

TOWNSHIP OF STRASBURG
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 126

AN ORDINANCE OF THE TOWNSHIP OF STRASBURG, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, ZONING MAP, TO REZONE PORTIONS OF LANCASTER COUNTY TAX PARCEL ID NOS. 580-51065-0-0000 AND 580-90299-0-0000 FROM THE RESIDENTIAL ZONE (R-2) TO THE HIGHWAY COMMERCIAL ZONE (HC); TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO DEFINE "FILM PRODUCTION", "FILMING ACTIVITIES", "FILM SET", AND "SOUND STAGE"; TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO PERMIT FILM PRODUCTION BY RIGHT IN THE HIGHWAY COMMERCIAL ZONE (HC); TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO PERMIT SOUND STAGES WITH A GROSS FLOOR AREA OF MORE THAN 20,000 SQUARE FEET BY CONDITIONAL USE IN THE HIGHWAY COMMERCIAL ZONE (HC); TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO ESTABLISH SPECIFIC CRITERIA AND OFF-STREET PARKING REQUIREMENTS FOR FILM PRODUCTION; AND TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO ESTABLISH AND INCORPORATE GUIDELINES FOR FILMING ACTIVITIES.

WHEREAS, Strasburg Township has conducted a public hearing to consider amendments to the Strasburg Township Zoning Ordinance of 1995, as amended, Zoning Map (the "Zoning Map") and the Strasburg Township Zoning Ordinance of 1995, as amended (the "Zoning Ordinance"); and

WHEREAS, prior to the public hearing, the proposed amendments were provided to the Strasburg Township Planning Commission and to the Lancaster County Planning Department for comments as provided by law; and

WHEREAS, after a public hearing and after consideration of all information, comments and questions, members of the Board of Supervisors of Strasburg Township have deemed it beneficial to the residents of Strasburg Township and to the promotion of the health, safety, morals, convenience, order and welfare of present and future inhabitants of Strasburg Township to amend the Zoning Map and the Zoning Ordinance as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Strasburg Township, Lancaster County, Pennsylvania, as follows:

SECTION 1: The Strasburg Township Zoning Ordinance of 1995, as amended, Zoning Map, is hereby amended to rezone the portions of Lancaster County Tax Parcel ID Nos. 580-51065-0-0000 and 580-90299-0-0000, as described in Exhibit A and depicted on Exhibit B, from the Residential Zone (R-2) to the Highway Commercial Zone (HC).

SECTION 2: The Strasburg Township Zoning Ordinance of 1995, as amended, Article 1, Background Provisions, Section 112, Definitions, Subsection C, Specific Words and Phrases, is hereby amended to add the following definitions in alphabetical order:

FILM PRODUCTION – A principal use whereby a lot, tract, or parcel of land and any buildings and structures thereon are used for the production and distribution of motion pictures, television and internet shows, documentaries, advertisements, or similar programming. This term shall also include activities attendant to the production and distribution of off-site theater stage plays, provided that it shall not subsume any commercial recreation or adult-related facility, as defined herein, nor shall it be used in connection with the production of any motion pictures, shows, programming, or other materials distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas. Buildings and structures may include, among other facilities, studios for screenwriting, scriptwriting and storyboarding, sound stages, production laboratories, equipment storage trailers, film set, costume and prop fabrication shops, lighting studios, post-production areas, screening rooms, audio studios, conference rooms, workspaces, offices, and ancillary food services. Film production may include filming activities, as defined herein.

FILM SET – Temporary scenery, props, buildings, structures, and other improvements arranged to accommodate filming activities.

FILMING ACTIVITIES – Activities attendant to the filming component of film production. Filming activities may involve the construction and placement of film sets and the use of lighting and other filming related equipment.

SOUND STAGE – An enclosed building whose principal purpose is to provide a controlled environment to accommodate filming activities.

SECTION 3: The Strasburg Township Zoning Ordinance of 1995, as amended, Article 2, Zone Regulations, Section 206, Highway Commercial Zone (HC), Subsection 206.2 is hereby amended to permit film production by right in the Highway Commercial Zone (HC) subject to specific criteria, as follows:

206.2. Permitted Uses

21. Film production, but not including sound stages with gross floor areas of more than 20,000 square feet (see Section 460); and,

Existing Subsection 206.2.21 shall be renumbered to Subsection 206.2.22.

