



# MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

## Application for Consideration of a Subdivision and/or Land Development Plan

### For Mount Joy Township Use Only:

M.J.T.P.C. File No.: <b>25-04-SLDP</b>	Date of Receipt/Filing: <b>February 25, 2025</b>
School District: Donegal	<input checked="" type="checkbox"/> Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

### Plan & Project Information

Plan Name: Sketch Plan for Sloan's Pharmacy			
Plan No.: 5139-20	Plan Date: February 26, 2025		
Location: Adjacent to Eagle Parkway			
Property Owner: Duane Hernley			
Owner Address: 101 Sparrow Lane Elizabethtown, PA 17552			
Telephone No.:			
E-mail:			
Deed Reference: 20246790985		Tax Parcel No.: 460-79145-0-0000	
Plan Type:	<input checked="" type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
	<input type="checkbox"/> Lot Line Change	<input type="checkbox"/> Minor Agricultural or Land Development	
Description: Construct a new pharmacy, access drives, parking lots, stormwater facilities, utilities, sidewalks, and other site improvements.			
Zoning District: C-2 General Commercial			
Is a zoning change necessary?	No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	N/A		If yes, attach ZHB decision.
Total Acreage:			
Name of applicant (if other than owner): Jacob Zuch LLC			
Address: 428 Cloverleaf Road Elizabethtown, PA 17022			
Telephone No.: 717-653-6888			
E-mail: rxpert101@aol.com			
Firm which prepared plan: DC Gohn Associates			
Address: 32 Mount Joy Street Mount Joy, PA 17552			
Phone No.: 717-653-5308			
Person responsible for plan: Brian R. Cooley			
E-mail: bcooley@dcohn.com			

♦ SUPERVISORS ♦ PARK & RECREATION BOARD ♦ PLANNING COMMISSION ♦ ZONING HEARING BOARD

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022  
PHONE (717) 367-8917 -FAX (717) 367-9208  
www.mtjoytwp.org

**Proposed Lots and Units**

	# of Lots	# of Units		# of Lots	# of Units
<b>Total #</b>	<b>2</b>		Mixed Use		
Agricultural			Single Family Detached		
Commercial	1		Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other: Vacant	1	
Total Square Feet of Ground Floor Area (building footprint):				6,280	
Total Square Feet of Existing Structures (all floors):				0	
Total Square Feet of Proposed Structures (all floors):				6,280	
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:				0	
Linear feet of new street:				0	
Identify all street(s) not proposed for dedication:		All access drives are private			

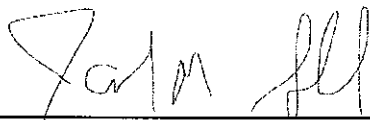
**Type of water supply proposed:**

<input checked="" type="checkbox"/>	Public (Live)		Community
	Public (Capped)		Individual

**Type of sanitary sewage disposal proposed:**

<input checked="" type="checkbox"/>	Public (Live)		Community
	Public (Capped)		Individual

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.



\_\_\_\_\_  
Signature of Landowner of Applicant

02/25/2025

\_\_\_\_\_  
Date

LAW OFFICES

**MORGAN, HALLGREN, CROSSWELL & KANE, P.C.**

ANTHONY P. SCHIMANECK  
JOSELE CLEARY  
ROBERT E. SSKO  
JASON M. HESS

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

[WWW.MHCK.COM](http://WWW.MHCK.COM)

FAX (717) 299-6170

E-MAIL: [attorneys@mhck.com](mailto:attorneys@mhck.com)

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(1971 - 2021)

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CARL R. HALLGREN  
MICHAEL P. KANE

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EPHRATA, PA 17522  
717-733-2313

659 E WILLOW STREET  
ELIZABETHTOWN, PA 17022  
717-361-8524

OF COUNSEL  
WILLIAM C. CROSSWELL  
RANDALL K. MILLER

March 1, 2025

**VIA EMAIL**

Kimberly Kaufman, Township Manager  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Re: Sketch Plan for Sloan's Pharmacy  
Our File No. 10221-1

Dear Kim:

Brian Cooley of D. C. Gohn Associates, Inc., forwarded the Sketch Plan for Sloan's Pharmacy (the "Sketch Plan") and supporting information to me. The Sketch Plan proposes a relocation of the existing pharmacy from the Norlanco complex to a lot to be created fronting on Eagle Parkway. That lot is presently part of a larger tract owned by Duane Hernley which was created by a subdivision plan recorded at Document No. 2024-0360-J. The Hernley lot was in turn created by the Final Subdivision, Land Development & Lot Add-On Plan for Westbrooke IV-Phase 1 recorded at Document No. 2023-0080-J (the "Westbrooke Plan").

The Westbrooke Plan proposes the construction of Eagleview Parkway as well as sidewalks. There were numerous documents recorded with the Westbrooke Plan, but they do not appear to impact the development shown on the Sketch Plan.

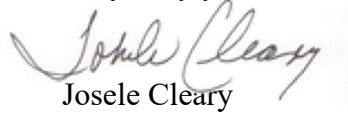
There will have to be a Storm Water Management Agreement and Declaration of Easement when a final plan is filed. Mr. Hernley, as the record owner of the land, must be a party to the Storm Water Management Agreement. The entity which will be purchasing the land will also have to be a party to the proceeding. The materials submitted to date do not indicate the identity of the purchaser. Sloan's Pharmacy, Inc., is a corporation, but another entity may be created to own the real estate.

The Sketch Plan does not propose to make any improvements to the limited frontage on Route 230, which is presently improved with an access drive serving the adjoining lot identified as 2147 South Market Street. The Township may wish to consider a Deferred Improvements Agreement for the installation of sidewalk or a trail along this street frontage.

Kimberly Kaufman, Township Manager  
March 1, 2025  
Page 2

If you have any questions concerning these comments, please contact me.

