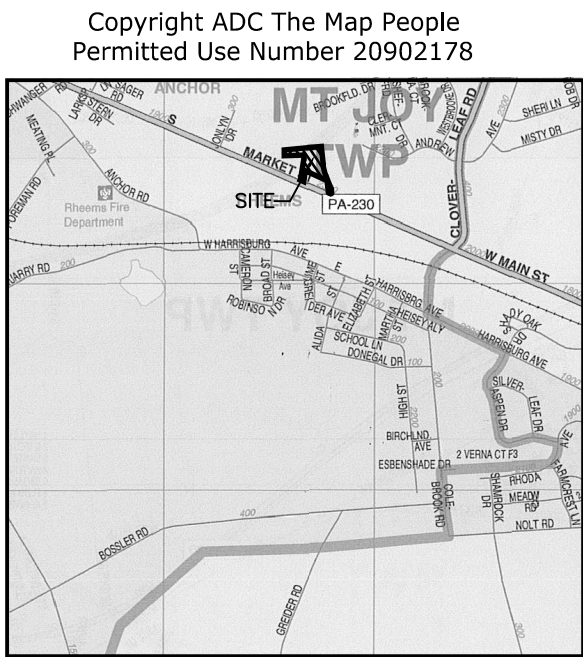
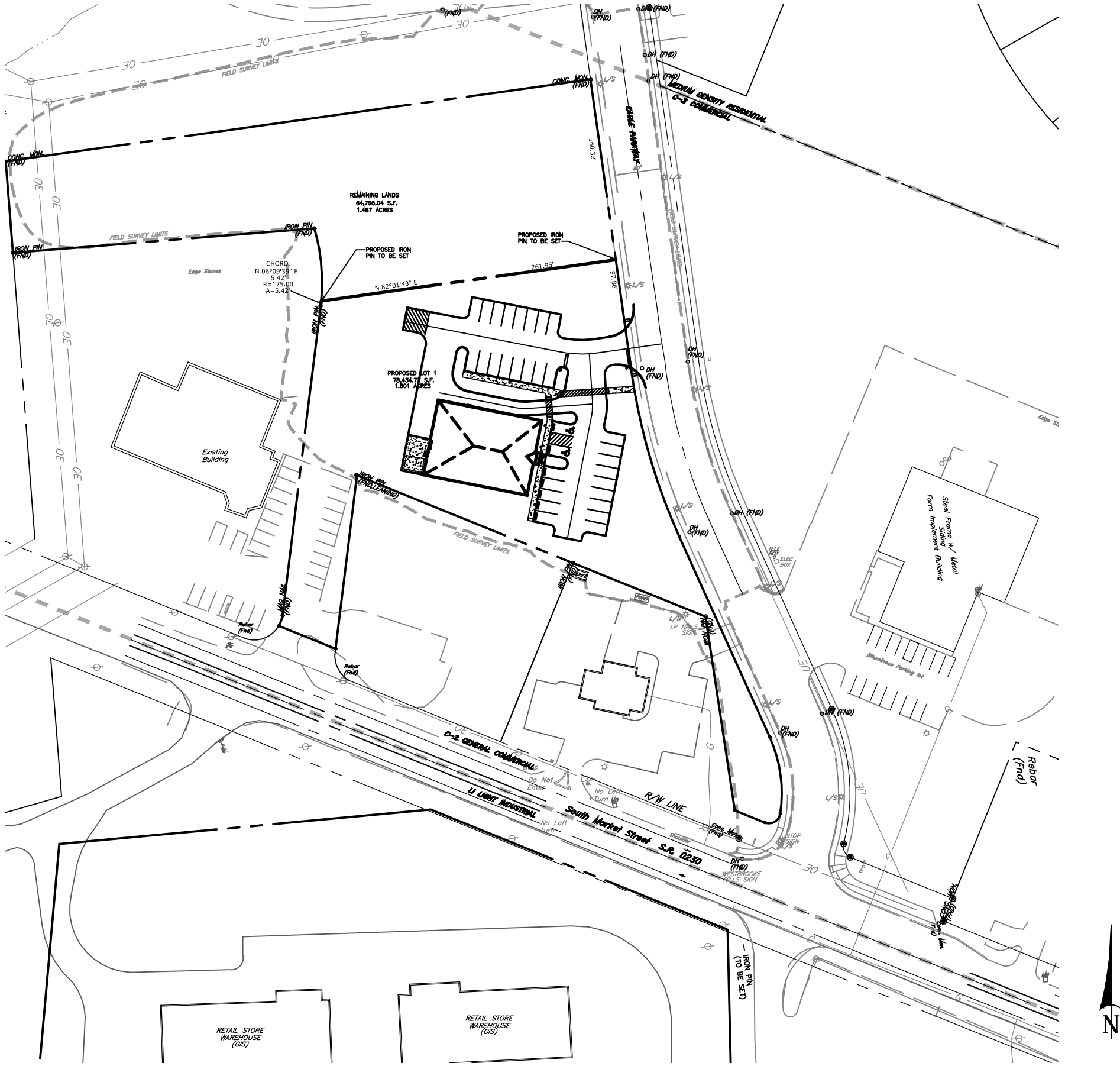


PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR SLOAN'S NORLANCO PHARMACY MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA



UTILITY LISTINGS

COMPANY: MOUNT JOY TOWNSHIP
 ADDRESS: 8853 ELIZABETHTOWN ROAD
 ELIZABETHTOWN, PA 17022
 CONTACT: KIM KAUFMAN, MANAGER
 PHONE: (717) 367-7178

COMPANY: CENTURYLINK
 CONTACT: CUSTOMER SERVICE
 HTTPS://WWW.CENTURYLINK.COM/
 PHONE: 1-800-244-1111

ELIZABETHTOWN AREA WATER AUTHORITY
 211 WEST HUMMELSTOWN ST
 ELIZABETHTOWN, PA 17022
 717-267-7448
 CONTACT: AUSTIN CALAMAN

ELIZABETHTOWN REGIONAL SEWER AUTHORITY
 235 ERSI DRIVE
 ELIZABETHTOWN, PA 17022
 717-367-5947
 CONTACT: STEVE RETTEW

COMPANY: PPL ELECTRIC UTILITIES
 ADDRESS: 651 DELP ROAD
 LANCASTER, PA 17601-3034
 CONTACT: OFFICE PERSONNEL
 EMAIL: www.pplelectric.com
 PHONE: (717) 291-3000

COMPANY: COMCAST CABLE
 ADDRESS: MIDDLETOWN, PA 17057
 CONTACT: OFFICE PERSONNEL
 EMAIL: www.comcast.com
 PHONE: 1-800-266-2278

REQUESTED MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- SECTION 119-32.C.(2)- TRAFFIC STUDY
- SECTION 119-32.C.(6) - FEE IN LIEU OF CONTRIBUTION
- SECTION 119-52.K.(4) - RADIUS AT CARTWAY EDGE
- SECTION 119-52.J.(3)(A) - IMPROVEMENT OF EXISTING STREETS
- SECTION 119-53.B.(1) - SIDEWALKS
- SECTION 119-53.C.(1) - CURBS
- SECTION 119-62.B - TRAILS

STORMWATER MANAGEMENT ORDINANCE:

- SECTION 113-32.A.2.(C) - LOADING RATIOS
- SECTION 113-32.D - DEVATERING TIME

TRAFFIC IMPACT FEE ORDINANCE:

- SECTION 125 - TRAFFIC IMPACT FEE

ZONING DATA

- DISTRICT C-2 GENERAL COMMERCIAL
- MIN. LOT AREA 1 ACRE (43,560 S.F.) RETAIL USE WITH DRIVE THRU FACILITY
- 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 COMMERCIAL
- UNITS OF OCCUPANCY 1
- PROPOSED BUILDING COVERAGE..... 6,279 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%)

TENTATIVE CONSTRUCTION SCHEDULE

BEGIN SITE WORK	FALL 2025
COMPLETE GRADING	SPRING 2026
COMMENCE BUILDING IMPROVEMENTS	SPRING 2026
COMPLETE BUILDING AND SITE IMPROVEMENTS	SPRING 2026

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF LANCASTER

ON THIS THE ____ DAY OF _____, 20____,
 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) DUANE L. HERNLEY

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

OWNER

WITNESS MY HAND AND SEAL THE
 DAY AND DATE ABOVE WRITTEN

NOTARY SIGNATURE

NOTARY SEAL

SCHEDULE OF STORMWATER MANAGEMENT-BMP INSPECTIONS:

- THE COMPLETION OF PRELIMINARY SITE PREPARATION, INCLUDING STRIPPING OF VEGETATION, STOCKPILING OF TOPSOIL, AND CONSTRUCTION OF TEMPORARY STORMWATER MANAGEMENT FACILITIES.
- THE COMPLETION OF ROUGH GRADING, BUT PRIOR TO PLACEMENT OF TOPSOIL, PERMANENT DRAINAGE OR OTHER SITE DEVELOPMENT IMPROVEMENTS AND GROUND COVERS.
- DURING THE CONSTRUCTION OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES AT SUCH TIMES AS SPECIFIED BY THE ENFORCEMENT OFFICER, THIS INCLUDES INSPECTION FOR SUBGRADE PRIOR TO STONE AND PIPE PLACEMENT AND THE INSTALLATION OF THE STONE BED.
- THE COMPLETION OF PERMANENT STORMWATER MANAGEMENT FACILITIES, INCLUDING ESTABLISHMENT OF GROUND COVERS AND PLANTINGS.
- THE COMPLETION OF ANY FINAL GRADING, VEGETATIVE CONTROL MEASURES OR OTHER SITE RESTORATION WORK DONE IN ACCORDANCE WITH THE PERMIT.
- DESCRIPTION OF MAINTENANCE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:
 - REGULAR INSPECTION OF THE SWM FACILITIES TO ASSURE PROPER IMPLEMENTATION OF BMPs MAINTENANCE AND CARE SWM BMPs SHOULD BE INSPECTED BY A QUALIFIED PERSON, WHICH MAY INCLUDE THE LANDOWNER, OR THE LANDOWNER'S DESIGNEE (INCLUDING THE MUNICIPALITY FOR DEDICATED AND OWNED FACILITIES), ACCORDING TO THE FOLLOWING MINIMUM FREQUENCIES:
 - ANNUALLY FOR THE FIRST 5 YEARS.
 - ONCE EVERY 3 YEARS THEREAFTER.
 - DURING OR IMMEDIATELY AFTER THE CESSATION OF A 10-YEAR OR GREATER STORM.

