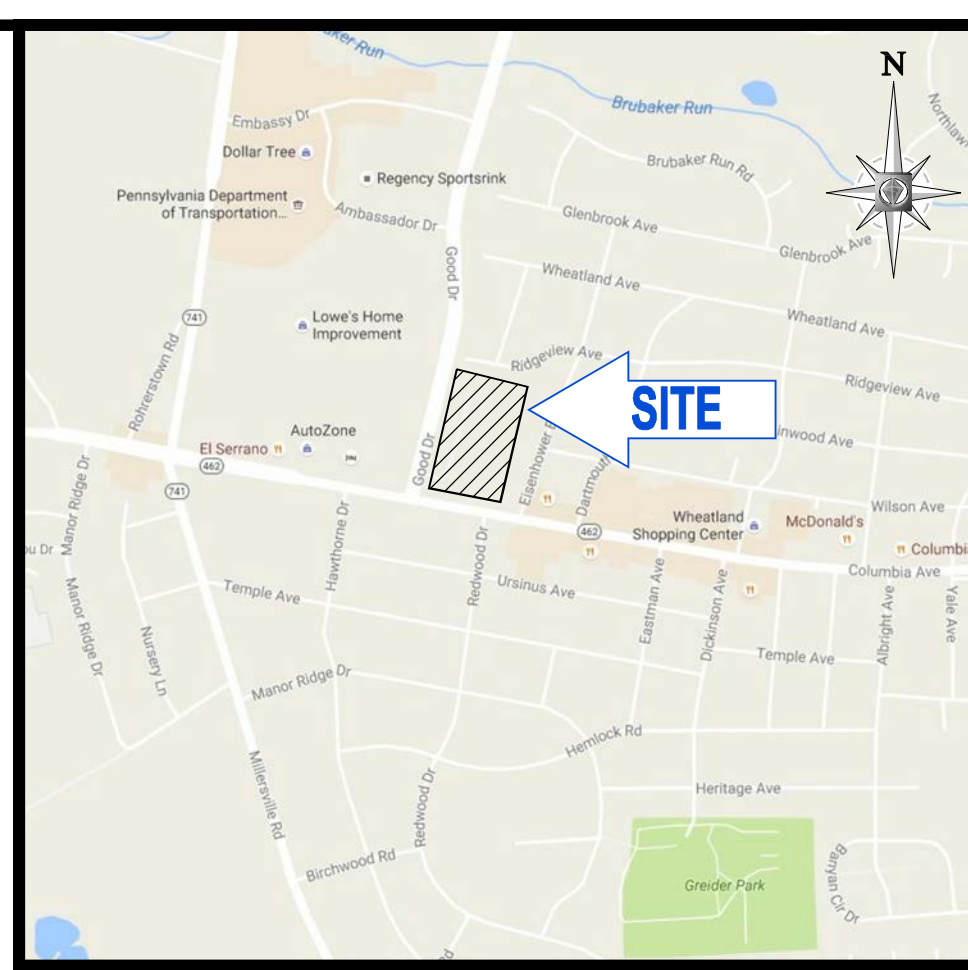
OFF-STREET PARKING SPACES FOR GROCER STORE USE	(8.5 FT. x 18 FT.)	(9 FT. x 18 FT.)	N/A	(7.4 FT. x 17.1 FT.)	(8.5 FT. x 18 FT.)
1 PER EVERY 2 EMPLOYEES + 1/500 SF. OF FLOOR AREA = 56 SPACES	120 SPACES	6 (ADA SPACES)	N/A	13 SPACES	4 SPACES
OFF-STREET PARKING SPACES FOR MOTOR VEHICLE SALES, LEASING AND REPAIR	(8.5 FT. x 18 FT.)	1/500 SF. OF FLOOR AREA = 4 SPACES	N/A	(1 ADA SPACE)	N/A
OFF-STREET LOADING	14 FT. x 55 FT.	16.4 FT. x 97.3 FT.	NONE (E.N.C.)	NONE (E.N.C.)	NONE (E.N.C.)

**PROPOSED RIGHT-IN / RIGHT-OUT DRIVEWAY ON TO COLUMBIA AVE. (SR 462)**

EXPECTED VEHICLES PER DAY:	721 VEHICLES PER WEEK DAY
USE DESIGNATION: <td>LOW VOLUME DRIVEWAY</td>	LOW VOLUME DRIVEWAY
INTERSECTING STREET ANGLE: <td>84.47°</td>	84.47°
DISTANCE TO NEAREST: <td>EAST: 43.1' TO REDWOOD DR. 227.59' TO EISENHOWER BLVD. WEST: 358.81' TO GOOD DR.</td>	EAST: 43.1' TO REDWOOD DR. 227.59' TO EISENHOWER BLVD. WEST: 358.81' TO GOOD DR.
STREET INTERSECTION: <td>116.06' TO CENTERLINE OF DRIVEWAY FOR WITMER'S CTOGO 846.60' TO CENTERLINE OF DRIVEWAY FOR LANCASTER COUNTY AMISH TRAVELCO</td>	116.06' TO CENTERLINE OF DRIVEWAY FOR WITMER'S CTOGO 846.60' TO CENTERLINE OF DRIVEWAY FOR LANCASTER COUNTY AMISH TRAVELCO
ADJACENT DRIVEWAY: <td>0' (VERIZON DRIVEWAY) 171.00' (CITY LINE AUTO DRIVEWAY) 242.76' (LUCKY DOG CAFE DRIVEWAY)</td>	0' (VERIZON DRIVEWAY) 171.00' (CITY LINE AUTO DRIVEWAY) 242.76' (LUCKY DOG CAFE DRIVEWAY)
OPPOSITE DRIVEWAY: <td>0' (LINCOLN PLAZA)</td>	0' (LINCOLN PLAZA)