Very truly yours,



Josele Cleary

JC:sle  
MUNI\10221-1(7)\250226\71

cc: Justin S. Evans, AICP, Community Development Director/Zoning Officer (via email)  
Jackie Wilbern, Zoning Officer (via email)  
Benjamin S. Craddock, P.E. (via email)  
Brian R. Cooley, Landscape Architect (via email)

February 26, 2025

Mr. Kim Kaufman  
Township Manager  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

SUBJECT: Sloan's Pharmacy  
Sketch Plan Modification Requests  
DCG Project Number **5139-20**

Dear Mr. Kaufman:

On behalf of Sloan's Pharmacy, we are requesting the following modifications from the Subdivision and Land Development Ordinance.

### **Subdivision and Land Development Ordinance**

#### **1. Section 119-32.(2)– Traffic Study**

We request relief from the requirement to provide a traffic study for nonresidential developments with buildings containing in excess of 1,000 square feet of usable space. The alternate is a traffic generation assessment.

The existing pharmacy with the drive thru is located at the existing Norlanco medical facility. The new location is 0.80 miles from the existing location. Since the new location is near the existing location and the existing customer base is already established and will continue to do business at the new location, the increase in new traffic is negligible. The proposed site is situated on a newly constructed street associated with the neighboring subdivision and the access to Route 230 is via a new PennDOT entrance.

#### **2. Section 119-52.J.(3)(a) – Improvement of Existing Streets**

We request relief from the requirement to improve existing streets where land development abuts an existing street. The street shall be improved to the ultimate width in accordance with Subsection J or as indicated on the Township Official Map, whichever is greater, and additional right of way shall be provided, concrete curb and sidewalk, and any other street improvements shall be constructed. The Township Official Map includes the construction of a second eastbound/westbound through lane, concrete curbing, and sidewalks along Route 230. The request is not to install the required street improvements.

The proposed lot will have frontage in two locations along Route 230. The first is 53.83 lineal feet of frontage which includes a portion of the entrance to Century Spouting. The property line and right of way are 60 feet from the centerline of Route 230. There are no

proposed improvements associated with this project along Route 230 which would impact any future widening. The installation of curb would impede the existing entrance to Century Spouting. There is no sidewalk along the adjacent properties and the short section of sidewalk would not connect to any existing sidewalk system. The site access is via Eagle Parkway.

The second frontage is 28.52 lineal feet at the intersection of Eagle Parkway and Route 230. There is existing sidewalk and curb along the radius returns of the intersection which was part of the PennDOT improvements.

### **3. Section 119-53.B(1) and 119-53.B(2) – Sidewalks**

We request relief from the requirement that sidewalks are required on both sides of a new street and access drive and that sidewalks are required in any location within a land development for access to or within a commercial, industrial facility, or community facility. The alternate is to provide one sidewalk connection from the sidewalk associated with Eagle Parkway to the new building.

The subdivision plans for Westbrook IV – Phase 1 include a sidewalk along the western side of Eagle Parkway. There is a proposed sidewalk from the parking area and building which provides a connection to the sidewalk. The sidewalk location provides access to the crosswalk and main sidewalk directly to the building.

### **4. Section 119-53.C(1) – Curbs**

We request relief of the requirement that concrete curb shall be provided for all land developments along street frontage, access drives and along the edges of any landscaped portion of the parking facility.

The request is to not install curbing in certain areas of the parking lot and access drives. There is proposed curbing along the landscape island between the drive thru and 7 parking spaces, along the drive thru and landscape island adjacent to the handicap spaces, and along the radius returns of the new access drive connection to Eagle Parkway. The curbing in these areas provides vehicular safety for the parking lot, landscape areas, and building drive thru. There is no proposed curb along the parking lot and sidewalk for the main entrance. The pharmacy has elderly customers which will utilize these spaces to access the pharmacy. The curbing will create a tripping hazard and an unsafe condition. There are concrete wheel stops along the parking spaces.

There is no curbing along the outer perimeter of the parking lot and access drives. There areas are adjacent to grass areas. These areas will sheet flow drain to the proposed stormwater facilities. Curbing will not be required to direct stormwater.

### **5. Section 119-62.B – Trails**

We request relief from the requirement to provide a trail with a minimum width of 6 feet along Route 230 which is shown on the Official Map and alternately, a 10 foot wide asphalt trail be constructed in lieu of a concrete sidewalk. The request is not to install the trail.

The proposed lot will have frontage in two locations along Route 230. The first is 53.83 lineal feet of frontage which includes a portion of the entrance to Century Spouting. There is no sidewalk or trail along the adjacent properties and the short section of sidewalk or trail would not connect to any existing sidewalk or trail system. The site access is via Eagle Parkway.

The second frontage is 28.52 lineal feet at the intersection of Eagle Parkway and Route 230. There is existing sidewalk and curb along the radius returns of the intersection which was part of the PennDOT improvements.

We respectfully request your consideration of the requested modifications.