SECTION 4: The Strasburg Township Zoning Ordinance of 1995, as amended, Article 2, Zone Regulations, Section 206, Highway Commercial Zone (HC), Subsection 206.4 is hereby amended to permit sound stages as part of film production by conditional use in the Highway Commercial Zone (HC) subject to specific criteria as follows:

206.4. Conditional Uses

10. Sound stages, as part of film production, with gross floor areas of more than 20,000 square feet (See Section 460); and,

Existing Subsection 206.4.10 shall be renumbered to Subsection 206.4.11.

SECTION 5: The Strasburg Township Zoning Ordinance of 1995, as amended, Article 4, Specific Criteria, Section 400 is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

**SECTION 400 SPECIFIC STANDARDS FOR CERTAIN BY RIGHT USES
AND FOR SPECIAL EXCEPTION AND CONDITIONAL
USES**

In addition to the general criteria listed in Sections 604.3. and 704, the following sets forth standards that shall be applied to each individual special exception or conditional use. These standards must be satisfied prior to approval of any application for a special exception or conditional use. In the case of uses permitted by right, any applicable standards must be satisfied prior to approval of an application for a zoning permit by the Zoning Officer. The applicant shall be required to demonstrate compliance with these standards and must furnish whatever evidence is necessary to demonstrate such compliance. All uses must comply with the standards expressed within the underlying zone, unless those standards expressed herein for each ~~special exception or conditional~~ use specify different standards; in such cases, the ~~specific special exception or conditional use~~ standards herein shall apply. Although uses are listed in a particular zone, a special exception, conditional use, or a variance granted in any zone must comply with these specific criteria and any existing nonconforming use must also comply with them if the use is modified or upgraded.

...

SECTION 6: The Strasburg Township Zoning Ordinance of 1995, as amended, Article 4, Specific Criteria, shall be amended to establish specific criteria for film production as follows:

SECTION 460 FILM PRODUCTION

- 460.1. Within the (HC) Zone, film production is permitted subject to the following criteria:
- 460.2. Minimum lot area – Fifteen (15) acres. No maximum lot area shall apply. Lots greater than fifteen (15) acres shall not require conditional use approval pursuant to Section 206.4.11 of this Ordinance;
- 460.3. Maximum lot coverage – Fifty percent (50%);
- 460.4. Off-street parking shall be provided at a rate of one (1) space for each seven hundred and fifty (750) square feet of gross floor area of any buildings used in connection with film production, not including film sets;
- 460.5. Filming activities and film sets shall comply with the Guidelines for Filming Activities set forth in Appendix 3;
- 460.6. Sound stages with gross floor areas of more than 20,000 square feet shall be permitted by conditional use, subject to the following criteria:
 - 1. Sound stages shall constitute a component of a film production use and shall be subject to all applicable criteria for film production set forth in this section;
 - 2. The sound stage or the building containing the sound stage shall be set back at least seventy-five (75) feet from the perimeter of the property and all street rights-of-way;
 - 3. The sound stage or the building containing the sound stage shall be screened from adjoining lots and street rights-of-way;
 - 4. The sound stage or the building containing the sound stage shall be architecturally compatible with other buildings on the film production property and shall be subject to the architectural requirements described in Section 460.8. of this Ordinance. The applicant shall submit detailed architectural drawings as part of its conditional use application; and

5. The applicant shall furnish expert evidence as to how the use will be controlled so as to not constitute a nuisance due to noise.

460.7. No live audiences shall be permitted in connection with the film production use. No film production facilities or accessory uses on the property containing a film production facility may be open to the general public; and

460.8. All proposed buildings, excluding any buildings provided within a film set, shall be constructed in a rural/agrarian vernacular architectural style and shall be generally compatible in style with other buildings on the property, whether existing or proposed. Except for architectural drawings submitted to the Board of Supervisors pursuant to Section 460.6.4. of this Ordinance, the landowner shall submit architectural drawings of the proposed building to the Zoning Officer at the time of its zoning permit application.