NOTES:

- THE APPLICANT MUST SCHEDULE CONSTRUCTION INSPECTIONS FOR ALL STORMWATER MANAGEMENT (SWM) FACILITIES WITH THE TOWNSHIP.
- AT THE COMPLETION OF THE PROJECT, AND AS PREREQUISITE FOR THE RELEASE OF THE FINANCIAL SECURITY, THE APPLICANT SHALL PROVIDE CERTIFICATION OF COMPLETION FROM AN ENGINEER, LANDSCAPE ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT SWM FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS AND APPROVED REVISIONS THERETO.
- UPON RECEIPT OF THE CERTIFICATE OF COMPLETION, AND PRIOR TO RELEASE OF THE REMAINING FINANCIAL SECURITY THE TOWNSHIP SHALL CONDUCT A FINAL INSPECTION TO CERTIFY COMPLIANCE WITH THE ORDINANCE.
- THE LANDOWNER SHALL KEEP ON FILE WITH THE TOWNSHIP THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON OR COMPANY RESPONSIBLE FOR MAINTENANCE ACTIVITIES. IN THE EVENT OF A CHANGE, NEW INFORMATION WILL BE SUBMITTED TO THE TOWNSHIP WITHIN TEN (10) DAYS OF THE CHANGE.
- THE INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF BOTH TEMPORARY AND PERMANENT STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FACILITIES. THE RECORDED AGREEMENTS ASSOCIATED WITH THIS PROJECT SPECIFY THE ENTITY RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE RESPECTIVE FACILITIES.
- A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO EARTH MOVING ACTIVITIES AND INCLUDE PERSONNEL FROM THE FOLLOWING:
 - MOUNT JOY TOWNSHIP
 - TOWNSHIP ENGINEER
 - THE PROPERTY OWNER
 - DC GOHN ASSOCIATES, INC
 - THE SITE CONTRACTOR
 - THE EXCAVATOR
 - PUBLIC UTILITY PROVIDERS
- ALL IMPROVEMENT REQUIRING INSPECTION SHALL BE REQUESTED/SCHEDULED THROUGH TOWNSHIP OR THE AUTHORITY/AGENCY RESPONSIBLE FOR THE RESPECTIVE IMPROVEMENT BY THE OWNER AND/OR CONTRACTOR. ALL REQUESTS FOR REQUIRED INSPECTIONS BY THE CONTRACTOR ARE TO BE DEEMED AS APPROVED REQUESTS ON BEHALF OF THE OWNER.
- THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY.

CERTIFICATE:

TO THE BEST OF MY ABILITY I HAVE REVIEWED THE RECORDS OF THE LANCASTER CO. RECORDER OF DEEDS AND RECORDS OF D. C. GOHN ASSOCIATES, INC. AND FIND THE FOLLOWING RECORDED PLANS:

FINAL SUBDIVISION, LAND DEVELOPMENT, AND LOT ADD ON PLAN FOR WESTBROOK IV--PHASE 1 RECORDED AT DOCUMENT NO. 2023-0080-J AND SUBDIVISION PLAN RECORDED AT DOCUMENT NO. 2024-0360-J.

JAMES D HILLARD, PLS

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF LANCASTER

ON THIS, THE ____ DAY OF _____, 20____,
 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

_____, BEING _____ OF _____ JACOB ZUCH LLC

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORP-- ORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORP-- ORATION FURTHER ACKNOWLEDGE, THAT ALL STREETS AND OTHER PROPERTY IDENT-- IFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE -- (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

WITNESS MY HAND AND SEAL THE
 DAY AND DATE ABOVE WRITTEN

AUTHORIZED CORPORATE SIGNATURE

NOTARY SIGNATURE

NOTARY SEAL

LIST OF DRAWINGS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

COVER SHEET	1
EXISTING CONDITIONS/DEMO PLAN	2
SUBDIVISION PLAN	3
LAYOUT PLAN	4
EASMENT PLAN	5
LANDSCAPE PLAN	6
PLAN NOTES	7
FINAL GRADING / PCSM PLAN	8
UTILITY PLAN	9
EROSION POTENTIAL ANALYSIS PLAN	10-11
SITE DETAIL	12
STORM AND SANITARY SEWER PROFILES	13
PCSM DETAILS	14-17
WATER DETAIL	18
SEWER DETAILS	19
PRE DEVELOPMENT DRAINAGE PLAN	20
POST DEVELOPMENT DRAINAGE PLAN	21
POST DEVELOPMENT SUB DRAINAGE PLAN	22

ALL PLAN SHEETS TO BE RECORDED

LIST OF DRAWINGS EROSION AND SEDIMENT CONTROL PLANS

COVER SHEET	1
EXISTING CONDITIONS PLAN	2
EROSION AND SEDIMENT CONTROL PLAN	3
EROSION AND SEDIMENT CONTROL DETAILS	4-5

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATION

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 113, STORMWATER MANAGEMENT.

PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _____ AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

* SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

GEOLOGY CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER FACILITIES ARE UNDERLAIN BY CARBONATE GEOLOGY.

SIGNATURE _____ DATE _____

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 113, STORMWATER MANAGEMENT.

SIGNATURE _____ DATE _____

CERTIFICATE OF ACCURACY -- PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

SIGNATURE _____ DATE _____

CERTIFICATE OF ACCURACY -- SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

SIGNATURE _____ DATE _____

L.C.P.C. #:

COVER SHEET

FOR
 PRELIMINARY/FINAL SUBDIVISION AND
 LAND DEVELOPMENT PLAN
 SLOAN'S NORLANCO PHARMACY

MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-3008
 SHEET #: 1 OF 22

32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph- (717) 663-5308
 www.dcgohn.com
dc gohn Associates, Inc.
 Surveyors - Engineers
 Landscape Architects



SURVEYOR'S NOTES/REPORT:

1. THE BEARINGS SHOWN HEREON, ARE RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SPCS), SOUTH ZONE (3702), NORTH AMERICAN DATUM OF 1983 (NAD 83, 2011) BASED ON NGS OPUS SOLUTION
2. THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 18 BASED ON SAID OPUS SOLUTION.
- SITE BENCHMARK : X-CUT ON A FLANGE BOLT OF A FIRE HYDRANT BONNET, HAVING AN ELEVATION OF 441.85 FEET (NAVD88) GEOID18
3. THE FIELD SURVEY WAS MADE ON THE GROUND FEBRUARY 3, 2025 UTILIZING BASE/ROVER RTK GPS AND ROBOTIC TOTAL STATION.
4. BOUNDARY OF THIS PROPERTY IS BASED UPON DEED OF RECORD 6735676 AND RECORDED PLANS 2023-0080-J AND 2024-0360-J REFERENCED AT THE LANCASTER COUNTY COURTHOUSE,
5. THE SUBJECT TRACT IS SUBJECT TO EASEMENTS SET FORTH IN PRIOR RECORDED PLANS AND DOCUMENTS.
6. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
7. UTILITY INVERTS IN EAGLE PARKWAY ARE SHOWN AS PER PLAN OF WESTBROOKE IV PHASE 1 BY RETTEW ASSOC., PARTIALLY RECORDED IN PLAN 2023-0080-J AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
8. THE AREA OUTSIDE OF THE SUBJECT BOUNDARY HAS BEEN SUPPLEMENTED WITH PLANIMETRICS FROM LANCASTER COUNTY GIS AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
9. OWNERSHIP INFORMATION AND DEED REFERENCES SHOWN HEREON WERE COMPILED FROM THE LANCASTER COUNTY RECORDER OF DEEDS WEBSITE.
10. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN. UTILITIES THAT ARE SHOWN WERE LOCATED BASED UPON VISIBLE ABOVE GROUND EVIDENCE AND MARKINGS THROUGH A PA ONE CALL, SERIAL NO. 20250272734 ON JANUARY 27, 2025.

SOILS CLASSIFICATIONS:

BuC – BUCKS SILT LOAM, 8–15% SLOPES, 'B'
 HaB – HAGERSTOWN SILT LOAM, 3–8% SLOPES, 'B'
 LoB – LANSDALE SILT LOAM, 3–8% SLOPES, 'B'
 LoD – LANSDALE SILT LOAM, 15–25% SLOPES, 'B'

THE HaB AND LoB ARE PRIME FARMLAND.
 THE BuC IS FARMLAND OF STATEWIDE IMPORTANCE.

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'

ACT 187 UNDERGROUND UTILITY PROTECTION ACT

D. C. GOHN ASSOCIATES, INC. HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, D. C. GOHN ASSOCIATES, INC. HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2). THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ON CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND D. C. GOHN ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT D. C. GOHN ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 187 OF DECEMBER 19, 1996.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION BY D. C. GOHN ASSOCIATES, INC.
 DATE: FEBRUARY 3, 2025
 ONE CALL SYSTEM SERIAL NUMBER: 20250272734-000

LEGEND:

N/F = NOW OR FORMERLY	U = UTILITY POLE
P = PROPERTY LINE	F.YD = FRONT YARD SETBACK
C = CENTER LINE	S.YD = SIDE YARD SETBACK
R.YD = REAR YARD SETBACK	
TOP OF GRADE	
INVERT	
CMP = CORRUGATED METAL PIPE	
RCP = REINFORCED CONCRETE PIPE	
SLCPR = SMOOTHED LINED CURR. PLASTIC PIPE	
AC = ACRES	
SQ.FT. = SQUARE FEET	
MAC. = MACADAM/ASPHALT	
E/P = EDGE OF PAVEMENT	
SAN. = SANITARY	
TELE. = TELEPHONE	
ELEC. = ELECTRIC	
OE = OVERHEAD ELECTRIC	
OT = OVERHEAD TELEPHONE	
O/H = OVERHEAD	
U/G = UNDER GROUND	
U/E = UNDERGROUND ELECTRIC	
PC = POINT OF CURVATURE	
PT = POINT OF TANGENCY	
BOUNDARY LINE	

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	100.00%	


L.C.P.C. #:

OWNER:	DUANE L. HERNLEY
NAME:	101 SPARROW LANE
ADDRESS:	ELIZABETHTOWN, PA 17022
EQUITABLE OWNER:	JACOB ZUCH LLC
NAME:	101 SPARROW LANE
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
REVISIONS	DATE

32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dcgohn.com

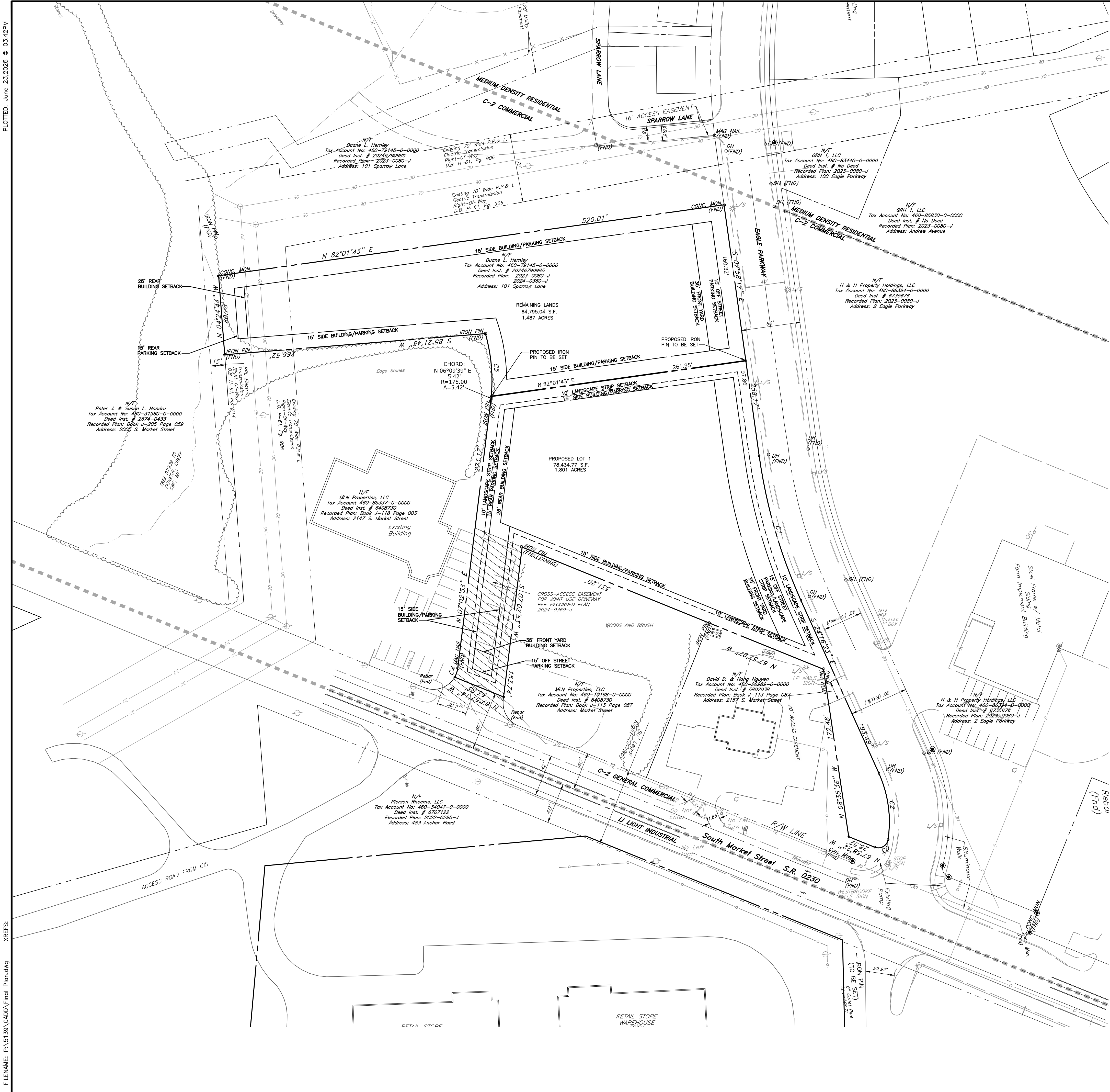
dc gohn
 Associates, Inc.