Sincerely,

D. C. Gohn Associates, Inc.

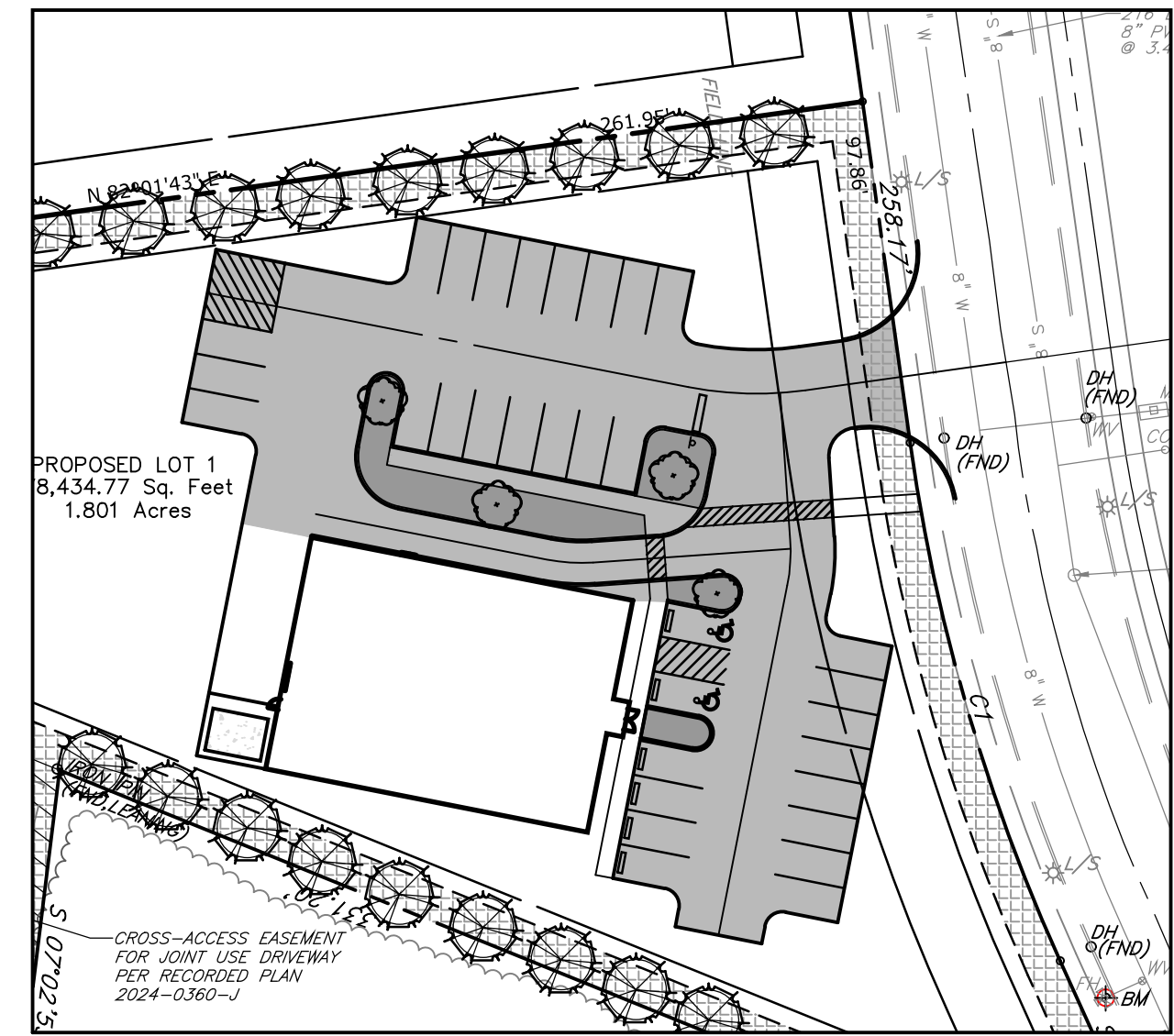
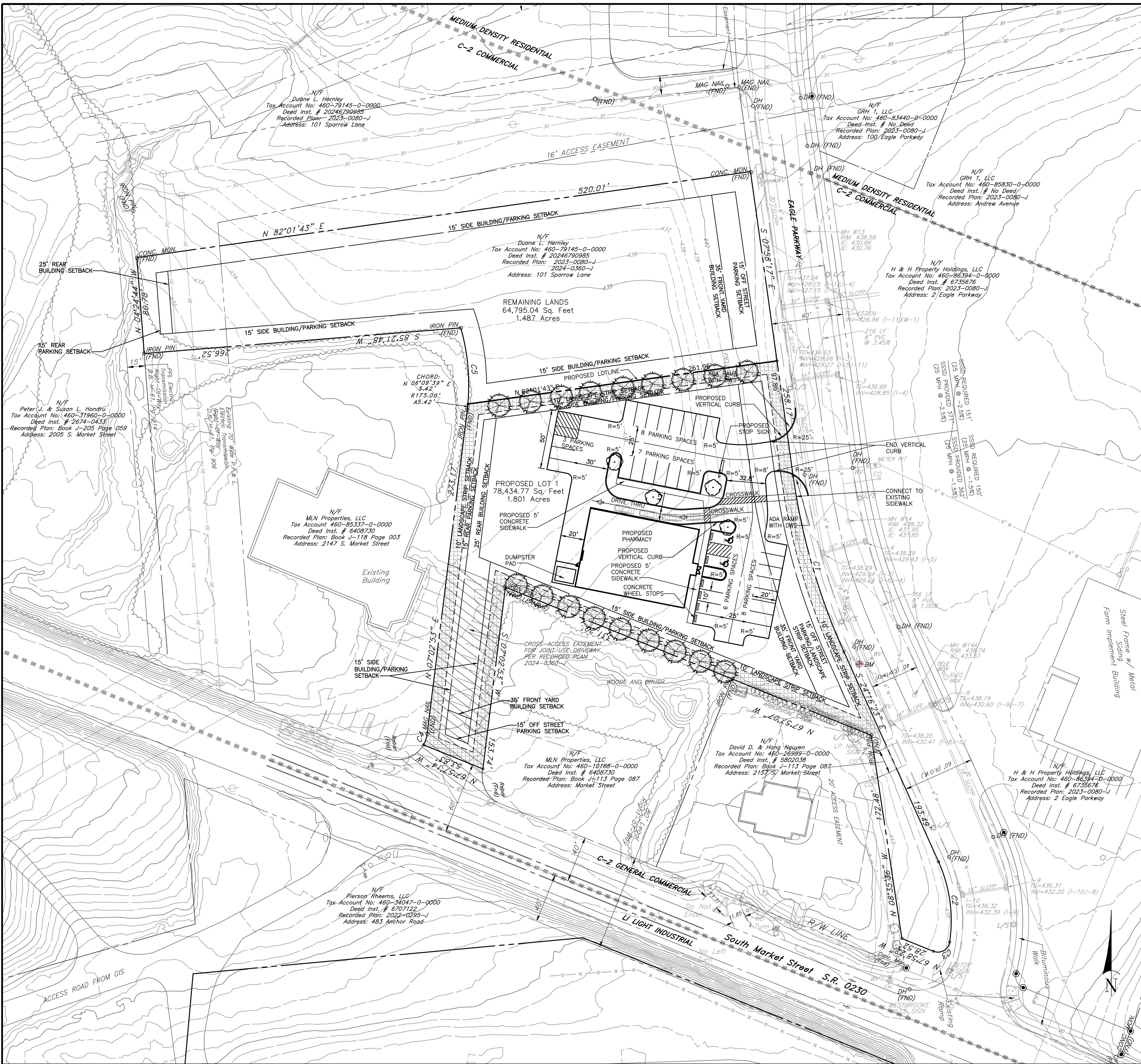
*Brian R. Cooley*