SECTION 7: The Strasburg Township Zoning Ordinance of 1995, as amended, Article 3, General Provisions, Section 311, Off-Street Parking Requirements, Subsection 311.3.2.H is hereby amended to establish off-street parking requirements for “film production” in alphabetical order as follows:

COMMERCIAL USES	
Type of Use	Minimum of One Parking Space for Each
Film Production	750 square feet of gross floor area of all buildings used in connection with film production, not including film sets.

SECTION 8: The Strasburg Township Zoning Ordinance of 1995, as amended, is hereby amended to incorporate the “Guidelines for Filming Activities”, which are attached hereto, as Appendix 3 to the Strasburg Township Zoning Ordinance of 1995, as amended.

SECTION 9: All other provisions of the Strasburg Township Zoning Ordinance of 1995, as amended, not amended or changed shall remain in full force and effect.

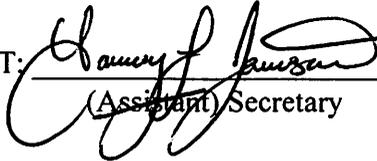
SECTION 10: In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

SECTION 11: This Ordinance shall take effect and be in force five (5) days after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 3 day of November, 2025,
by the Board of Supervisors of Strasburg Township, Lancaster County, Pennsylvania, in lawful
session duly assembled.

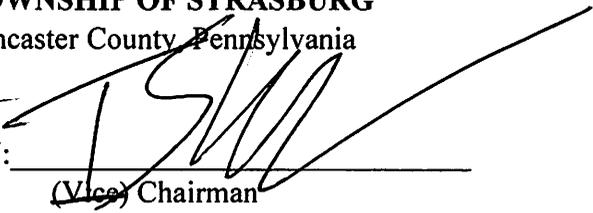
TOWNSHIP OF STRASBURG
Lancaster County, Pennsylvania

ATTEST:



(Assistant) Secretary

BY:



(Vice) Chairman
Board of Supervisors

(SEAL)



Guidelines for Filming Activities

ACTIVITY	REQUIREMENT(S)
<u>Film Sets</u>	
Construction of film sets	<p>Film sets shall not result in the subject property exceeding a total impervious coverage of 80%.</p> <p>Prior to constructing any film set, the applicant shall apply for and obtain a zoning permit from the Township. The zoning permit application shall include a site plan depicting the location and nature of the film set and a calculation of the subject property's existing and proposed impervious coverage. No zoning permit shall be issued until a stormwater management plan, if required, has been submitted and approved by the Township.</p> <p>Following approval of a stormwater management plan, a revised stormwater management plan shall not be required for successive zoning permits for film sets, provided that the existing stormwater management plan and stormwater management facilities are sufficient to manage runoff in accordance with the requirements of the Strasburg Township Storm Water Management Ordinance. To the extent applicable, the applicant shall also obtain all necessary approvals from the Pennsylvania Department of Environmental Protection and other governmental authorities and agencies with jurisdiction.</p> <p>Film sets and all buildings and structures contained therein set shall be used only to accommodate filming activities and for no other purposes, and shall be subject to the following requirements and conditions:</p> <ul style="list-style-type: none"> - No sewer or water service shall be provided to any film set. Film sets may be accommodated by the property's electric service, provided that no buildings or structures shall independently maintain electric service. - Enclosed buildings or structures may be used for temporary storage of props associated with filming activities. - Buildings and structures may exceed the maximum permitted height set forth in the Zoning Ordinance so long as they are set back from the perimeter of the subject property at least the horizontal distance equal to their height.
Deconstruction of film sets	The applicant shall dismantle and/or remove film sets within six (6) months following completion of applicable filming activities.

