ENTERPRISE ZONE

RURAL AGRICULTURAL DISTRICT

R-1 RESIDENTIAL DISTRICT

RURAL AGRICULTURAL DISTRICT

AGRICULTURAL HOLDING ZONE

ENTERPRISE ZONE

N/F
Vernon H. & Mary E. Charles
Trustees of the Charles Family Trust
Account # 290-96521-0-0000
Deed Book 5998, Page 92

ST. DAMIEN WATER TANK (187' HEIGHT)

N/F
John R. & Magdalena Gochenauer
Account # 300-34581-0-0000
Deed Book 5-70, Page 369
Lot 3
Sub. Plan Book J-93-41

N/F
Robert J. Ross, Sr.
Account # 300-32925-0-0000
Instrument # 5150775
Lot 2
Sub. Plan Book J-68-30

N/F
John G. & Dawn L. Flaherty
Account # 300-30648-0-0000
Instrument # 5937900
Lot 1
Sub. Plan Book J-68-30

N/F
Nathan Paul Poplein
& Alyssa Lynne Feather
Account # 300-26891-0-0000
Instrument # 6327654
Lot 10
Sub. Plan Book J-35-13

N/F
Frank M. Jr., & Cathleen L. Spleen
Account # 300-29050-0-0000
Instrument # 5320456
Lot 9
Sub. Plan Book J-35-13

N/F
Mark A. & Marie E. Burkholder
Account # 300-29959-0-0000
Instrument # 5987546
Lot 8
Sub. Plan Book J-35-13

N/F
David G. & Ada W. Glader
Account # 300-59270-0-0000
Deed Book H-52, Page 633

N/F
KRM-Stony Battery LLC
Account # 290-70769-0-0000
Instrument # 6414259
Subdivision Plan Book 2019-0171-J

N/F
Landisville Railroad, LLC
Account # 290-43663-0-0000
Instrument # 5730402

N/F
Hess Home Builders, Inc.
Account # 290-15597-0-0000
Deed Book 2494, Page 484
Subdivision Plan Book J-164-125

N/F
Andrew R. & Kelly Rose Detz
Account # 300-58727-0-0000
Deed Book Q-36, Page 307

WEST HEMPFIELD TOWNSHIP

EAST HEMPFIELD TOWNSHIP

ENTERPRISE ZONE

NORTH

964.81'

N88°19'14"E

FUTURE CONNECTION TO 701 STONY BATTERY ROAD

CONCRETE MONUMENT (EXISTING)

15' LANDSCAPE BUFFER LINE

25' BUILDING SETBACK LINE

PROPOSED 8' WIDE ASPHALT SIDEWALK

PROPOSED HEAVY DUTY PAVEMENT (TYP.)

CONCRETE MONUMENT (TO BE SET)

SWM BASIN 1

SWM BASIN 3

50' BUILDING SETBACK LINE

100' CLEAR SIGHT TRIANGLE

PROPOSED LIGHT DUTY PAVEMENT (TYP.)

66 PROPOSED VEHICLE SPACES (9'x18')

41 PROPOSED VEHICLE SPACES (9'x18')

71 PROPOSED VEHICLE SPACES (9'x18')

335'

750'

PROPOSED BUILDING
251,250 SF

5' WIDE CURB CUT (TYP)

SWM BED 4

42 PROPOSED TRAILER DOCK SPACES (14'x60')

44 PROPOSED TRAILER PARKING SPACES (14'x60')

35' BUILDING SETBACK LINE

15' LANDSCAPE BUFFER LINE

150.00'

S28°55'22"W

158.40'

S37°14'42"W

N85°32'11"W
19.08'

280.80'

S37°45'01"W

308.59'

S50°37'16"W

S02°46'52"W
150.00'

S09°07'14"W
154.24'

S15°57'42"W 150.00'

421.74'

N89°55'17"W

Curve C1
R=2200.00'
A=83.61'
C.B.=N03°34'53"E
C.D.=83.61'

N05°21'47"E
675.71'

N03°50'16"E
135.85'

N04°40'12"E
781.7'