Brian R. Cooley  
Staff Landscape Architect

Cc: Sloan's Pharmacy  
Lancaster Civil  
Josele Clearly, Esquire  
File



FILENAME: P:\3139\CADD\Sketch Plan.dwg XREFS: IMAGES: PLOTTED: February 25, 2025 @ 11:17AM

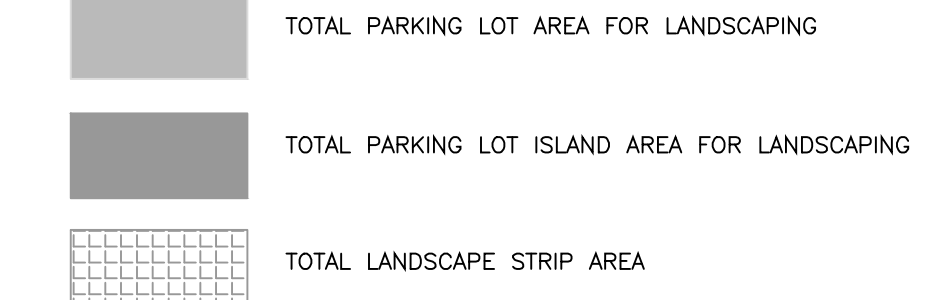


**PARKING LOT LANDSCAPING REQUIREMENTS:**

- IN PARKING AREA CONTAINING OVER 15 PARKING SPACES, 5% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEVOTED TO INTERIOR LANDSCAPING.
- 21,100 S.F. TOTAL PARKING LOT AREA x 5% = 1,055 S.F. LANDSCAPE AREA REQUIRED
- 1,720 S.F. LANDSCAPE AREA PROVIDED
- AT LEAST ONE SHADE TREE SHALL BE PROVIDED FOR EACH 300 SQUARE FEET OF REQUIRED LANDSCAPE AREA.
- 1,055 S.F. REQUIRED LANDSCAPE AREA / 300 S.F. = 4 TREES REQUIRED
- 4 TREES PROVIDED

**LANDSCAPE STRIP REQUIREMENTS:**

- FOR EVERY 750 SQUARE FEET OF REQUIRED LANDSCAPE STRIP, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED IN THE REQUIRED LANDSCAPE STRIPS.
- 13,815 S.F. TOTAL LANDSCAPE STRIP AREA / 750 S.F. = 18 TREES REQUIRED
- 18 TREES PROVIDED



**REQUESTED MODIFICATIONS:**

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:**

- Section 119-32.(2) - Traffic Study
- Section 119-52.J.(3)(a) - Improvement of Existing Streets
- Section 119-53.B(1) and 119-53.B(2) - Sidewalks
- Section 119-53.C(1) - Curbs
- Section 119-62.B - Trails

**ZONING DATA**

- DISTRICT ..... C-2 GENERAL COMMERCIAL
- MIN. LOT AREA ..... 10,000 S.F.
- MIN. LOT WIDTH ..... 75' AT BUILDING SETBACK LINE
- MIN. LOT DEPTH ..... 100'
- MIN. FRONT YARD ..... 35' BUILDING; 15' OFF-STREET PARKING/OUTDOOR STORAGE AREAS
- MIN. SIDE YARD ..... 15' BUILDING, OFF-STREET PARKING/LOADING, AND STORAGE AREAS
- MIN. REAR YARD ..... 25' BUILDING; 15' OFF-STREET PARKING/LOADING AND STORAGE AREAS
- MAX. BLDG. COVERAGE... 50%
- MAX. IMPER. COVERAGE... 65%
- MAX. BLDG. HEIGHT..... 40'

**SITE DATA - PROPOSED LOT 1**

- TOTAL LOT AREA ..... 78,434.77 SQ.FT.
- NUMBER OF LOTS ..... 1
- NUMBER OF ACRES ..... 1.801 ACRES
- DENSITY ..... 0.56 UNITS PER ACRE
- ZONING ..... C-2 GENERAL COMMERCIAL
- EXISTING LAND USE ..... VACANT
- PROPOSED LAND USE ..... PHARMACY
- UNITS OF OCCUPANCY ..... 1
- PROPOSED BUILDING COVERAGE..... 6.280 S.F. (8.0%)
- PROPOSED IMPERVIOUS COVERAGE... 33,470 S.F. (42.7%)
- PROPOSED PARKING REQUIREMENTS:

THE PARKING REQUIREMENT DESIGNATION WAS TAKEN FROM SECTION 135-343.C.(13) SINCE THE PHARMACY USE IS NOT SPECIFICALLY LISTED:

RETAIL STORES, EXCEPT THOSE SPECIFICALLY NAMED ABOVE, SHALL BE PROVIDED WITH ONE PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.