Surveyors - Engineers
 Landscape Architects

PROJECT NO.:	5139-20
DATE:	JUNE 23, 2025
PARTY CHIEF:	
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE: 1"=50'	
	
SCALE IN FEET	

EXISTING CONDITIONS AND DEMOLITION PLAN
 FOR
 PRELIMINARY/FINAL SUBDIVISION AND
 LAND DEVELOPMENT PLAN
 SLOAN'S NORLANCO PHARMACY
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-3008
 SHEET #: 2 OF 22



TOTAL EXISTING LOT AREA:	
GROSS = 143,229.81 SQ.FT. or 3.288 AC (INCLUDES ALL RIGHTS-OF-WAY)	
TOTAL RESULTANT LOT AREA:	
REMAINING LANDS GROSS = 64,795.04 SQ.FT. or 1.487 AC (INCLUDES ALL RIGHTS-OF-WAY)	
PROPOSED LOT 1 GROSS = 78,434.77 SQ.FT. or 1.801 AC (INCLUDES ALL RIGHTS-OF-WAY)	

L.C.P.C. #:

SUBDIVISION PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SLOAN'S NORLANCO PHARMACY		MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #: CG-3008		SHEET #: 3 OF 22	
OWNER: NAME: DUANE L. HERNLEY ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022		EQUITABLE OWNER NAME: JACOB ZUCH LLC ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022 TELEPHONE: 717-653-6888	
SOURCE OF TITLE: DEED REF: 20246790985 LANC. CO. TAX ACCT.: 460-79145-0-0000 SUB PLAN: 2023-0080-J, 2024-0360-J		REVIEWS DATE	

dc gohn Associates, Inc.
Surveyors - Engineers
Landscape Architects

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 653-5308
www.dcgohm.com

SITE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE NEW PHARMACY BUILDING, ACCESS DRIVES, PARKING AREAS, SIDEWALKS, STORMWATER MANAGEMENT FACILITIES, UTILITIES, AND OTHER SITE IMPROVEMENTS.
2. THE ACCESS DRIVES ARE PRIVATE.
3. THE SITE IS SERVED BY PRIVATE PUBLIC SEWER BY ERSA AND PUBLIC WATER BY EAWA.
4. THIS PLAN SHOWS THE LOCATION OF RIGHT-OF-WAYS AND CARTWAYS FOR STREETS, ACCESS DRIVES, AND SERVICE STREETS AS WELL AS VISIBLE UTILITIES AND STORM WATER MANAGEMENT FACILITIES WITHIN 200 FEET OF THE SITE WHICH WERE OBSERVED BY PERSONNEL OF D. C. GOHN ASSOCIATES, INC. AS OF THE DATE OF THIS PLAN. EXACT LOCATIONS AND ROUTING OF UNDERGROUND FACILITIES MAY VARY AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. ANY CHANGES TO THE PROPOSED UTILITY (IE. STORMWATER MANAGEMENT) DESIGN DUE TO THE VERIFICATION OF UNDERGROUND FACILITIES SHALL BE PROVIDED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
5. ALL UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. D. C. GOHN ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES LOCATED OR INACCURATELY SHOWN. THE CONTRACTOR SHALL REVIEW THE PROJECT SITE PRIOR TO INITIATING WORK, AND IN ACCORDANCE WITH ACT 287/172, PRIOR TO THE START OF CONSTRUCTION SHALL REQUEST FROM EACH USER'S OFFICE THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, BEING "INFORMATION AS TO THE POSITION AND TYPE OF USER'S LINES", BASED ON THE INFORMATION CURRENTLY IN THE USER'S POSSESSION.
6. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREAS OF ANY EASEMENTS THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT, ACCESS TO EASEMENTS INDICATED AS STORMWATER EASEMENTS APPLY TO LOCAL TOWNSHIP OFFICIALS OR THEIR DESIGNEES.
7. NO STRUCTURES, LANDSCAPING, OR GRADING MAY BE CONSTRUCTED, INSTALLED, OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF THE MOTORIST.
8. THE CONTRACTOR TO CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
9. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC., THE TOWNSHIP AND OWNER SHALL APPROVE ANY REVISIONS OR SUBSTITUTIONS.
10. AS-BUILT PLANS SHOWING ALL SITE IMPROVEMENTS, AND ANY CHANGES MADE TO APPROVED DESIGN DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
11. ANY PART OR PORTION OF A SITE IN ANY DISTRICT WHICH IS NOT USED FOR BUILDING OR OTHER STRUCTURES SHALL BE PLANTED WITH AN ALL SEASON GROUND COVER. IT SHALL BE MAINTAINED TO PROVIDE AN ATTRACTIVE APPEARANCE AND ALL NON-SURVIVING PLANTS SHALL BE REPLACED PROMPTLY.
12. SHOULD THE PLAN BE APPROVED BY THE BOARD OF SUPERVISORS, THE APPLICANT SHALL SUBMIT THREE PAPER SETS (24"x36") AS SPECIFIED BY THE RECORDER OF DEEDS TO THE TOWNSHIP. THE APPLICANT SHALL ALSO PROVIDE THE TOWNSHIP AND TOWNSHIP ENGINEER WITH DIGITAL COPIES OF THE PLANS AFTER RECEIVING ALL SHEETS OF THIS PLAN SET SHALL BE FILED WITH THE RECORDER OF DEEDS.
13. ALL FINAL PLANS MUST CONFORM WITH ALL CONDITIONS OF FINAL APPROVAL AND MUST BE ACCORDING WITH THE TIME PERIOD ESTABLISHED IN THE MUNICIPAL PLANNING CODE.
14. A SET OF STORMWATER MANAGEMENT SITE PLANS APPROVED BY THE TOWNSHIP SHALL BE ON FILE AT THE DEVELOPMENT SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY. PERIODIC INSPECTIONS MAY BE MADE BY THE TOWNSHIP OR DESIGNEE DURING CONSTRUCTION.
15. THERE IS A WETLAND REPORT PREPARED BY VORTEX ENVIRONMENTAL. THERE ARE NO WETLANDS IN THE STUDY AREA.
16. THERE IS A GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS MID-ATLANTIC LLC WHICH IS PART OF THIS PROJECT.
17. THERE IS NO EXISTING RECORDED STORMWATER MANAGEMENT AGREEMENTS AFFECTING THE SUBJECT PROPERTIES.

MUNICIPAL NOTES AND REQUIREMENTS:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIP ORDINANCES OR SPECIFICATIONS AS APPLICABLE.
2. ALL CONSTRUCTION STANDARDS AND MATERIALS NOT SPECIFIED BY LOCAL MUNICIPAL REGULATIONS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, PUBLICATION 408, LATEST EDITION AND STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LATEST EDITION, UNLESS CERTAIN LOCAL REGULATIONS APPLY.
3. MAINTENANCE OF ALL DRAINAGE FACILITIES, AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE MUNICIPALITY RESERVES THE RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE MUNICIPALITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THESE PLANS.
4. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OF ANY KIND, INCLUDING THAT CAUSED BY TREES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITIES AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITIES.
5. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PARKING AND ROADWAY AREAS.
6. UPON COMPLETION AND FINAL STABILIZATION OF ALL STORM WATER STORAGE AND CONTROL FACILITIES, AN AS-BUILT SURVEY AND SUPPORTING CALCULATIONS SHALL BE PREPARED AND SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND ACCEPTANCE.
7. UPON COMPLETION OF THE PLAN IMPROVEMENTS AND PRIOR TO THE RELEASE OF FINANCIAL SECURITY, THE APPLICANT SHALL SUBMIT AN AS-BUILT PLAN TO THE TOWNSHIP. THE AS-BUILT PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.

AS-BUILT TO BE REVIEWED BY TOWNSHIP ENGINEER.

- (1) THE AS-BUILT PLAN SHALL BE REVIEWED BY THE TOWNSHIP ENGINEER TO VERIFY THE PLAN INCLUDES ALL OF THE STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTY AND THE FACILITIES ARE SHOWN AT THE CORRECT LOCATION.
- (2) THE TOWNSHIP ENGINEER SHALL EITHER APPROVE THE AS-BUILT PLAN OR IDENTIFY CORRECTIONS REQUIRED.
- (3) IF THE TOWNSHIP ENGINEER IDENTIFIES CORRECTIONS REQUIRED TO THE AS-BUILT PLAN, THE APPLICANT SHALL SUBMIT A REVISED AS-BUILT PLAN TO THE TOWNSHIP ADDRESSING THE CORRECTIONS.

FOLLOWING APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE SWM SITE PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS. RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER.

UPON COMPLETION OF RECORDING, A DIGITAL COPY OF THE AS-BUILT PLAN, THE SWM SITE PLAN SIGNED AND SEALED WITH THE RECORDING INFORMATION AND CALCULATIONS, WAIVER REQUESTS AND OTHER DOCUMENTS SHALL BE SUBMITTED TO THE TOWNSHIP ALONG WITH ONE PAPER COPY OF THE RECORDED PLAN.

- (1) THE DIGITAL INVENTORY SHALL BE IN AN ELECTRONIC FORMAT ACCEPTABLE TO THE TOWNSHIP ENGINEER.
- (2) ALL COORDINATES AS DEPICTED ON THE PLAN SHALL BE BASED ON THE PA SOUTH ZONE STATE PLAN COORDINATE SYSTEM (NAD83 FOR HORIZONTAL AND NAVD88 FOR VERTICAL).