Filming Activities

Filming activities for major productions (involving more than 20 total days of filming activities and more than 100 total personnel on site at a given time)	The applicant shall notify the Zoning Officer via e-mail at least ten (10) business days prior to commencement of filming activities, describing the anticipated length and estimated number of personnel associated with the filming activity.
Filming activities for minor productions (involving 20 or fewer total days of filming activities or any filming activities involving 100 or fewer total personnel on site at a given time)	No notification to the Zoning Officer is required.
Filming activities generally	<p>Filming activities, including the placement of any film sets, shall only be conducted on the portions of the subject property designated on the recorded land development and/or stormwater management plan or on the site plan submitted in connection with the applicant's zoning permit application, as applicable.</p> <p>All lighting shall be arranged to prevent objectionable glare on adjoining properties.</p> <p>Exterior trash receptacles shall be provided and routinely emptied during filming activities so as to prevent the scattering of litter.</p> <p>In the event filming activities involve the use of horses or other livestock, all animal wastes shall be properly stored and disposed of. All animals shall be properly maintained so as to not become a nuisance to adjoining properties.</p> <p>On-street parking is strictly prohibited. The applicant shall provide additional off-street parking if necessary to accommodate all personnel involved in filming activities. Additional off-street parking may include an unimproved grassed parking area accessible only from the interior driveways of the subject property's permanent parking lot or utilization of an off-site parking lot, or a combination of the foregoing. If an off-site parking lot is utilized, the applicant shall provide shuttling to and from the subject property.</p> <p>During filming activities, the sound level limits identified in Section 319.2 of this Ordinance shall be measured at the property lines of any surrounding residential properties, and not at the property line of the subject property on which the noise source is located. Filming activities which produce unusually loud noises such as gunfire, pyrotechnics, explosions or sirens shall be permitted notwithstanding the provisions of Section 319.2, provided that the Township and all owners of adjacent properties are notified at least three (3) business days in advance of the filming activity. Filming activities involving unusually loud noises shall only be conducted between the hours of 9:00 a.m. and 9:00 p.m.</p>

EXHIBIT A TO PROPOSED ORDINANCE

Legal Description – Lot 3
315 & 321 North Star Road
Final Subdivision Plan
Strasburg Township

ALL THAT CERTAIN piece, parcel or tract of land situated north of North Star Road T-478 and east of Jackson Street T-372, located in Strasburg Township, Lancaster County, Pennsylvania, being known as Lot 3 as shown on the Final Subdivision Plan for 315 and 321 North Star Road, prepared by RGS Associates, recorded in the Lancaster County Recorder of Deeds Office, Document No. 2025-____-J, said tract being more fully bonded and described as follows:

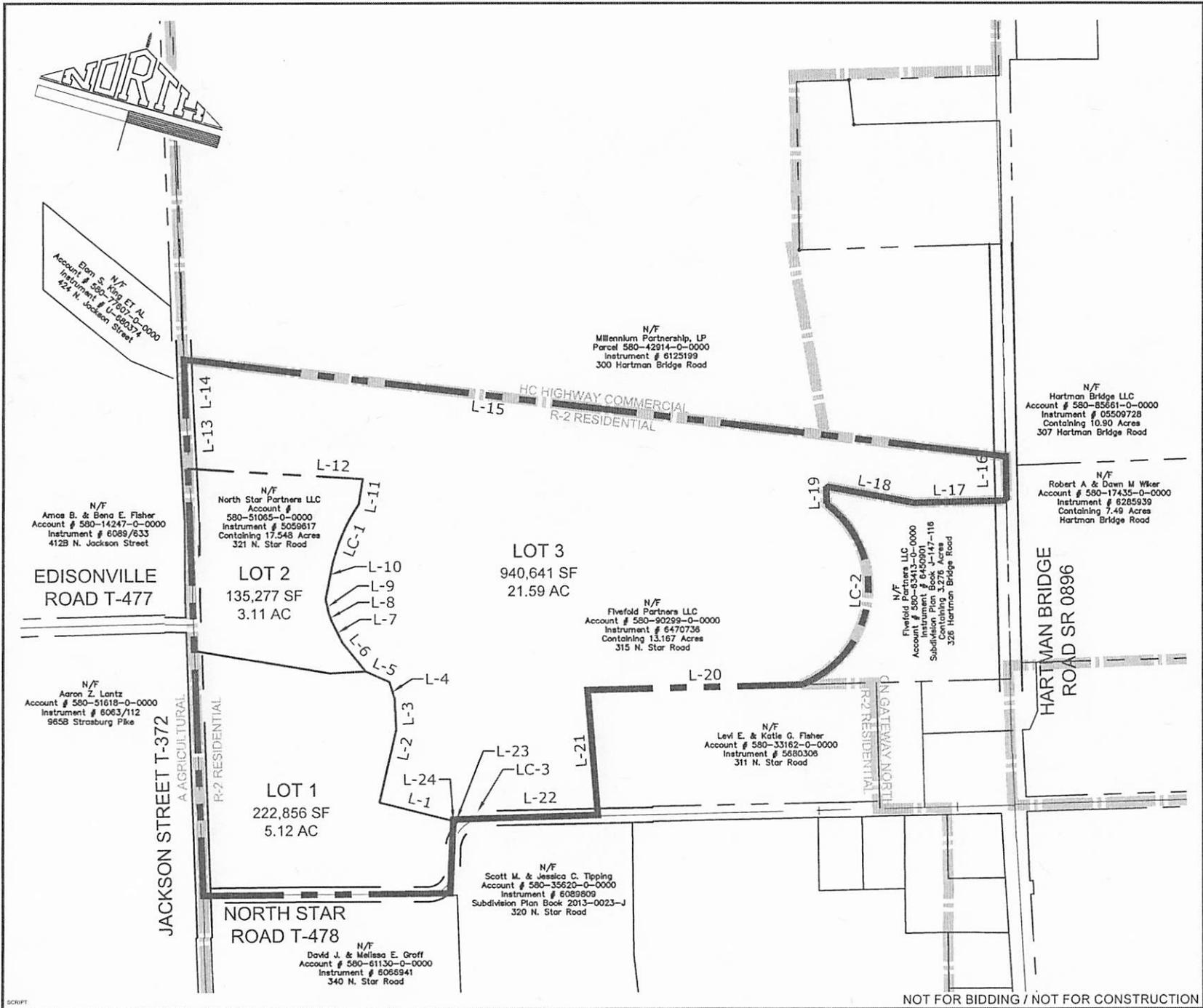
BEGINNING at a point along property line for North Star Partners LLC and lands now or formerly Scott M. & Jessica C. Tipping, said point being the corner of Lot 1; thence extending along Lot 1 the following five (5) courses and distances: [1] South eighty-eight (88) degrees twenty-eight (28) minutes nine (09) seconds West, a distance one hundred sixty-seven and ninety-one hundredths (167.91) feet; [2] North three (03) degrees nine (09) minutes fifty-four (54) seconds West, a distance one hundred sixty-six and ninety-four hundredths (166.94) feet; [3] North eighteen (18) degrees eight (08) minutes fifty-two (52) seconds West, a distance sixty-nine and twenty-three hundredths (69.23) feet; [4] North thirty-three (33) degrees twenty (20) minutes thirteen (13) seconds West, a distance thirty-eight and ninety hundredths (38.90) feet; [5] North eighty-one (81) degrees thirty-four (34) minutes twelve (12) seconds West, a distance fifty-seven and sixty-three hundredths (57.63) feet to a point, said point being a corner of Lot 1 and Lot 2; thence extending along Lot 2 the following eight (8) courses and distances: [1] North fifty-four (54) degrees fourteen (14) minutes thirty-five (35) seconds West, a distance eighty-two and twenty-four hundredths (82.24) feet; [2] North forty-two (42) degrees twenty (20) minutes six (06) seconds West, a distance fifty-one and ninety-nine hundredths (51.99) feet; [3] North thirty-six (36) degrees thirteen (13) minutes forty-four (44) seconds West, a distance twenty-one and thirty-four hundredths (21.34) feet; [4] North twenty-eight (28) degrees twenty-eight (28) minutes fourteen (14) seconds West, a distance thirty-one and nineteen hundredths (31.19) feet; [5] North four (04) degrees forty-eight (48) minutes fifty-two (52) seconds West, a distance sixty-eight and sixty-eight hundredths (68.68) feet; [6] on a line curving to the right, having a radius of four hundred and zero hundredths (400.00) feet, an arc length of one hundred fifty-eight and sixty-five hundredths (158.65) feet, a chord bearing of North six (06) degrees thirty-two (32) minutes fifty-four (54) seconds East, and a chord distance of one hundred fifty-seven and sixty-two hundredths (157.62) feet; [7] North six (06) degrees forty-six (46) minutes fifty-six (56) seconds West, a distance fifty-seven and thirteen hundredths (57.13) feet; [8] South seventy-seven (77) degrees thirty-two (32) minutes forty-five (45) seconds West, a distance three hundred seventy and ninety-five hundredths (370.95) feet to a point along the right-of-way line of Jackson Street T-372; thence extending along said right-of-way the following two (2) courses and distances: [1] North eighteen (18) degrees fifty-three (53) minutes forty-nine (49) seconds West, a distance one hundred twenty-nine and forty-four hundredths (129.44) feet; [2] North eighteen (18) degrees nine (09) minutes twenty-seven (27) seconds West, a distance one hundred fourteen and forty-six hundredths (114.46) feet to a property corner of lands now or formerly Millennium Partnership, LP.; thence extending along said property line; North eighty (80) degrees fifty-six (56) minutes fifty-one (51) seconds East, a distance one thousand seven hundred ninety-six and thirteen hundredths (1,796.13) feet to a point on the right-of-way line of Hartman Bridge Road S.R. 0896; thence extending along said right-