**PROPOSED FULL-MOVEMENT, SIGNALIZED DRIVEWAY ON TO GOOD DR. (T 506)**

EXPECTED VEHICLES PER DAY:	1,991 VEHICLES PER WEEK DAY
USE DESIGNATION: <td>HIGH VOLUME DRIVEWAY</td>	HIGH VOLUME DRIVEWAY
INTERSECTING STREET ANGLE: <td>90.00°</td>	90.00°
DISTANCE TO NEAREST: <td>SOUTH: 564.51' TO COLUMBIA AVE. NORTH: 1276' TO DRIVEWAY FOR AD ORTHOFEDCS OPPOSITE AMBASSADOR DR.</td>	SOUTH: 564.51' TO COLUMBIA AVE. NORTH: 1276' TO DRIVEWAY FOR AD ORTHOFEDCS OPPOSITE AMBASSADOR DR.
STREET INTERSECTION: <td>NO ADJACENT DRIVEWAY UP TO COLUMBIA AVE. 0' (LINCOLN PLAZA)</td>	NO ADJACENT DRIVEWAY UP TO COLUMBIA AVE. 0' (LINCOLN PLAZA)
ADJACENT DRIVEWAY: <td>0' (LINCOLN PLAZA)</td>	0' (LINCOLN PLAZA)
OPPOSITE DRIVEWAY: <td>0' (LINCOLN PLAZA)</td>	0' (LINCOLN PLAZA)



LOCATION MAP SCALE: 1"=1000'

**LINE LEGEND**

- PROF. PROPERTY BOUNDARY
- EXIST. PROPERTY BOUNDARY
- EXIST. ADJACENT PROPERTY LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EASEMENT LINE
- EXIST. ZONING DISTRICT BOUNDARY LINE
- EXIST. TOWNSHIP BOUNDARY LINE
- EXIST. CURB
- EXIST. OVERHEAD LINE
- PROF. CONC. CURB & GUTTER
- PROF. CONC. SPILL CURB
- PROF. DEPRESSIONED CURB
- PROF. FLUSH CURB
- PROF. GUIDE RAIL
- PROF. FENCE
- PROF. RETAINING WALL
- PROF. HEAVY DUTY ASPHALT
- PROF. HEAVY DUTY CONCRETE
- PROF. STANDARD DUTY CONCRETE
- PROF. CONCRETE SIDEWALK
- PROF. GRASS PAVERS
- PROF. CROSS ACCESS & DRAINAGE EASEMENTS

**PROPOSED SIGNAGE SYMBOL LEGEND**

- PROPOSED "STOP" SIGN (R1-1) PROPOSED
- "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8P) & "PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B)
- "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8P) & "RESERVED PARKING" SIGN (R7-8P)
- "DO NOT ENTER" SIGN (R5-1)
- "RIGHT TURN ONLY" SIGN (R3-R5)
- "ONE WAY" HORIZONTAL RIGHT SIGN (R6-1R)

**SYMBOL LEGEND**

- EXIST. INLET
- EXIST. MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. UNKNOWN VALVE
- EXIST. SIGN
- EXIST. UTILITY POLE
- EXIST. TRAFFIC SIGNAL POLE
- EXIST. SOLID WHITE LINE
- EXIST. SOLID YELLOW LINE
- EXIST. DOUBLE YELLOW LINE
- EXIST. MANHOLE
- PROF. SIGN
- PROF. A.D.A. PARKING SYMBOL
- PROF. PARKING COUNIT
- PROF. 6" BOLLARD
- PROF. 12" BOLLARD (LOADING AREA)
- PROF. AREALIGHT
- PROF. TRANSFORMER
- PROF. CONCRETE MONUMENT
- PROF. IRON PIN
- PROF. DOOR

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**REVISIONS**

REV	DATE	COMMENT	BY
1	12/19/17	PER TWP. COMMENTS	CO
2	2/22/18	PER TWP. COMMENTS	CO
3	4/6/18	PER TWP. COMMENTS	CO
4	6/15/18	PER TWP. COMMENTS	CO

**CALL BEFORE YOU DIG!**

PA1  
 1-800-242-1776

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: PP160710  
 DRAWN BY: CPM  
 CHECKED BY: KFM  
 DATE: 2017.09.26  
 SCALE: 1"=40'  
 CAD ID.: PP160710BASE-4

**PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLANS**

FOR  
**LIDL US OPERATIONS, LLC**

LANCASTER (P1574 - STORE #1210)

1955, 2001, 2015 & 2017  
 COLUMBIA AVE (SR 462)  
 EAST HEMPFIELD TOWNSHIP  
 LANCASTER COUNTY, PA  
 17603

**BOHLER ENGINEERING**

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**C. BROWN**

PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE079317

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**3**  
 OF 30

REVISION 4