CONTRACTOR NOTES:

1. AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE COVERED BY IMPERVIOUS SURFACES OR LANDSCAPING SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS AS LISTED WITHIN THE SEDIMENTATION AND EROSION CONTROL PLAN FOR THIS SITE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THIS PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES WHICH ARISE BEFORE OR DURING CONSTRUCTION SHALL BE CONVEYED TO THE OFFICERS OF D. C. GOHN ASSOCIATES, INC. AND NO CONSTRUCTION SHALL COMMENCE OR CONTINUE UNTIL THE DISCREPANCY IS VERIFIED AND REMEDIED. D. C. GOHN ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S FAILURE TO PERFORM THE ABOVE.
3. THE CONTRACTOR SHALL MAINTAIN A SAFE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC DURING CONSTRUCTION WITHIN THE SITE, AND THE EXISTING ROAD RIGHT-OF-WAY WILL BE ENTERED AND LEAVING THE SITE. SIGNS, MARKINGS, AND FLAG PERSONNEL SHALL BE REQUIRED AS NECESSARY TO ACHIEVE SITE SAFETY.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWNSHIP, COUNTY, STATE, ETC., AS REQUIRED AND AS IT RELATES TO CONSTRUCTION ACTIVITY. BEING UNDERTAKEN PRIOR TO COMMENCING CONSTRUCTION ON THE PROJECT SITE OR OFF-SITE AREAS.
5. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CURB RAMPS, SIDEWALK AND DRIVEWAY APRONS TO THE LATEST ADA OR FENNDOT STANDARDS AT THE TIME OF CONSTRUCTION.

MISCELLANEOUS:

1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS PLAN MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS OF THE PREMISES HERON DESCRIBED. I.E., THE DETECTION OF SURFACE OR SUBSURFACE CONTAMINANTS AS DEFINED IN I.E.R. TITLE 25-PA CODES 71, 101, 271, 273, 275, 27, 279, 281, 283, AND 285.
2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF THE PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF D. C. GOHN ASSOCIATES, INC.
3. CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE RESULTING FROM HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING, AND SHORING.
5. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL, TELECOMMUNICATIONS, GAS, AND OTHER UTILITY PROVIDER SERVICE AS APPLICABLE.
6. D. C. GOHN ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE AREA (I.E., THE EXISTENCE OR DEPTH OF ROCK, WATER TABLE, SOIL CONDITIONS, UTILITIES, ETC.).

STORM DRAINAGE NOTES:

1. MAINTENANCE OF ALL INFILTRATION BEDS, STORMWATER BMP'S, AND STRUCTURES WITHIN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE INDIVIDUAL LOT OWNER. THE LOCAL MUNICIPAL OFFICIALS RESERVE THE PERPETUAL RIGHT TO ENTER ANY EASEMENT TO MONITOR, INSPECT, OR REPAIR FACILITIES LOCATED WITHIN. ALL COSTS INVOLVED IN MAINTENANCE BY THE LOCAL MUNICIPAL OFFICIALS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL FACILITIES MUST REMAIN AS DESIGNED AND SHOWN ON THE PLAN.
2. ALL STORM WATER MANAGEMENT FACILITIES SHALL BE KEPT FREE OF STRUCTURES, FILL, AND OTHER ENCROACHMENTS.
3. NOTHING EXCEPT EROSION CONTROL AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PLACED, PLANTED, OR PUT WITHIN THE AREA OF A STORM WATER MANAGEMENT EASEMENT. NOTHING SHALL BE LANDSCAPED, PLANTED, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
4. THE PROPERTY OWNER, SUCCESSOR, AND ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES TO ENSURE THAT THEY ARE KEPT IN GOOD WORKING ORDER IN ACCORDANCE WITH THE APPROVED O&M PLAN.
5. CONSTRUCTION OF STORM WATER MANAGEMENT AND EROSION CONTROL FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWNSHIP AND LANCASTER COUNTY CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
6. EASEMENT CONFLICTS PROHIBITED: NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPE, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH WILL LIMIT OR ALTER THE FUNCTIONS OF THE FACILITY OR EASEMENT IN ANY WAY.
7. STORM WATER MANAGEMENT FOR THE PROJECT IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP STORM WATER MANAGEMENT ORDINANCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY GRADING THE SITE TO CONFORM TO THE GENERAL DRAINAGE PATTERNS SHOWN ON THE APPROVED PLANS. GRADING TO PROVIDE SHEET FLOW OF STORM WATER TO THE DRAINAGE FACILITY SHALL BE ENCOURAGED AND GRADING WHICH PROMOTES CONCENTRATION OF RUNOFF SHALL BE AVOIDED EXCEPT AS CALLED FOR ON THE APPROVED PLANS.
9. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORM WATER MANAGEMENT FACILITIES AND/OR BMP FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORM WATER MANAGEMENT PERMIT HAS BEEN OBTAINED TO PERMIT SUCH MODIFICATION, REMOVAL, OR LANDSCAPING. OR ALTERATION OF THE PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPE, OR VEGETATION INTO A STORM WATER MANAGEMENT FACILITY, A BMP FACILITY OR WITHIN A DRAINAGE EASEMENT.
10. ANY DRAINAGE EASEMENT PROHIBITS EXCAVATION, THE PLACING OF FILL OR STRUCTURE AND ANY ALTERATION THAT MAY ADVERSELY AFFECT THE FLOW OF STORM WATER WITHIN ANY PORTION OF THE EASEMENT.
11. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORM WATER BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
12. THE TOWNSHIP IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE.
13. IF SUBSURFACE WATER IS ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION, THE SITE ENGINEER AND OWNER SHALL BE NOTIFIED AND THE INSTALLATION OF UNDER DRAINS SHOULD BE CONSIDERED FOR PAVED AREAS.
14. IF SINKHOLES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP AND DC GOHN IMMEDIATELY.
15. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES. HOWEVER, EVEN IF THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY.
16. AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE MUST BE SUBMITTED PRIOR TO FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS.
17. AN EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE FOR SLOAN'S NORLONCA PHARMACY, PREPARED BY DC GOHN ASSOCIATES IS PART OF THIS PROJECT.
18. A POST CONSTRUCTION STORMWATER MANAGEMENT REPORT AND ASSOCIATED DRAINAGE MAPS FOR SLOAN'S NORLONCA PHARMACY, PREPARED BY DC GOHN ASSOCIATES, IS PART OF THIS PROJECT.
19. WATERTIGHT JOINTS SHALL BE PROVIDED WHERE PIPE SECTIONS ARE JOINED.
20. THE BIORETENTION BASIN 1 IS DESIGNED FOR 18,534 SQUARE FEET OF IMPERVIOUS AREA AND BIORETENTION BASIN 2 IS DESIGNED FOR 8,876 SQUARE FEET OF IMPERVIOUS AREA.
21. THE TOWNSHIP SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES.

WATER DISTRIBUTION/SERVICE:

1. ALL WATER LINE CROSSINGS SHALL HAVE 18" MINIMUM VERTICAL CLEARANCE BETWEEN PIPES. ALL CROSSINGS WHICH HAVE LESS THAN 18" CLEARANCE SHALL BE CONCRETE ENCASED, A 10' SEPARATION SHALL BE MAINTAINED BETWEEN THE UTILITY LINE AND THE OUTSIDE WALL OF ALL MANHOLES AND INLETS. WHEN WATER LINE CROSSES SANITARY SEWER, ENCASE THE SANITARY SEWER. WHEN WATER LINE CROSSES STORM SEWER, ENCASE THE WATER LINE.
2. A MINIMUM OF 4' OF COVER IS REQUIRED OVER ALL WATER LINES.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND "RECORD DRAWINGS" PER WATER AUTHORITY REQUIREMENTS.
4. ALL PROPOSED WATER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ELIZABETHTOWN AREA WATER AUTHORITY CONSTRUCTION SPECIFICATIONS.
5. 95% FILL COMPACTION IS REQUIRED FOR ALL WATER DISTRIBUTION FACILITIES LOCATED IN FILL MATERIAL.
6. WATER SERVICE LATERALS SHALL BE INSTALLED A MINIMUM OF 5 FEET OUTSIDE OF RIGHT-OF-WAY LINE IF OTHER UTILITIES EXIST OR ARE TO BE PLACED ALONG THE RIGHT-OF-WAY, INSTALL WATER SERVICE LATERALS AT A MINIMUM OF 5 FEET FROM THESE UTILITIES.
7. CONTRACTOR TO CONTACT ELIZABETHTOWN AREA WATER AUTHORITY, THREE (3) DAYS PRIOR TO INSTALLING THE WATER SERVICE.
8. CORPORATION - COMPRESSION TYPE BY MUELLER
9. SERVICE CONNECTION - TYPE K COPPER
10. CURB STOP MUELLER
11. CURB BOX BY 8 & T
12. FIRE HYDRANTS - MUELLER 423A
13. GATE VALVES - AMERICAN FLOW CONTROL

SANITARY SEWER:

1. ALL SANITARY SEWER CROSSINGS SHALL HAVE 18" MINIMUM VERTICAL CLEARANCE BETWEEN PIPES. ALL CROSSINGS WITH LESS THAN 18" CLEARANCE SHALL BE CONCRETE ENCASED. 6" SEPARATION SHALL BE MAINTAINED BETWEEN UTILITIES AND THE OUTSIDE WALL OF ALL MANHOLES AND INLETS. SANITARY SEWER SHALL ALWAYS BE THE LINE ENCASED.
2. THE PLACEMENT (DEPTH) OF THE PROPOSED SANITARY SEWER FACILITIES WITHIN THIS SITE SHOULD BE DETERMINED IN ACCORDANCE WITH THE PROPOSED FLOODING PRECAUTIONS SHOULD BE TAKEN DURING CONSTRUCTION TO ENSURE THAT PROPER SANITARY SEWER SERVICE IS PROVIDED FOR EACH LOT.
3. MINIMUM OF 4" OF COVER IS REQUIRED OVER ALL SEWER LINES. THE SEWER MAIN SHALL BE CONSTRUCTED TO BE INSTALLED TO THE DEPTH SHOWN.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND "RECORD DRAWINGS" PER THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY REQUIREMENTS.
5. ALL INVERT ELEVATIONS OF ALL SEWER MANHOLES ARE SHOWN AT THE CENTER OF THE MANHOLES. THE ADJOINING SLOPE THROUGH THE MANHOLE IS TO BE PROVIDED TO EQUAL THE SLOPE NOTED ON THE ADJACENT PIPE SECTIONS.
6. PROPOSED SEWER MAINS AND LATERALS WITHIN THE STREET OR OTHER DESIGNATED RIGHT-OF-WAYS SHALL BE DEICATED TO THE STREET.
7. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH ELIZABETHTOWN REGIONAL SEWER AUTHORITY (ERSA), ALL PIPE JOINTS TO BE CONSTRUCTED ACCORDING TO ERSÄ SPECIFICATIONS.
8. 95% FILL COMPACTION IS REQUIRED FOR ALL SANITARY SEWER FACILITIES LOCATED IN FILL MATERIAL.
9. ALL SANITARY SEWER LINES SHALL BE SDR-35, UNLESS OTHERWISE NOTED AS DUCTILE IRON, EPOXY-LINED (DIE).
10. ANY AND ALL ABANDONMENT OR MODIFICATION TO THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY'S SANITARY SEWER SYSTEM MUST BE COORDINATED WITH THE AUTHORITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SANITARY SEWER FLOW DURING CONSTRUCTION.
12. WHERE THE SANITARY SEWER LINE DEPTH IS GREATER THAN 15 FT., THE SANITARY SEWER LINE SHALL BE DIEI, AS SHOWN ON THE PLANS, THE UPSTREAM AND DOWNSTREAM MANHOLES OF A DIEI LINE SHALL BE LINED WITH PVC OR SIMILAR LINE SYSTEM, AS APPROVED BY ELIZABETHTOWN REGIONAL SEWER AUTHORITY.
13. ALL MANHOLES WITHOUT WATER TIGHT FRAMES AND COVERS IN AREA OUTSIDE ROAD RIGHT-OF-WAY SHALL BE SET 6" ABOVE THE FINAL GRADE IN ACCORDANCE WITH ELIZABETHTOWN REGIONAL SEWER AUTHORITY REGULATIONS.
14. SANITARY SEWER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY AND/OR 18 INCHES VERTICALLY FROM ALL OTHER UTILITIES. WHEN THESE CLEARANCES ARE NOT FEASIBLE, CONCRETE ENCASEMENT OF THE SEWER MAIN IS REQUIRED. SANITARY SEWERS SHALL BE INSTALLED BELOW WATER FACILITIES.