of-way: South seventeen (17) degrees five (05) minutes twenty-three (23) seconds East, a distance one hundred two and thirty-seven hundredths (102.37) feet to a property corner of lands now or formerly Fivefold Partners LLC; thence extending along said property the following four (4) courses and distances: [1] South seventy-two (72) degrees forty-three (43) minutes twenty-one (21) seconds West, a distance one hundred eighty-one and thirty-two hundredths (181.32) feet; [2] South eighty-four (84) degrees forty-two (42) minutes twenty-one (21) seconds West, a distance one hundred ninety-eight and one hundredths (198.01) feet; [3] South seventeen (17) degrees sixteen (16) minutes thirty-nine (39) seconds West, a distance thirty-nine and zero hundredths (39.00) feet to a point; [4] on a line curving to the right, having a radius of two hundred thirty-five and zero hundredths (235.00) feet, an arc length of four hundred ninety-four and twenty-six hundredths (494.26) feet, a chord bearing of South eight (08) degrees sixteen (16) minutes seven (07) seconds East, and a chord distance of four hundred eighty and six hundredths (408.06) feet to a property corner of lands now or formerly Levi E. and Katie G. Fisher; thence extending along said property line the following two (2) courses and distances: [1] South seventy-two (72) degrees forty-five (45) minutes twenty-six (26) seconds West, a distance four hundred seventy-seven and seven hundredths (477.07) feet; [2] South twenty (20) degrees twenty-three (23) minutes eighteen (18) seconds East, a distance two hundred sixty-five and eighty-three hundredths (265.83) feet to a point along right-of-way line for North Star Road T-476; thence extending along said right-of-way the following two (2) courses and distances: [1] South seventy-two (72) degrees fifty-eight (58) minutes twenty-four (24) seconds West, a distance two hundred fifty-two and nineteen hundredths (252.19) feet; [2] on a line curving to the left, having a radius of eighty-six and fifty hundredths (86.50) feet, an arc length of fifty-five and eighty-five hundredths (55.85) feet, a chord bearing of South fifty-four (54) degrees twenty-eight (28) minutes forty-one (41) seconds West, and a chord distance of fifty-four and eighty-eight hundredths (54.88) feet to a point along the property of lands now or formerly Scott M. and Jessica C. Tipping; thence extending along property line the following two (2) courses and distances: [1] South seventy-two (72) degrees twenty-six (26) minutes forty-five (45) seconds West, a distance fifteen and ninety-five hundredths (15.95) feet; [2] South thirteen (13) degrees twenty-three (23) minutes fifty-four (54) seconds East, a distance three and fifty-eight hundredths (3.58) feet to the place of BEGINNING.