6,280 S.F. GROSS FLOOR AREA / 200 S.F. = 31 SPACES REQUIRED  
32 SPACES PROVIDED

**SITE DATA - REMAINING LANDS**

- TOTAL LOT AREA ..... 64,795.04 SQ.FT.
- NUMBER OF LOTS ..... 1
- NUMBER OF ACRES ..... 1.487 ACRES
- DENSITY ..... N/A
- ZONING ..... C-2 GENERAL COMMERCIAL
- EXISTING LAND USE ..... VACANT
- PROPOSED LAND USE ..... VACANT
- UNITS OF OCCUPANCY ..... 0
- PROPOSED BUILDING COVERAGE..... 0 S.F. (0%)
- PROPOSED IMPERVIOUS COVERAGE... 0 S.F. (0%)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	153.64'	S 16°07'20" E	153.12'
C2	120.00'	68.89'	S 07°49'39" E	67.95'
C3	10.00'	18.05'	S 60°19'22" W	15.70'
C4	25.00'	10.06'	N 18°34'30" E	9.99'
C5	175.00'	70.05'	N 04°25'08" W	69.58'

**SKETCH PLAN FOR SLOAN'S PHARMACY**

PROJECT NO.: 5139-20  
DATE: FEBRUARY 26, 2025  
DRAWN BY: BRC  
CHECKED BY: BRC  
SCALE: 1"=40'  
SCALE IN FEET: 0, 20, 40'

OWNER: DUANE L. HERNLEY  
ADDRESS: 101 SPARROW LANE, ELIZABETHTOWN, PA 17022

EQUITABLE OWNER: JACOB ZUCH LLC  
ADDRESS: ELIZABETHTOWN, PA 17022  
TELEPHONE: 717-655-6888

SOURCE OF TITLE: DEED REF: 20246790985  
LANC. CO. TAX ACT: 460-79145-0-000  
SUB PLAN: 2023-0080-J, 2024-0360-J

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWING #: CG-3008  
SHEET #: 1 OF 1

MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA



LAW OFFICES

**MORGAN, HALLGREN, CROSSWELL & KANE, P.C.**

ANTHONY P. SCHIMANECK  
JOSELE CLEARY  
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JASON M. HESS

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FAX (717) 299-6170

E-MAIL: [attorneys@mhck.com](mailto:attorneys@mhck.com)

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(1971 - 2021)

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MICHAEL P. KANE

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OF COUNSEL  
WILLIAM C. CROSSWELL  
RANDALL K. MILLER

March 1, 2025

**VIA EMAIL**

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Kimberly Kaufman, Township Manager  
March 1, 2025  
Page 2

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Josele Cleary

JC:sle  
MUNI\10221-1(7)\250226\71

cc: Justin S. Evans, AICP, Community Development Director/Zoning Officer (via email)  
Jackie Wilbern, Zoning Officer (via email)  
Benjamin S. Craddock, P.E. (via email)  
Brian R. Cooley, Landscape Architect (via email)



March 20, 2025

Kim Kaufman  
Township Manager  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Re: Sloan Pharmacy  
Sketch Plan  
Township Permit No. 25-04-SLDP  
LCEC Project No: 25-189



**LANCASTER CIVIL**  
★ ★ *engineering company* ★ ★  
*p.o. box 8972, lancaster, pa 17604-8972*  
*www.lancastercivil.com*

Dear Mr. Kaufman,

We have received a sketch plan submission from D.C. Gohn Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Submission cover letter dated February 26, 2025
- Modification request letter dated February 26, 2025
- Sketch Plan dated February 26, 2025
- Trip Generation Assessment dated February 21, 2025

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

**Zoning Ordinance**

1. The minimum lot size for retail uses with a drive-through facility shall be one acre (135-255). The Zoning Data shall be updated to include this requirement.
2. A clear sight triangle and stopping sight distances shall be shown at the proposed access point (135-299.E(2) & 119-31.D(12)).
3. The applicant shall demonstrate that the proposed nonresidential use is compliant with the arterial road access management requirements found in Section 135-326.A(2). Consideration should be given to providing a shared access drive with the remaining lands.
4. Off street loading space information shall be shown on the plans (135-346).

**Subdivision and Land Development Ordinance - Sketch plan requirements**

5. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
6. The total acreage of the existing tract shall be shown on the plans (119-31.B(6)).

7. The plan shall identify all prior plans, including all notes or restrictions affecting the current development, with a verification signed by the design professional that such list is complete and correct (119-31.B(14)).
8. The name and dimensions of the existing rights-of-way and cartway for Sparrow Lane shall be shown on the plans. The dimension of the existing cartway for South Market Street shall be shown on the plans. (119-33.C(2)(a)).
9. The dimensions of the existing access drives shall be shown on the plans (119-33.C(2)(a)).
10. A note shall be added to the plan indicating the types of sewer and water facilities to be provided (119-33.D(8)).

**Subdivision and Land Development Ordinance – Land development requirements**

11. If the above sketch plan requirements are addressed, the plan will have the right to proceed as a preliminary/final plan (119-27.B).
12. A traffic impact study is required since the development is a nonresidential development with buildings containing in excess of 1,000 square feet of usable space (119-32.C(2)). The applicant has requested a waiver of this requirement.

Waiver response: The applicant is proposing to provide a traffic generation assessment rather than provide a traffic impact study since the proposed pharmacy location is located within 0.8 miles of the existing pharmacy location.

In accordance with Section 119-32.C.6, if the applicant believes that the preparation of the traffic study is not warranted, a contribution in lieu of a traffic study may be provided. The estimated contribution shall be \$1.50 per square foot of usable building floor area. I have no objections to this waiver provided that the applicant satisfies the requirements of this section:

- a. Provide a certification of the usable building floor area.
  - b. The contribution is in addition to traffic impact fees required under Chapter 125 and all other review fees.
  - c. The applicant shall enter into an agreement with the Township setting forth the contribution in lieu of preparation of studies to be paid and the studies to be waived by the Township in a form acceptable to the Township Solicitor.
  - d. All contributions shall be paid prior to recording of the final plan.
13. The frontage along South Market Street (SR 230) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include curbing, sidewalk, trail, and cartway widening along the entire front of the street (119-52.J(3)(a) & 119-53.B(2) / 119-53.C, 119-62.B). The applicant has requested a waiver of this requirement.

Waiver response: The adjoining properties are not developed with sidewalk, curbing, widening, or pedestrian/bicycle pathway. In addition, the width of the lot along S. Market Street is approximately fifty-four feet near the existing access drive and twenty-nine feet at the Eagle Parkway/S. Market Street intersection; therefore, constructing improvements at this location would not provide a meaningful improvement for Township residents. Based on these considerations, I have no objections to a deferral of these requirements with the condition a deferral agreement be executed in a form acceptable to the Township Solicitor.