ENVIRONMENTAL DUE DILIGENCE AND CLEAN FILL MATERIAL

1. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DRESSED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CURB, COMING FROM COAST GUARD REGULATION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COAST GUARD WHICH HAVE BEEN USED FOR CONSTRUCTION OF A PAVEMENT OR ASPHALT DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.]
2. INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL CHEMISTRY, ENGINEERING RECORDS, AND AUDIO VISUAL RECORDING, TESTING IS NOT AN REQUIRED PART OF DUE DILIGENCE UNDER ANY FEDERAL ACTING AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE PROPERTY HAS HAD A USE THAT COULD HAVE RELEASED A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL."
3. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTER 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.
4. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S REGULATIONS, 25 PA. CODE CHAPTER 287, AND 271 PA. CODE CHAPTER 287.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNSUBSIDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR OTHERWISE TREATED. IT IS ANTICIPATED THAT THE PROJECT SITE WILL CONTAIN BUILDING WASTE SUCH AS EXCESS BUILDING MATERIALS, CONCRETE, CARBOARD, AND OTHER MATERIALS.

SOILS LIMITATIONS AND RESOLUTIONS

1. THE RESOLUTION FOR THE ON-SITE SOILS IS TO PROVIDE THE PROPER COMPACTION IN FILL AREAS. EROSION IS SLIGHT AND WILL BE CONTROLLED BY MATING AND PERMANENT SEEDING. VEGATED SWALES WILL BE CONSTRUCTED WITH A 10% SLOPE TO THE DRAINAGE DITCHES AND STABILIZED TO PREVENT EROSION AND ENCOURAGE GERMINATION. ONCE THE SEDIMENT TRAP IS CONVERTED TO A PERMANENT STORMWATER BASIN, PLACE 6" TOPSOIL OVER DISTURBED AREAS, PERMANENTLY SEED AND STABILIZE.
2. IN ALL AREAS TO RECEIVE FILL, THE EXISTING OVER-BURDEN SHALL BE STRIPPED OF TOPSOIL, ORGANIC MATERIALS, EXISTING PAVEMENTS, AND OTHER UNSUITABLE MATERIALS. IN AREAS WHERE UNSUITABLE MATERIAL IS PRESENT, THE EXISTING MATERIAL SHALL BE REMOVED TO A MINIMUM OF 12" BELOW THE PROPOSED FINISH GRADE. THE REMAINING OVER-BURDEN SHALL BE LOOSE LISTS, NOT EXCEEDING 8 INCHES, AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY FOR THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D-1557). THE MOISTURE CONTENT OF THE MATERIAL SHALL BE AT LEAST 2% BELOW THE OPTIMUM MOISTURE CONTENT FOR THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. WHERE HAND-OPERATED EQUIPMENT IS USED, EQUIPMENT SHALL BE AT LEAST 12 INCHES DEEP. IN GREEN OR NON-STRUCTURAL FILL AREAS, THE NATIVE ON SITE SOILS SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AND WITHIN +4% OF THE OPTIMUM MOISTURE.
3. IN AREAS WHERE THE EXISTING OVER-BURDEN IS NOT PRESENT, THE EXISTING BEDROCK SHALL BE EXPOSED TO THE SURFACE OF THE EXISTING BEDROCK TEST.
3. IN AREAS WHERE WEATHERED BEDROCK IS EXPOSED OR PRESENT AT THE BOTTOM OF AN INFILTRATION AREA OR STRUCTURE, A NON-WOVEN GEOTEXTILE FABRIC (60Z/5Y, MIN.) SHALL BE PLACED ACCORDING TO THE FOLLOWING: A. IF THE WEATHERED BEDROCK IS NOT MORE THAN 12 INCHES TO THE PLACEMENT OF ANY OVERLYING AGGREGATE, COVER SOILS, OR TOPSOIL. IF SIGNIFICANT VOID SPACES OR VOID SPACES LARGER THAN 0.50 INCHES ARE PRESENT, ASHTO #57 CLEAN WASHED STONE, OR OTHER EQUIVALENTLY HIGH PERCENTAGE OF 100% CLEAN WASHED STONE, SHALL BE PLACED TO THE SURFACE OF THE BEDROCK. THE BEDROCK SHALL BE EXPOSED TO THE ENGINEER. SHALL BE PLACED AND COMPACTED ACCORDING TO THE ORDER TO THE PLACEMENT OF THE GEOTEXTILE FILTER FABRIC.
4. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, THE GROUNDWATER SHALL BE PUMPED TO THE SURFACE OF THE EXCAVATION. IF THE PUMPING BEING DISCHARGED, REFER TO THE PUMPED WATER FILTER BAG DETAIL.
5. CARE SHOULD BE TAKEN TO MINIMIZE EXCESSIVE ROCK DISTURBANCE TO THE EXTENT PRACTICAL. IF ROCK REMOVAL IS REQUIRED BELOW THE PROPOSED FINISH GRADE, THE REMOVAL SHALL BE TO THE PROPOSED FINISH GRADE. ROCK SHALL BE REMOVED TO A DEPTH OF AT LEAST TWO FEET BELOW THE FINAL DESIGN GRADES, AND THE SUBGRADE SHALL BE RESTORED WITH APPROVED STRUCTURAL FILL OR COMPACTED AGGREGATE.
6. IF BEDROCK IS ENCOUNTERED IN AN AREA WHERE THE EXISTING OVER-BURDEN IS NOT PRESENT, THE BEDROCK SHALL BE STABILIZED WITH A GEOTEXTILE FABRIC AND/OR AGGREGATE FILTER FABRIC TO BACKFILLING SO AS TO RESTRICT SOIL MIGRATION INTO THE UNDERLYING BEDROCK. PRECIPITATION MITIGATION MEASURES SHALL BE DESIGNED AND IMPLEMENTED UNDER THE OVERSIGHT AND DIRECTION OF A QUALIFIED PROFESSIONAL DURING CONSTRUCTION.

CRITICAL STAGES OF THE PCSM BMP INSTALLATION

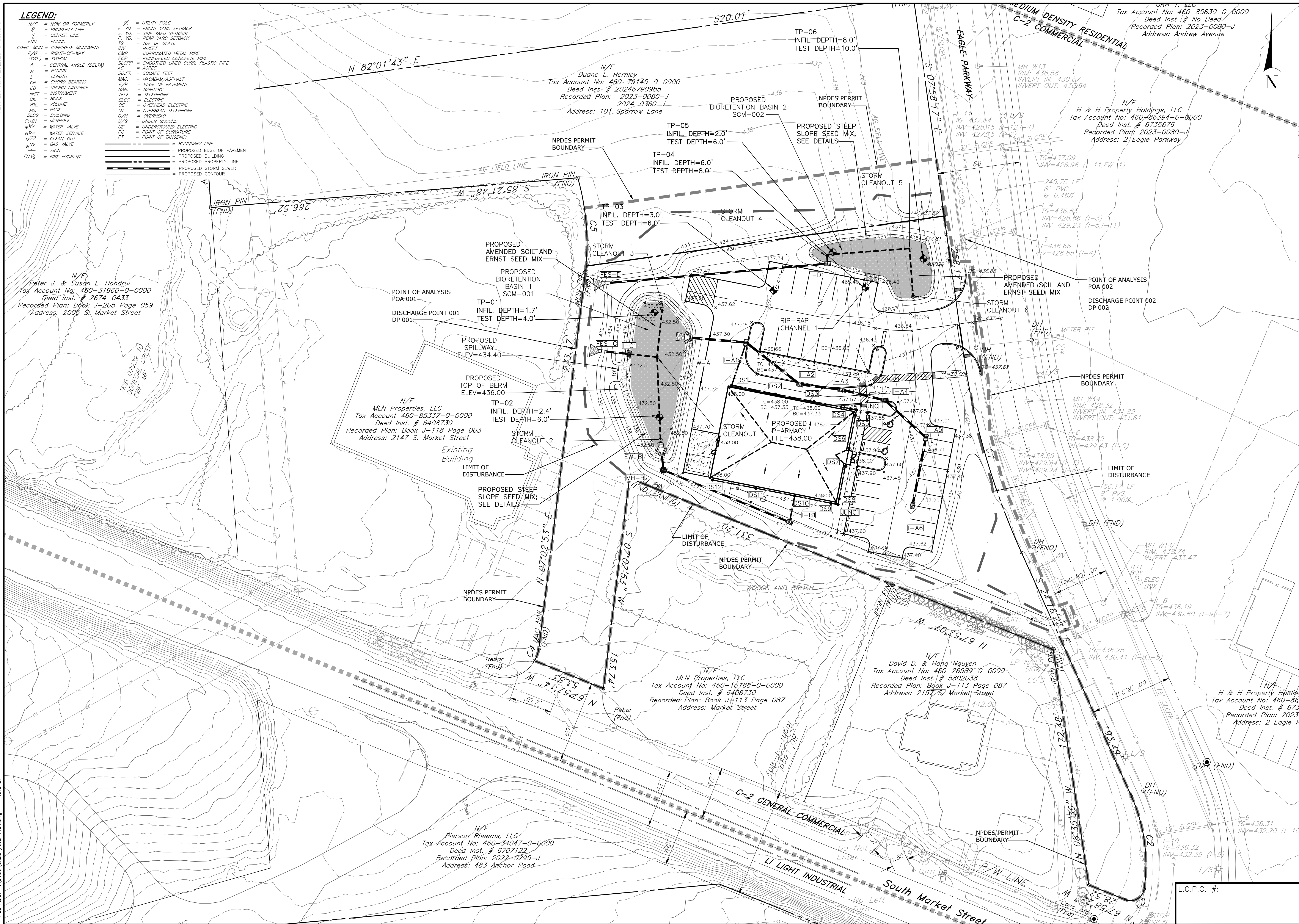
CONTRACTOR TO COORDINATE WITH DC GOHN BEFORE
CONSTRUCTION AND INSTALLATION OF THE BIORETENTION
BASIN 1 AND 2 IN ORDER TO HAVE THE DESIGN
CONSULTANT ON SITE TO OBSERVE THE INSTALLATION AND
CONSTRUCTION OF THE PROPOSED BMP'S. ALL BMP'S TO
BE INSPECTED BY A LICENSED PROFESSIONAL.

1. OBSERVE INSTALLATION OF OUTLET CONTROL STRUCTURE.
2. OBSERVE SUBGRADE OF BASIN PRIOR TO PLACEMENT OF SOIL AMENDED AREAS.
3. OBSERVE SOIL AMENDED AREA SOIL MIXTURE PRIOR TO PLACEMENT.
4. OBSERVE INSTALLATION OF SOIL AMENDED AREA.
5. REVIEW SEED MIX.