Containing 21.594 acres

EXHIBIT B TO PROPOSED ORDINANCE

PLOTTED Tuesday, May 27, 2025 @ 06:58AM
 FILENAME: P:\2016\201664016\CADD\BACALOT PROPERTY\FINAL\EXHIBITS\2025-05-23_LOT-3-EXHIBIT.dwg
 XREFS: Existing EXISTING-DISLAYOUT



NOT FOR BIDDING / NOT FOR CONSTRUCTION

CLIENT
SIGHT AND SOUND
 300 HARTMAN BRIDGE ROAD
 RONKS, PA 17572
 (717) 887-4220

315 & 321 NORTH STAR ROAD
 STRASBURG TOWNSHIP
 LANCASTER COUNTY, PA
LOT 3 EXHIBIT

Land Planning
 Landscape Architecture
 Civil Engineering

RGS ASSOCIATES

Corporate Office:
 53 West Jones Street, PA 17033
 Phone: (717) 751-1336
 www.rgsassociates.com
 Regional Offices:
 York, Harrisburg, and PAoli

DATE	MAY 23, 2025
PROJECT NO.	201664016
MANAGER	WILLIAM F. FREDERICKS, PE
SCALE	SCALE 1" = 300'
SHEET NO.	1 OF 2

PLOTTED: Tuesday, May 27, 2025 @ 06:59AM
 FILENAME: P:\2018\010166-016\CADD\BACALOT PROPERTY\FINAL\EXHIBIT0205-05-23_LOT-3-EXHIBIT.dwg
 XREFS: Existing-GIS LAYOUT

SCRIPT

LOT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-1	400.00'	158.65'	80.38'	22°43'32"	S6°32'54"W	157.62'
LC-2	235.00'	494.26'	411.21'	120°30'20"	N8°16'07"W	408.06'
LC-3	86.50'	55.85'	28.93'	36°59'26"	S54°28'41"W	54.88'

PROPOSED LOT LINE DATA		
LINE	BEARING	LENGTH
L-1	S88°28'09"W	167.91'
L-2	N03°09'54"W	166.94'
L-3	N18°08'52"W	69.23'
L-4	N33°20'13"W	38.90'
L-5	N81°34'12"W	57.63'
L-6	N54°14'35"W	82.24'
L-7	N42°20'06"W	51.99'
L-8	N36°13'44"W	21.34'
L-9	N28°28'14"W	31.19'
L-10	N04°48'52"W	68.68'
L-11	N06°46'56"W	57.13'
L-12	S77°32'45"W	370.95'

PROPOSED LOT LINE DATA		
LINE	BEARING	LENGTH
L-13	N18°53'49"W	129.44'
L-14	N18°09'27"W	114.46'
L-15	N80°56'51"E	1796.13'
L-16	S17°05'23"E	102.37'
L-17	S72°43'21"W	181.32'
L-18	S84°42'21"W	198.01'
L-19	S17°16'39"E	39.00'
L-20	S72°45'26"W	477.07'
L-21	S20°23'18"E	265.83'
L-22	S72°58'24"W	252.19'
L-23	S72°26'45"W	15.95'
L-24	S13°23'54"E	3.58'

NOT FOR BIDDING / NOT FOR CONSTRUCTION

CLIENT
SIGHT AND SOUND
 300 HARTMAN BRIDGE ROAD
 RONKS, PA 17572
 (717) 887-4220

315 & 321 NORTH STAR ROAD
 STRASBURG TOWNSHIP
 LANCASTER COUNTY, PA
LOT 3 EXHIBIT

Land Planning
 Landscape Architecture
 Civil Engineering

General Office:
 55 West Jones Street, PA, 17603
 Phone: (717) 716-1318
 www.gfsassociates.com

Regional Offices:
 York, Harrisburg, and Pott



GFS ASSOCIATES

DATE	MAY 23, 2025
PROJECT NO.	2016189-018
MANAGER	WILLIAM F. FREDERICKS, PE
SCALE	NOT TO SCALE
SHEET NO.	2 of 2