14. The cartway edge at the intersection of the proposed access drive and Eagle Parkway Drive (an arterial street) shall be rounded with a radius of 35' (119-52.K(4)).
15. Access drives shall be constructed to the standards of a street (119-52.S(3)(l)).
16. The applicant shall address the traffic engineering comments provided by Traffic Planning and Design under separate cover (119-52.S(4)(c)).
17. Evidence shall be provided that the proposed loading areas for deliveries and for trash pickup are adequate in size and can be used without blocking or interfering with internal circulation (119-52.S(6)).
18. The parking spaces adjacent to the concrete sidewalk shall include a wheel stop to prevent overhang of parked vehicles into the sidewalk, or a four foot separation shall be provided (119-53.A(3)).
19. Sidewalks shall be provided along both sides of the proposed access drives (119-53.B(1)). The applicant has requested a waiver of this requirement.

Waiver response: The Final Subdivision, Land Development, and Lot Add-On Plan for Westbrooke IV- Phase 1 recorded as Instrument #2023-0080-J shows sidewalk along the western side of Eagle Parkway of proposed Lot 1 (i.e. the subject tract). A sidewalk is proposed to provide pedestrian access between the Eagle Parkway sidewalk and the proposed pharmacy. Based on these considerations, I have no objections to a waiver of this requirement.

20. The applicant has requested a waiver to provide sidewalks for access to and within a commercial facility; however, sidewalks are proposed which provide access to the proposed retail use from the public right-of-way and within the proposed development. It is our opinion, that the proposed improvements shown on this plan meet this requirement. Therefore, a waiver of this requirement is not necessary and the modification letter shall remove the reference to this requirement (119-53.B(2)).
21. Curb ramps shall be provided at the sidewalk/crosswalks serving the middle landscaping island and the storefront (119-53.B(7)).
22. Concrete curbs shall be provided along the access drive and along the edge of any landscaped portions of a the parking facility (119-53.C(1)). The applicant has requested a waiver of this requirement.

Waiver response: Concrete curb is proposed at various locations throughout the development. The applicant indicates that the proposed curbing provides safety for pedestrian traffic in these areas. In addition, the applicant states that curbing provides a tripping hazard for elderly customers of the proposed pharmacy, so wheel stops are proposed as an alternative to curbing. Finally, the applicant indicates that stormwater runoff from the impervious areas which do not have curbing will sheet flow to the stormwater facilities; however, no proposed grading or stormwater facilities are shown on the plans. These justifications appear to have merit, but until a grading plan and stormwater management plan are provided, I am unable to fully consider all of the justifications provided in the waiver request. I do recommend that curbing be provided along the eastern side of the access drive nearest to Eagle Parkway since there is a crosswalk in that location.


### **Traffic**

23. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. Therefore, the development

shall be assessed a traffic impact fee based on the number of new P.M. peak hour trips generated by the development. The number of peak hour trips shall be provided to determine the Traffic Impact Fee in accordance with Chapter 125. The impact fee is payable at the time of building permit issuance.

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lanastercivil.com](mailto:bencraddock@lanastercivil.com) or via telephone at 717-799-8599.

Sincerely,

  
Benjamin S. Craddock  
Digitally signed by Benjamin S. Craddock  
DN: C=US,  
E=bencraddock@lanastercivil.com,  
O=Lanaster Civil Engineering Co.,  
CN=Benjamin S. Craddock  
Date: 2025.03.20 11:47:43-04'00'