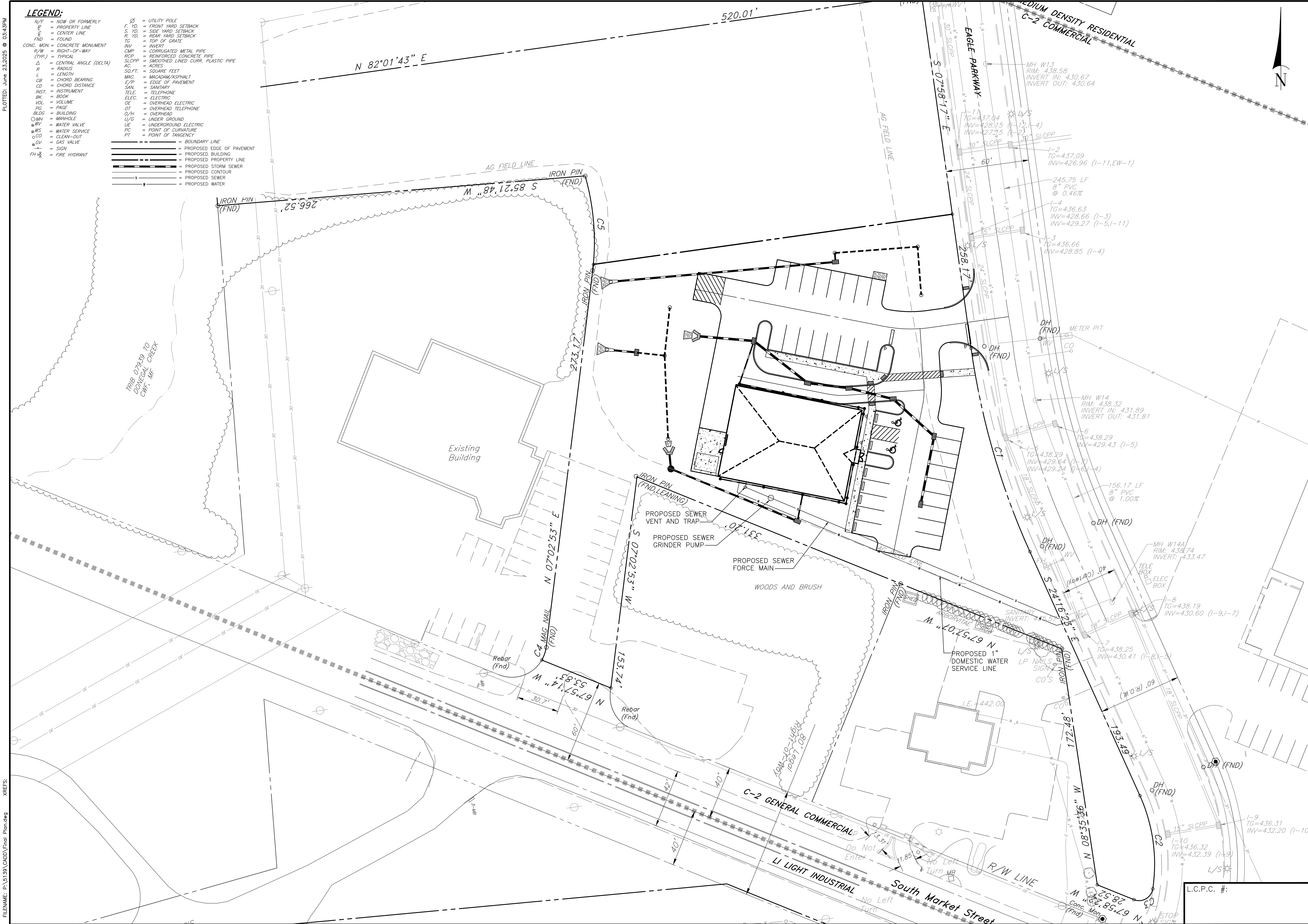
1. BIORETENTION BASIN 2:
1. OBSERVE INSTALLATION OF OUTLET CONTROL STRUCTURE.
2. OBSERVE SUBGRADE OF BASIN PRIOR TO PLACEMENT OF SOIL AMENDED AREAS.
3. OBSERVE SOIL AMENDED AREA SOIL MIXTURE PRIOR TO PLACEMENT.
4. OBSERVE INSTALLATION OF SOIL AMENDED AREA.
5. REVIEW SEED MIX.

L.C.P.C. #:

DRAWING #: CG-3008		PROJECT NO.: 5139-20		<div>PLAN NOTES</div> <div>FOR</div> <div>PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</div> <div>SLOAN'S NORLANCO PHARMACY</div> <div>MOUNT JOY TOWNSHIP</div> <div>LANCASTER COUNTY, PENNSYLVANIA</div>	
SHEET #: 7 OF 22		DATE: JUNE 23, 2025			
		PARTY CHIEF: CRG			
		DRAWN BY: BRC			
		CHECKED BY: BRC			
		SCALE: NOT TO SCALE			
<div><div>dcgohn Associates, Inc.</div></div> <div>32 Mount Joy Street Po Box 128 Mount Joy, PA 17552</div> <div>Ph- (717) 653-5308 www.dcgohn.com</div> <div>Surveyors - Engineers Landscape Architects</div>					
OWNER: NAME: DUANE L. HERMLEY ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022		EQUITABLE OWNER NAME: JACOB ZUCH LLC ADDRESS: 428 CLOVERLEAF ROAD ELIZABETHTOWN, PA 17022 TELEPHONE: 717-653-6888		SOURCE OF TITLE: DEED REF: 20246790885 LANC. CO. TAX ACCT.: 460-79145-0-0000 SUB PLAN: 2023-0080-J; 2024-0360-J	
				REVISIONS	
				DATE	



<p align="center">FINAL GRADING / PCSM PLAN</p> <p align="center">FOR</p> <p align="center">PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN</p> <p align="center">SLOAN'S NORLANCO PHARMACY</p> <p align="right">MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA</p>						<p>DRAWING #: CG-3008</p> <p>SHEET #: 8 OF 22</p>	
<p>PROJECT NO.: 5139-20</p> <p>DATE: JUNE 23, 2025</p> <p>PARTY CHIEF:</p> <p>DRAWN BY: BRC</p> <p>CHECKED BY: BRC</p> <p>SCALE: 1"=30'</p> <div style="text-align: center;"> 30 0 15 30 <i>SCALE IN FEET</i> </div>							
<div style="text-align: center;"> Associates, Inc. </div> <p>32 Mount Joy Street Po Box 128 Mount Joy, PA 17552</p> <p>Ph: (717) 653-5308 www.dcgohm.com</p>							
<div style="float: right; width: 150px;"> <p>Surveyors - Engineers Landscape Architects</p> </div>							
<div style="float: left; width: 150px;"> <p>OWNER:</p> <p>NAME: DUANE L. HERNLEY</p> <p>ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022</p> </div> <div style="clear: both;"></div>							
<p>EQUITABLE OWNER:</p> <p>NAME: JACOB ZUCH LLC</p> <p>ADDRESS: 428 CLOVERLEAF ROAD ELIZABETHTOWN, PA 17022</p> <p>TELEPHONE: 717-653-6888</p>							
<p>SOURCE OF TITLE: DEED REF: 2024E790985</p> <p>LANC. CO. TAX ACCT.: 460-79145-0-0000</p> <p>SUB PLAN: 2023-0060-J, 2024-0360-J</p>						<p>REVISIONS</p> <p>DATE</p>	



NO.	REVISIONS	DATE

OWNER:	DIANE L. KERNLEY
NAME:	101 SPARROW LANE
ADDRESS:	ELIZABETHTOWN, PA 17022
EQUITABLE OWNER:	JACOB ZUCH LLC
NAME:	101 SPARROW LANE
ADDRESS:	ELIZABETHTOWN, PA 17022
TELEPHONE:	717-655-6888
SOURCE OF TITLE:	DEED REF: 20246700985
LANC. CO. TAX ACT:	460-79145-0-0000
SUB PLAN:	2023-0080-J, 2024-0360-J

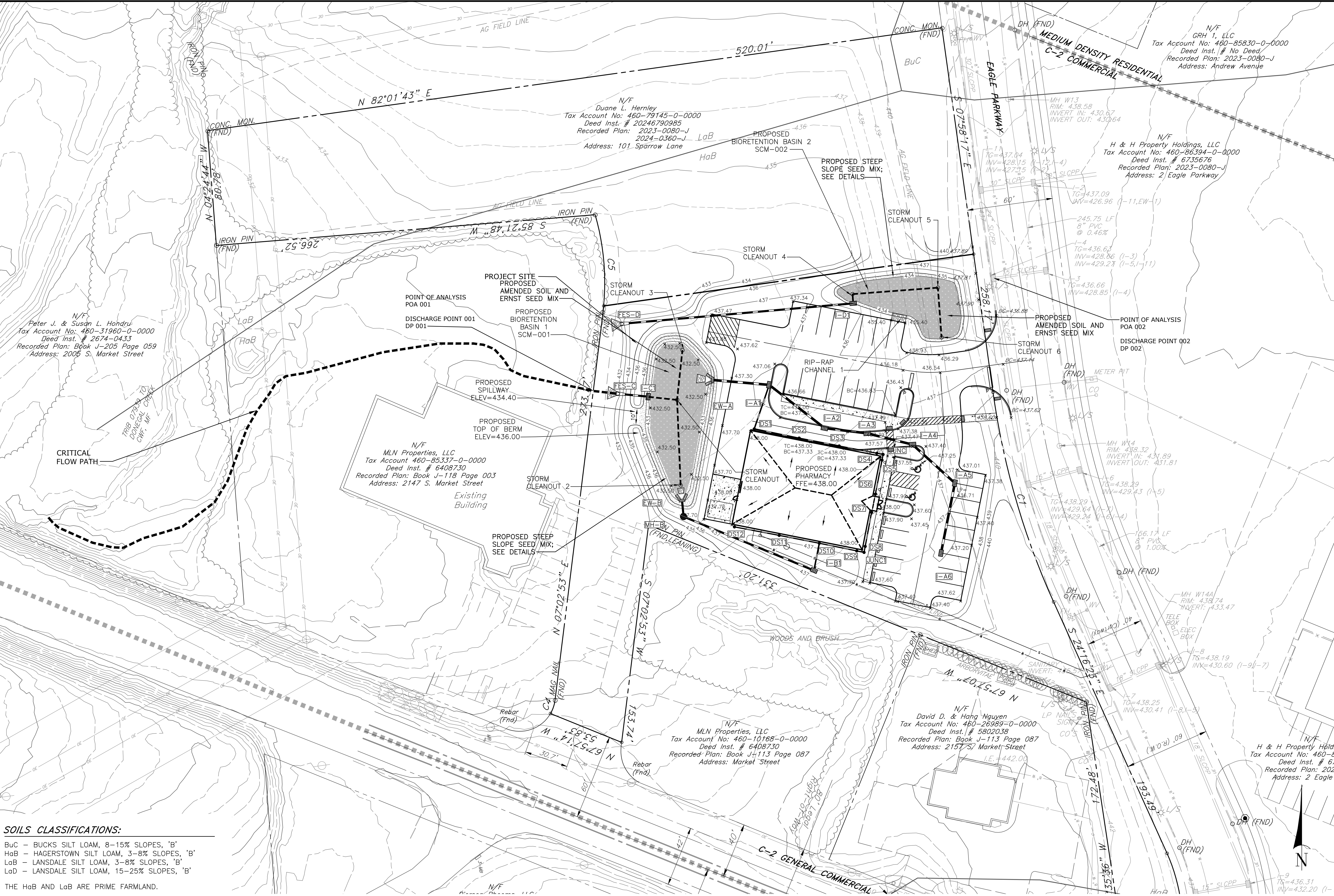
32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dcgohm.com

dcgohm Associates, Inc.
 Surveyors - Engineers
 Landscape Architects

PROJECT NO.: 5139-20
DATE: JUNE 23, 2025
PARTY CHIEF: BRC
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=30'
30 0 15 30 SCALE IN FEET

UTILITY PLAN
 FOR
 PRELIMINARY/FINAL SUBDIVISION AND
 LAND DEVELOPMENT PLAN
 SLOAN'S NORLANCO PHARMACY
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-3008
 SHEET #: 9 OF 22



SOILS CLASSIFICATIONS:

BuC - BUCKS SILT LOAM, 8-15% SLOPES, 'B'
HaB - HAGERSTOWN SILT LOAM, 3-8% SLOPES, 'B'
LaB - LANSDALE SILT LOAM, 3-8% SLOPES, 'B'
LoD - LANSDALE SILT LOAM, 15-25% SLOPES, 'B'

THE HaB AND LaB ARE PRIME FARMLAND.

