



CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN STALL SIZE	§119-053	9' X 19'	9' X 19'
MIN AISLE WIDTH	§119-053	25'	25'
MIN NUMBER OF STALLS	§ 135-343	ONE PARKING SPACE FOR EACH ROOM AVAILABLE FOR RENT + ONE PER EMPLOYEE	9 UNITS X 32 ROOMS + ONE EMPLOYEE = 297 SPACES

VARIANCE REQUIRED

ZONING TABLE

ZONE: A - AGRICULTURAL
 USE: GROUP HOME
 TAX PARCELS 461-41455-0-0000 & 461-95417-0-0000

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA	§ 135-085	2.0 AC	32,862 AC (1,431,446 SF)
MIN LOT WIDTH	§ 135-085	100.0' @ BUILDING SETBACK	514.1'
MIN LOT DEPTH	§ 135-085	150.0'	503.6'
MIN YARD SETBACKS			
FRONT YARD	§ 135-085	50.0' FROM STREET R/W	171.3'
SIDE YARD	§ 135-085	20.0' FROM SIDE LOT LINE	266.8'
REAR YARD	§ 135-085	50.0' FROM REAR LOT LINE	183.3'
MAX PERMITTED HEIGHT	§ 135-085	35.0'	<35.0'
MAX LOT COVERAGE			
MAX BUILDING COVERAGE	§ 135-085	20%	6.9% (99,000 SF)
MAX IMPERVIOUS COVERAGE	§ 135-085	25%	24.3% (347,806 SF)
ACCESSORY BUILDINGS			
MAX HEIGHT	§ 135-086	20.0'	<20.0'
FRONT YARD SETBACK	§ 135-086	50.0' FROM STREET R/W	50.2'
SIDE YARD SETBACK	§ 135-086	10.0' FROM SIDE LOT LINE	56.9'
REAR YARD SETBACK	§ 135-086	10.0' FROM REAR LOT LINE	215.7'

VARIANCE REQUIRED



LOCATION MAP

SCALE: 1" = 2,000'
 SOURCE: MICROSOFT BING

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA240291.00-0A
 DRAWN BY: JHT
 CHECKED BY: MEL
 DATE: 12/6/2024
 CAD ID: P-CPTA-CNPT

CONCEPT PLAN

FOR
ELIZABETHTOWN MOUNT JOY ASSOCIATES LP
 PROPOSED GROUP HOME DEVELOPMENT
 MAIN STREET (SR 0230)
 MOUNT JOY BOROUGH
 LANCASTER COUNTY
 COMMONWEALTH OF PENNSYLVANIA

BOHLER

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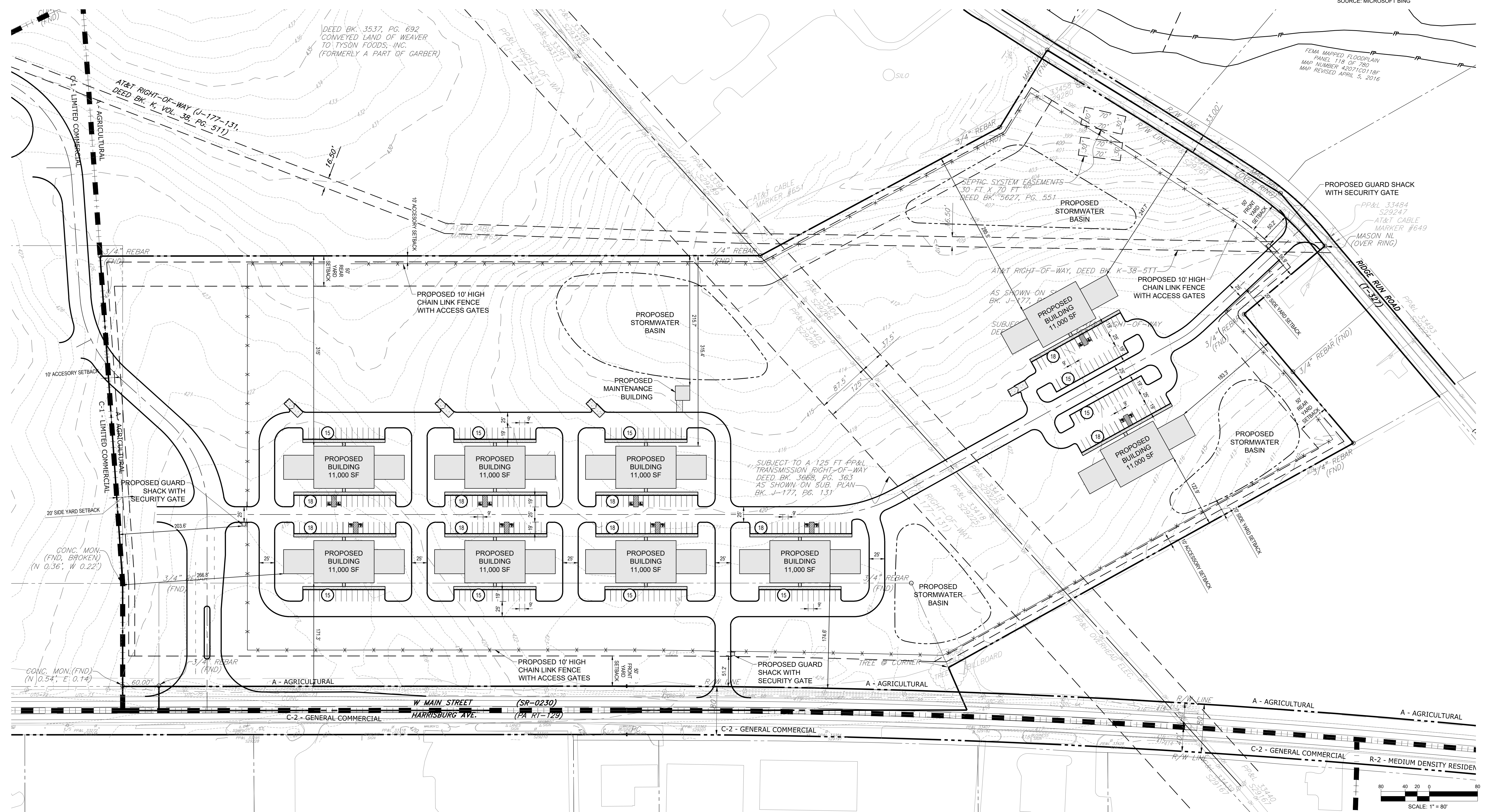
SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

1 OF 1

ORG. DATE - 12/6/2024



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