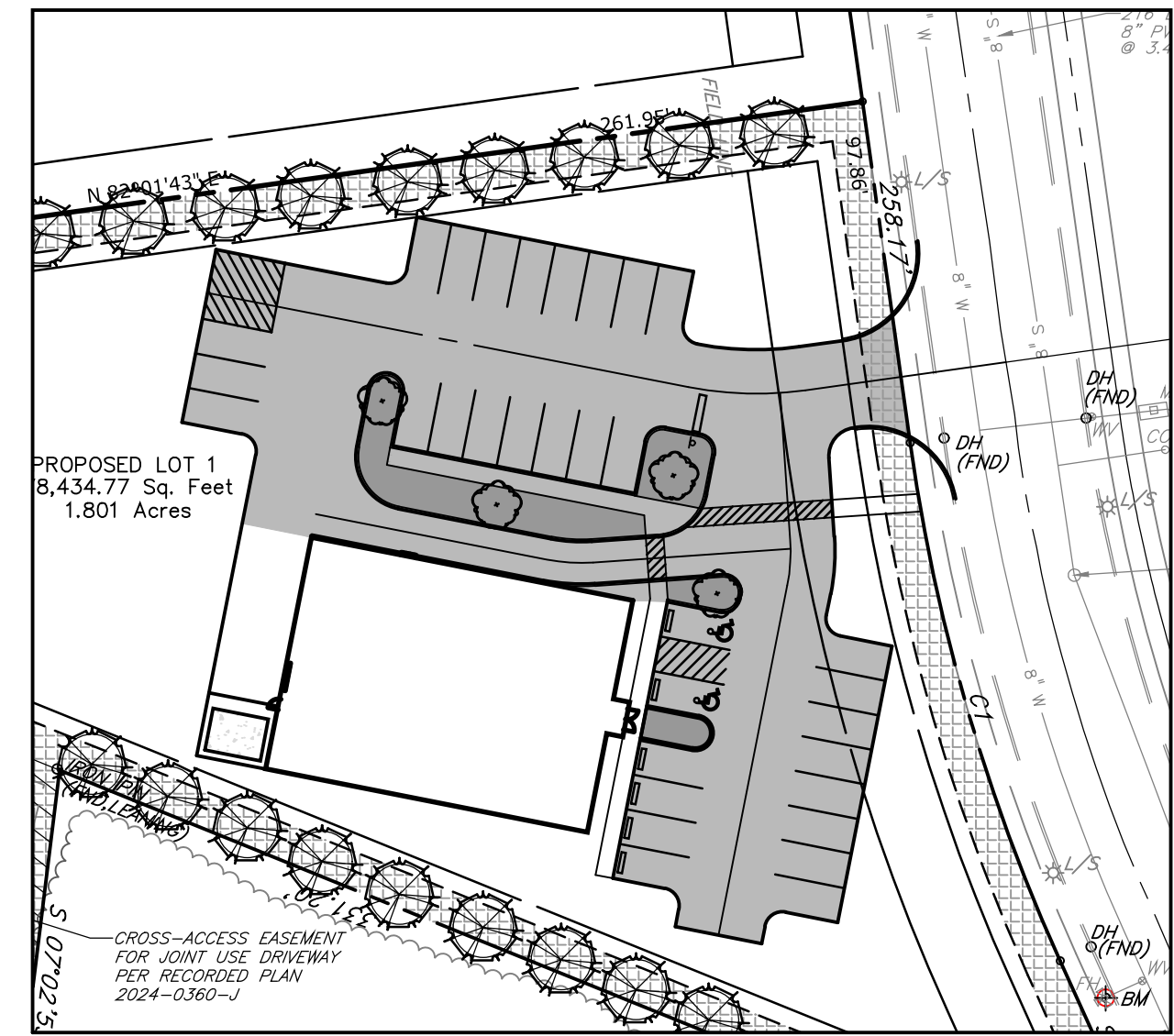
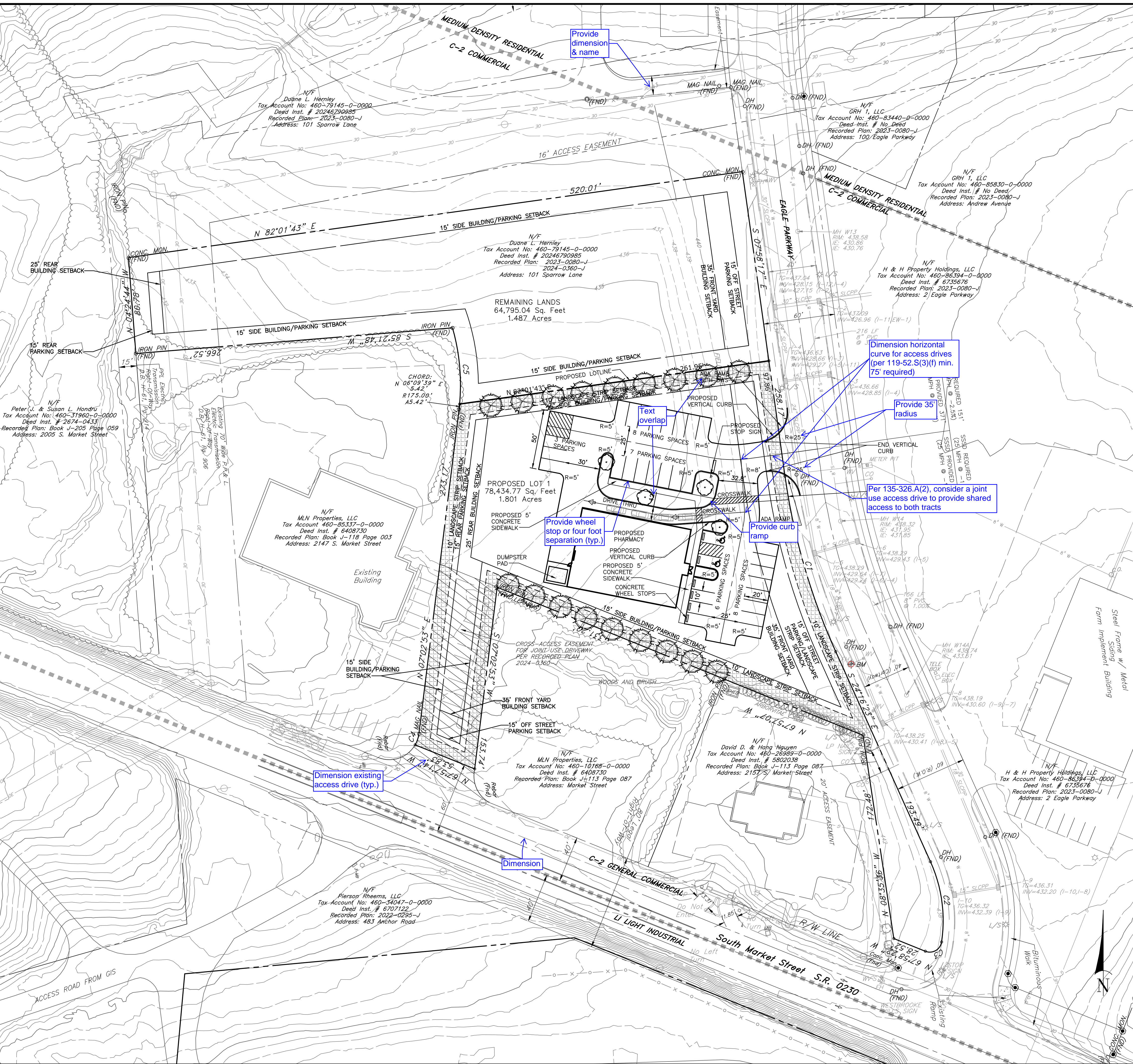
Benjamin S. Craddock, PE, President

**LANCASTER CIVIL**

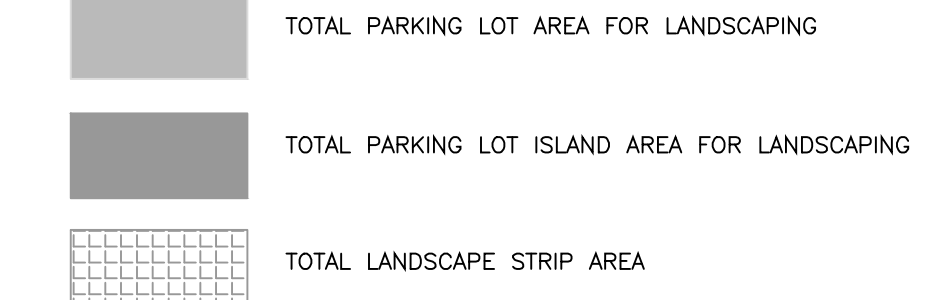
cc: Patricia Bailey, Township Secretary (via email)  
Josele Cleary, Esquire, Township Solicitor (via email)  
Todd Smeigh, PE, DC Gohn Associates, Inc. (via email)  
Brian Cooley, RLA, DC Gohn Associates, Inc. (via email)  
Christopher Lincoln, PE, Traffic Planning & Design (via email)  
Del Becker, PE, EAWA (via email)  
Steve Rettew, ERSA (via email)  
Abraham King, RETTEW (via email)  
Renee Addleman, Planner, LCPC (via email)