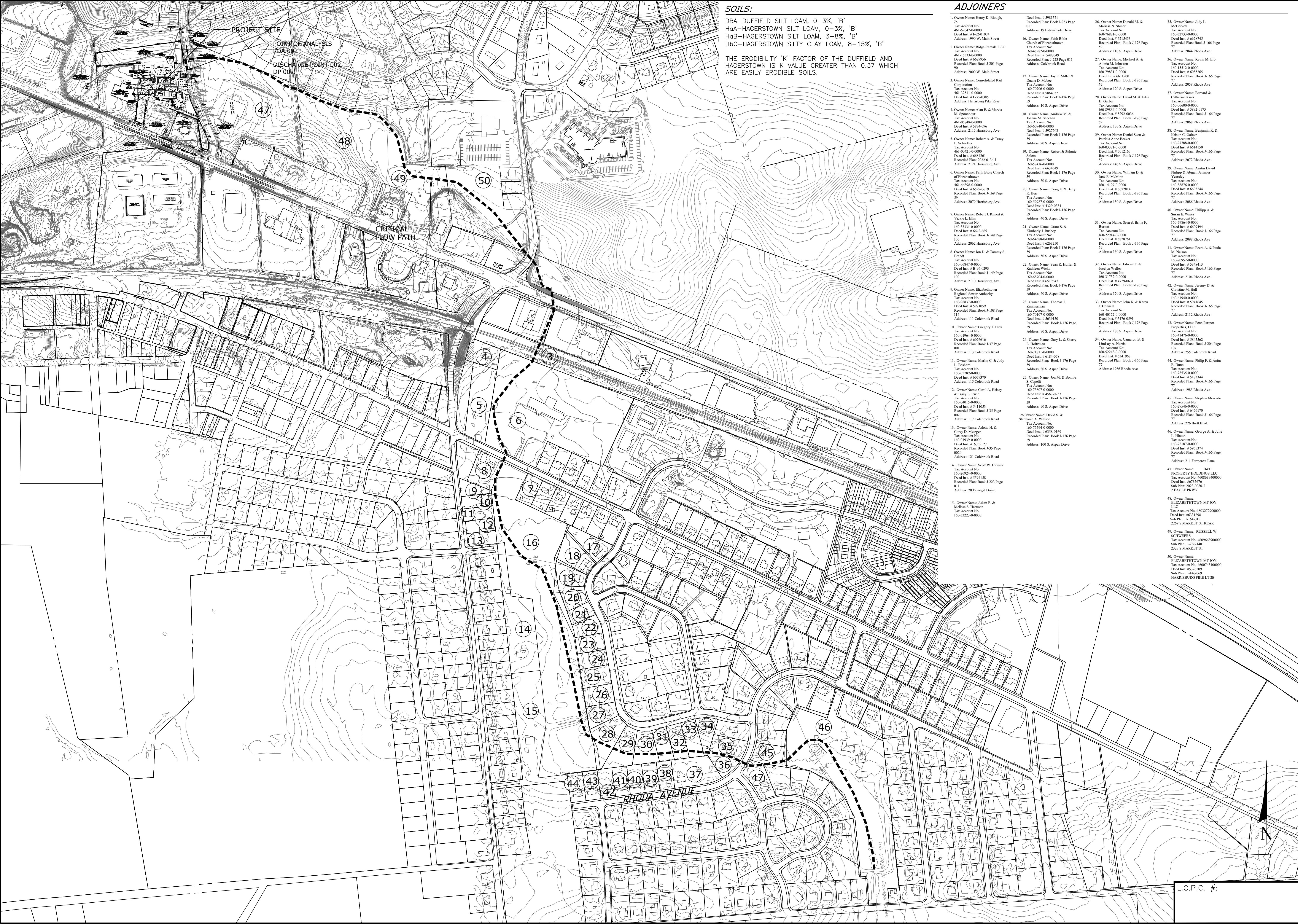
THE BuC IS FARMLAND OF STATEWIDE IMPORTANCE.

THE ERODIBILITY 'K' FACTOR OF THE HAGERSTOWN IS K VALUE GREATER THAN 0.37 WHICH ARE EASILY ERODIBLE SOILS.

L.C.P.C. #:

PROJECT NO.: 5139-20 DATE: JUNE 23, 2025 PARTY CHIEF: DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=30'		OWNER: NAME: DUANE L. HERNLEY ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022 EQUITABLE OWNER: NAME: JACOB ZUCH LLC ADDRESS: 2 EAGLE PARKWAY 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		REVISIONS DATE	
EROSION POTENTIAL ANALYSIS PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SLOAN'S NORLANCO PHARMACY MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA					
DRAWING #: CG-3008 SHEET #: 10 OF 22					

dc gohn Associates, Inc.
Surveyors - Engineers
Landscape Architects
32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 663-5308
www.dcgohm.com



SOILS:

DBA-DUFFIELD SILT LOAM, 0-3%, 'B'
HGA-HAGERSTOWN SILT LOAM, 0-3%, 'B'
HGB-HAGERSTOWN SILT LOAM, 3-8%, 'B'
HBC-HAGERSTOWN SILTY CLAY LOAM, 8-15%, 'B'

THE ERODIBILITY 'K' FACTOR OF THE DUFFIELD AND HAGERSTOWN IS K VALUE GREATER THAN 0.37 WHICH ARE EASILY ERODIBLE SOILS.