STOPPING SIGHT DISTANCE
+0.00% SLOPE @
35 MPH
247' REQUIRED,
360'± PROPOSED

STOPPING SIGHT DISTANCE
-1.00% SLOPE @
35 MPH
247' REQUIRED,
425'± PROPOSED

STOPPING SIGHT DISTANCE
+0.00% SLOPE @
25 MPH
147' REQUIRED,
352'± PROPOSED

STOPPING SIGHT DISTANCE
-2.00% SLOPE @
25 MPH
152' REQUIRED,
288'± PROPOSED

DRIVEWAY 1

Ultimate Right-of-Way Line
Existing Right-of-Way Line
Proposed Right-of-Way Line
Cabela Right-of-Way Line
PPL Right-of-Way Line
Edge of Paved Road
Edge of Paved Shoulder
Edge of Paved Driveway
Wooden Post & Rail Fence
Stop Sign
Do Not Enter Sign
Ahead Sign
Concrete Vertical Curb
Depressed Concrete Curb
Concrete, Vertical Curb
Concrete Apron
Inlet
Sanitary Manhole
Storm Manhole
Electric Manhole
Unknown Structure
Electric Box
Cable Box
Telephone Box
Tree Line
Brush Line
Fence Line
Water Line
Gas Line
Sanitary Sewer Line
Underground Electric
Underground Telephone
Underground Cable
Overhead Electric
Overhead Telephone
Overhead Cable
Storm Pipe
4" White Paint Line
4" Double Yellow Paint Line
Right of Way Line
Property Line
Adjoiner Property Line
Easement Line
Railroad Tracks
Proposed Setback Line
Proposed Pavement
Proposed Curb
Proposed Building
Proposed Concrete
Proposed Pavement Marking
Proposed Clear Site Triangle
Proposed Treeline
Proposed Fence
Proposed Light Duty Paving
Proposed Heavy Duty Paving
Proposed Concrete
Proposed Asphalt Sidewalk

LEGEND

- BENCHMARK
- CONCRETE MONUMENT
- FOUND PROPERTY MARKER
- CALCULATED PROPERTY MARKER
- SIGN
- MAILBOX
- LIGHT POLE
- GUY WIRE
- UTILITY POLE
- GAS METER
- GAS VALVE
- WATER VALVE
- WATER METER
- WELL
- HYDRANT
- INLET
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN STRUCTURE
- ELECTRIC BOX
- CABLE BOX
- TELEPHONE BOX
- TREE LINE
- BRUSH LINE
- FENCE LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD CABLE
- STORM PIPE
- 4" WHITE PAINT LINE
- 4" DOUBLE YELLOW PAINT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RAILROAD TRACKS
- PROPOSED SETBACK LINE
- PROPOSED PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED PAVEMENT MARKING
- PROPOSED CLEAR SITE TRIANGLE
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED LIGHT DUTY PAVING
- PROPOSED HEAVY DUTY PAVING
- PROPOSED CONCRETE
- PROPOSED ASPHALT SIDEWALK

SIGN LEGEND

- STOP SIGN (R1-1) – (30"x30") — A
- STOP SIGN (R1-1) – (30"x30") ALL TRUCKS MUST TURN LEFT SIGN (24"x24") — B
- HANDICAPPED PARKING VAN ACCESSIBLE — C

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
SW-BASE
SW-GRAD
SW-TOPO
SW-UTILS
SW-UTILITIES
LD-UTIL
LD-LAND
LD-LAND
OE-BASE
111902003-LD-BASE
111902003-LD-GRAD
111902006-LD-CUT

MANAGER: ANDREW J. MILLER
DESIGN BY: JMS — CHKD BY: KAP
SURV. CHIEF: — FIELDBOOK NO. MA1 COLLECTOR
DRAWN BY: JMS — CHKD BY: AJM
DRAWING REFERENCE: C:_Rettew\Vault\P\111902006-Cabela's\Sheets\LD\Final\111902006-Final LD.dwg

CLIENT
701 STONY BATTERY ROAD, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SCALE
1"=60'
0 30' 60' 120' 180'

RETTEW.
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (717) 291-1456 Fax (717) 291-9673
Email info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

OVERALL SITE PLAN
FINAL LAND DEVELOPMENT PLAN
FOR
791 STONY BATTERY ROAD
EAST HEMPFIELD TOWNSHIP LANCASTER COUNTY, PA

DATE: 05/04/2020
SHEET NO. 4 OF 41
DWG. NO. 111902006