FILENAME: P:\3139\CADD\Sketch Plan.dwg XREFS: IMAGES: PLOTTED: February 25, 2025 @ 11:17AM



- PARKING LOT LANDSCAPING REQUIREMENTS:**
- IN PARKING AREA CONTAINING OVER 15 PARKING SPACES, 5% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEVOTED TO INTERIOR LANDSCAPING.
  - 21,100 S.F. TOTAL PARKING LOT AREA x 5% = 1,055 S.F. LANDSCAPE AREA REQUIRED
  - 1,720 S.F. LANDSCAPE AREA PROVIDED
  - AT LEAST ONE SHADE TREE SHALL BE PROVIDED FOR EACH 300 SQUARE FEET OF REQUIRED LANDSCAPE AREA.
  - 1,055 S.F. REQUIRED LANDSCAPE AREA / 300 S.F. = 4 TREES REQUIRED
  - 4 TREES PROVIDED
- LANDSCAPE STRIP REQUIREMENTS:**
- FOR EVERY 750 SQUARE FEET OF REQUIRED LANDSCAPE STRIP, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED IN THE REQUIRED LANDSCAPE STRIPS.
  - 13,815 S.F. TOTAL LANDSCAPE STRIP AREA / 750 S.F. = 18 TREES REQUIRED
  - 18 TREES PROVIDED



- REQUESTED MODIFICATIONS:**
- Section 119-32.(2) - Traffic Study
  - Section 119-52.J.(3)(a) - Improvement of Existing Streets
  - Section 119-53.B(1) and 119-53.B(2) - Sidewalks
  - Section 119-53.C(1) - Curbs
  - Section 119-62.B - Trails
- Provide zoning requirement per 135-255, where applicable (e.g. min lot size of one acre)

**ZONING DATA**

1. DISTRICT	C-2 GENERAL COMMERCIAL
2. MIN. LOT AREA	10,000 S.F.
3. MIN. LOT WIDTH	75' AT BUILDING SETBACK LINE
4. MIN. LOT DEPTH	100'
5. MIN. FRONT YARD	35' BUILDING; 15' OFF-STREET PARKING/OUTDOOR STORAGE AREAS
6. MIN. SIDE YARD	15' BUILDING, OFF-STREET PARKING/LOADING, AND STORAGE AREAS
7. MIN. REAR YARD	25' BUILDING; 15' OFF-STREET PARKING/LOADING AND STORAGE AREAS
8. MAX. BLDG. COVERAGE	50%
9. MAX. IMPER. COVERAGE	65%
10. MAX. BLDG. HEIGHT	40'

**SITE DATA - PROPOSED LOT 1**

1. TOTAL LOT AREA	78,434.77 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	1.801 ACRES
4. DENSITY	0.56 UNITS PER ACRE
5. ZONING	C-2 GENERAL COMMERCIAL
6. EXISTING LAND USE	VACANT
7. PROPOSED LAND USE	PHARMACY
8. UNITS OF OCCUPANCY	1
9. PROPOSED BUILDING COVERAGE	6,280 S.F. (8.0%)
10. PROPOSED IMPERVIOUS COVERAGE	33,470 S.F. (42.7%)
11. PROPOSED PARKING REQUIREMENTS:	
THE PARKING REQUIREMENT DESIGNATION WAS TAKEN FROM SECTION 135-343.C(13) SINCE THE PHARMACY USE IS NOT SPECIFICALLY LISTED:	
RETAIL STORES, EXCEPT THOSE SPECIFICALLY NAMED ABOVE, SHALL BE PROVIDED WITH ONE PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.	
6,280 S.F. GROSS FLOOR AREA / 200 S.F. = 31 SPACES REQUIRED	32 SPACES PROVIDED

**SITE DATA - REMAINING LANDS**

1. TOTAL LOT AREA	64,795.04 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	1.487 ACRES
4. DENSITY	N/A
5. ZONING	C-2 GENERAL COMMERCIAL
6. EXISTING LAND USE	VACANT
7. PROPOSED LAND USE	VACANT
8. UNITS OF OCCUPANCY	0
9. PROPOSED BUILDING COVERAGE	0 S.F. (0%)
10. PROPOSED IMPERVIOUS COVERAGE	0 S.F. (0%)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	153.64'	S 16°07'20" E	153.12'
C2	120.00'	68.89'	S 07°49'39" E	67.95'
C3	10.00'	18.05'	S 60°19'22" W	15.70'
C4	25.00'	10.06'	N 18°34'30" E	9.99'
C5	175.00'	70.05'	N 04°25'08" W	69.58'

OWNER:	DIANE L. HERNLEY	ADDRESS:	101 SPARROW LANE ELIZABETHTOWN, PA 17022
EQUITABLE OWNER:	JACOB ZUCH LLC	ADDRESS:	ELIZABETHTOWN, PA 17022
NAME:	JACOB ZUCH LLC	ADDRESS:	ELIZABETHTOWN, PA 17022
TELEPHONE:	717-655-6888		
SOURCE OF TITLE:	DEED REF: 20246790985		
LANC. CO. TAX ACT:	460-79145-0-0000		
SUB PLAN:	2023-0080-J, 2024-0360-J		

PROJECT NO.:	5139-20
DATE:	FEBRUARY 26, 2025
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	1"=40'

**SKETCH PLAN FOR SLOAN'S PHARMACY**

MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-3008  
SHEET #: 1 OF 1