ADJOINERS

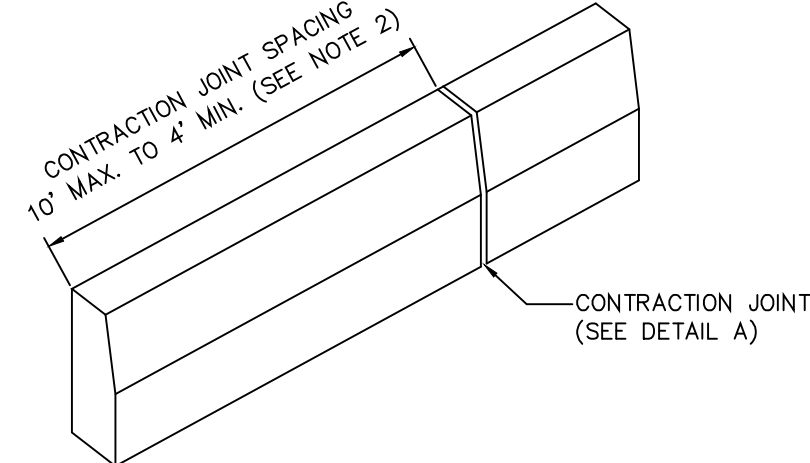
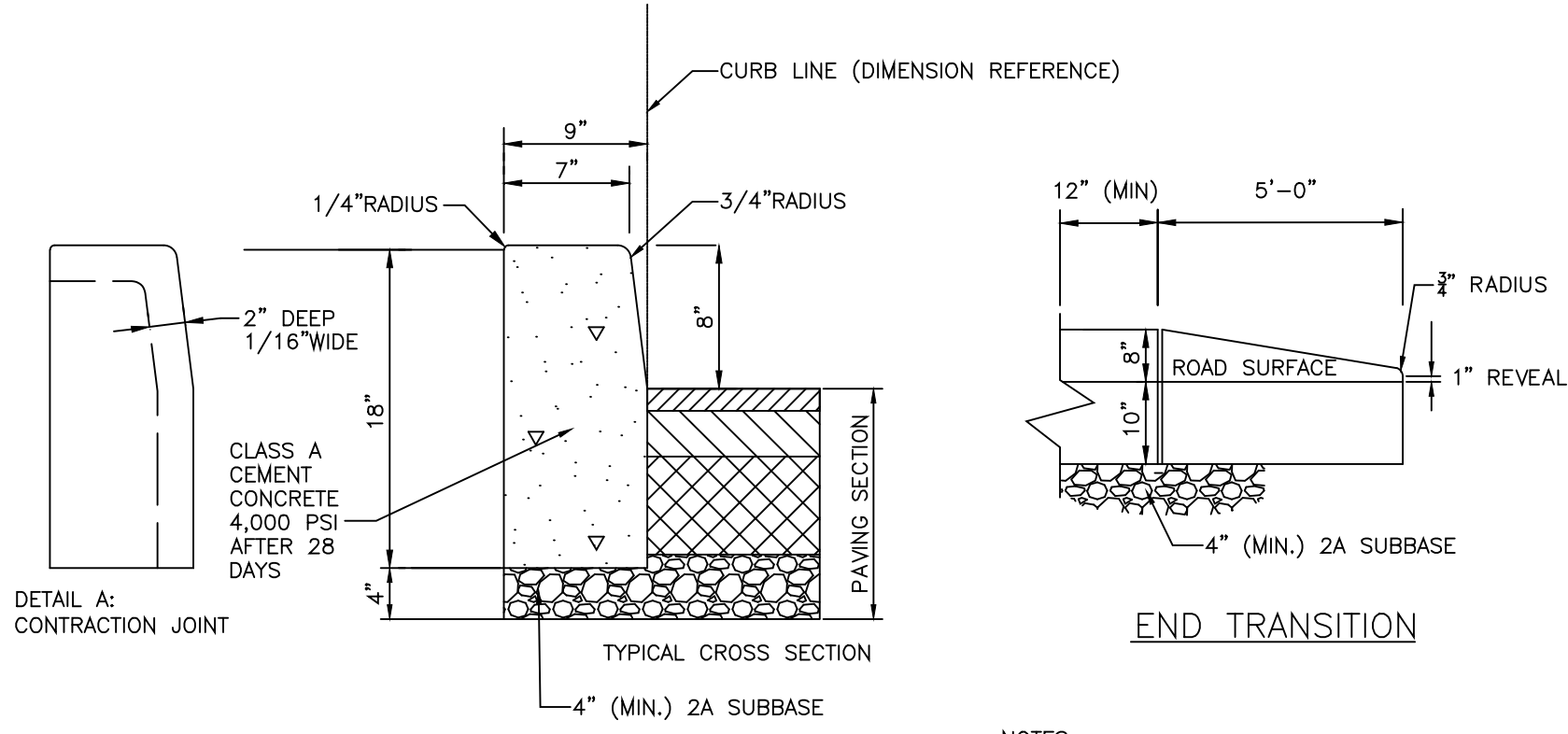
- Owner Name: Henry K. Blough, Jr.
Tax Account No: 401-6267-0-0000
Deed Inst. # 1-63-01074
Address: 1990 W. Main Street
- Owner Name: Ridge Remuda, LLC
Tax Account No: 401-1531-0-0000
Deed Inst. # 6-029056
Recorded Plan: Book J-201 Page 90
Address: 2000 W. Main Street
- Owner Name: Consolidated Rail Corporation
Tax Account No: 401-3331-0-0000
Deed Inst. # 1-75-0385
Address: Harrisburg Pike Rear
- Owner Name: Alan F. & Marcia M. Sprouh
Tax Account No: 401-05846-0-0000
Deed Inst. # 5384496
Address: 2115 Harrisburg Ave.
- Owner Name: Robert A. & Tracy L. Schaeffer
Tax Account No: 401-00421-0-0000
Deed Inst. # 6-084201
Recorded Plan: 2022-0134-J
Address: 2121 Harrisburg Ave.
- Owner Name: Faith Bible Church of Elizabethtown
Tax Account No: 401-60076-0-0000
Deed Inst. # 6594619
Recorded Plan: Book J-169 Page 59
Address: 2079 Harrisburg Ave.
- Owner Name: Robert J. Rimer & Vickie L. Ellis
Tax Account No: 100-3331-0-0000
Deed Inst. # 6-042-645
Recorded Plan: Book J-149 Page 100
Address: 2062 Harrisburg Ave.
- Owner Name: Jon D. & Tammy S. Brubh
Tax Account No: 100-06817-0-0000
Deed Inst. # 9-96-293
Recorded Plan: Book J-149 Page 100
Address: 2110 Harrisburg Ave.
- Owner Name: Elizabethtown Regional Sewer Authority
Tax Account No: 100-08517-0-0000
Deed Inst. # 5971059
Recorded Plan: Book J-108 Page 114
Address: 111 Calbrook Road
- Owner Name: Gregory J. Flick
Tax Account No: 100-01964-0-0000
Deed Inst. # 6-020616
Recorded Plan: Book J-37 Page 001
Address: 113 Calbrook Road
- Owner Name: Marlin C. & Judy L. Baule
Tax Account No: 100-02700-0-0000
Deed Inst. # 6-079370
Address: 115 Calbrook Road
- Owner Name: Carol A. Heisey & Tracy L. Davis
Tax Account No: 100-04001-0-0000
Deed Inst. # 5411053
Recorded Plan: Book J-35 Page 0020
Address: 117 Calbrook Road
- Owner Name: Adena H. & Corey D. Metzger
Tax Account No: 100-08709-0-0000
Deed Inst. # 6-055127
Recorded Plan: Book J-35 Page 0020
Address: 121 Calbrook Road
- Owner Name: Scott W. Chesser
Tax Account No: 100-29258-0-0000
Deed Inst. # 5594158
Recorded Plan: Book J-223 Page 011
Address: 20 Denegal Drive
- Owner Name: Adam E. & Melissa S. Harman
Tax Account No: 100-33223-0-0000
- Owner Name: Henry K. Blough, Jr.
Tax Account No: 401-6267-0-0000
Deed Inst. # 1-63-01074
Address: 1990 W. Main Street
- Owner Name: Faith Bible Church of Elizabethtown
Tax Account No: 401-60076-0-0000
Deed Inst. # 6-029056
Recorded Plan: Book J-201 Page 90
Address: 2000 W. Main Street
- Owner Name: Roy E. Miller & Duane D. Mabey
Tax Account No: 401-3331-0-0000
Deed Inst. # 1-75-0385
Address: 10 S. Aspen Drive
- Owner Name: Andrew M. & Joanna M. Sheehan
Tax Account No: 100-69040-0-0000
Deed Inst. # 5927935
Recorded Plan: Book J-176 Page 59
Address: 20 S. Aspen Drive
- Owner Name: Robert & Solomei Solem
Tax Account No: 100-57416-0-0000
Deed Inst. # 6-054549
Recorded Plan: Book J-176 Page 59
Address: 30 S. Aspen Drive
- Owner Name: Craig E. & Betty E. Hart
Tax Account No: 100-5987-0-0000
Deed Inst. # 4359-0334
Recorded Plan: Book J-176 Page 59
Address: 40 S. Aspen Drive
- Owner Name: Grant S. & Kimberly J. Bueley
Tax Account No: 100-64508-0-0000
Deed Inst. # 6263250
Recorded Plan: Book J-176 Page 59
Address: 50 S. Aspen Drive
- Owner Name: Sean R. Hoffer & Kathleen Wicks
Tax Account No: 100-17324-0-0000
Deed Inst. # 4729-0631
Recorded Plan: Book J-176 Page 59
Address: 60 S. Aspen Drive
- Owner Name: Thomas J. Zimmerman
Tax Account No: 100-70107-0-0000
Deed Inst. # 5-959-50
Recorded Plan: Book J-176 Page 59
Address: 70 S. Aspen Drive
- Owner Name: Gary L. & Sherry L. Holzman
Tax Account No: 100-52243-0-0000
Deed Inst. # 6-034-078
Recorded Plan: Book J-176 Page 59
Address: 80 S. Aspen Drive
- Owner Name: Jon M. & Bonnie S. Capelli
Tax Account No: 100-73607-0-0000
Deed Inst. # 6-052-0233
Recorded Plan: Book J-176 Page 59
Address: 90 S. Aspen Drive
- Owner Name: David S. & Stephanie A. Wilson
Tax Account No: 100-75594-0-0000
Deed Inst. # 6358-0169
Recorded Plan: Book J-176 Page 59
Address: 100 S. Aspen Drive
- Owner Name: Donald M. & Marissa N. Shiner
Tax Account No: 100-76881-0-0000
Deed Inst. # 6-0215453
Recorded Plan: Book J-176 Page 59
Address: 110 S. Aspen Drive
- Owner Name: Michael A. & Adena M. Johnson
Tax Account No: 100-79831-0-0000
Deed Inst. # 6-017000
Recorded Plan: Book J-176 Page 59
Address: 120 S. Aspen Drive
- Owner Name: David M. & Edna H. Garber
Tax Account No: 100-89644-0-0000
Deed Inst. # 4292-0026
Recorded Plan: Book J-176 Page 59
Address: 130 S. Aspen Drive
- Owner Name: Daniel Scott & Patricia Anne Becker
Tax Account No: 100-01371-0-0000
Deed Inst. # 5-012167
Recorded Plan: Book J-176 Page 59
Address: 140 S. Aspen Drive
- Owner Name: William D. & Jim E. McMillin
Tax Account No: 100-41074-0-0000
Deed Inst. # 5-072814
Recorded Plan: Book J-176 Page 59
Address: 150 S. Aspen Drive
- Owner Name: Sean & Britta F. Burton
Tax Account No: 100-22914-0-0000
Deed Inst. # 5-028761
Recorded Plan: Book J-176 Page 59
Address: 160 S. Aspen Drive
- Owner Name: Edward E. & Jacelyn Weller
Tax Account No: 100-17324-0-0000
Deed Inst. # 4729-0631
Recorded Plan: Book J-176 Page 59
Address: 170 S. Aspen Drive
- Owner Name: John R. & Karen O'Connell
Tax Account No: 100-40172-0-0000
Deed Inst. # 5-176-0791
Recorded Plan: Book J-176 Page 59
Address: 180 S. Aspen Drive
- Owner Name: Carmon B. & Lindsay A. Norris
Tax Account No: 100-52243-0-0000
Deed Inst. # 6-034-078
Recorded Plan: Book J-166 Page 77
Address: 1986 Rhoda Ave
- Owner Name: Stephen Mercado
Tax Account No: 100-27546-0-0000
Deed Inst. # 6-045-070
Recorded Plan: Book J-166 Page 77
Address: 226 Brett Blvd.
- Owner Name: Penny Partner Properties, LLC
Tax Account No: 100-41476-0-0000
Deed Inst. # 9-845-562
Recorded Plan: Book J-204 Page 107
Address: 255 Calbrook Road
- Owner Name: Philip F. & Anita B. Dunn
Tax Account No: 100-78555-0-0000
Deed Inst. # 5183344
Recorded Plan: Book J-166 Page 77
Address: 1985 Rhoda Ave
- Owner Name: Jeremy D. & Christine M. Hall
Tax Account No: 100-01940-0-0000
Deed Inst. # 9-041-645
Recorded Plan: Book J-166 Page 77
Address: 2112 Rhoda Ave
- Owner Name: H&I PROPERTY HOLDINGS LLC
Tax Account No: 460327290000
Deed Inst. # 6331298
Sub Plan: J-164-015
2269 S MARKET ST REAR
- Owner Name: RUSSELL W SCHWEESE
Tax Account No: 460966300000
Sub Plan: J-236-140
2327 S MARKET ST
- Owner Name: ELIZABETHTOWN MT JOY LLC
Tax Account No: 460679310000
Deed Inst. # 5326509
Sub Plan: J-1-16-009
HARRISBURG PIKE LT 2B
- Owner Name: Judy L. McGarvey
Tax Account No: 100-37373-0-0000
Deed Inst. # 6-028754
Recorded Plan: Book J-166 Page 77
Address: 2044 Rhoda Ave
- Owner Name: Kevin M. Erb
Tax Account No: 100-55121-0-0000
Deed Inst. # 6-085265
Recorded Plan: Book J-166 Page 77
Address: 2058 Rhoda Ave
- Owner Name: Bernad & Catherine Kiser
Tax Account No: 100-60604-0-0000
Deed Inst. # 5-052-0175
Recorded Plan: Book J-166 Page 77
Address: 2068 Rhoda Ave
- Owner Name: Benjamin R. & Kristin C. Gaiser
Tax Account No: 100-97788-0-0000
Deed Inst. # 6-014-150
Recorded Plan: Book J-166 Page 77
Address: 2072 Rhoda Ave
- Owner Name: Austin David Philipp & Abigail Jennifer Yonney
Tax Account No: 100-50076-0-0000
Deed Inst. # 6-060344
Recorded Plan: Book J-166 Page 77
Address: 2086 Rhoda Ave
- Owner Name: Philip A. & Susan E. Winney
Tax Account No: 100-70864-0-0000
Deed Inst. # 6-060494
Recorded Plan: Book J-166 Page 77
Address: 2088 Rhoda Ave
- Owner Name: Brent A. & Paula M. Nelson
Tax Account No: 100-70952-0-0000
Deed Inst. # 5-034-0113
Recorded Plan: Book J-166 Page 77
Address: 2104 Rhoda Ave
- Owner Name: Jeremy D. & Christine M. Hall
Tax Account No: 100-01940-0-0000
Deed Inst. # 9-041-645
Recorded Plan: Book J-166 Page 77
Address: 2112 Rhoda Ave
- Owner Name: Penny Partner Properties, LLC
Tax Account No: 100-41476-0-0000
Deed Inst. # 9-845-562
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Address: 255 Calbrook Road
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Tax Account No: 100-78555-0-0000
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Tax Account No: 100-27546-0-0000
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Deed Inst. # 5326509
Sub Plan: J-1-16-009
HARRISBURG PIKE LT 2B

L.C.P.C. #:

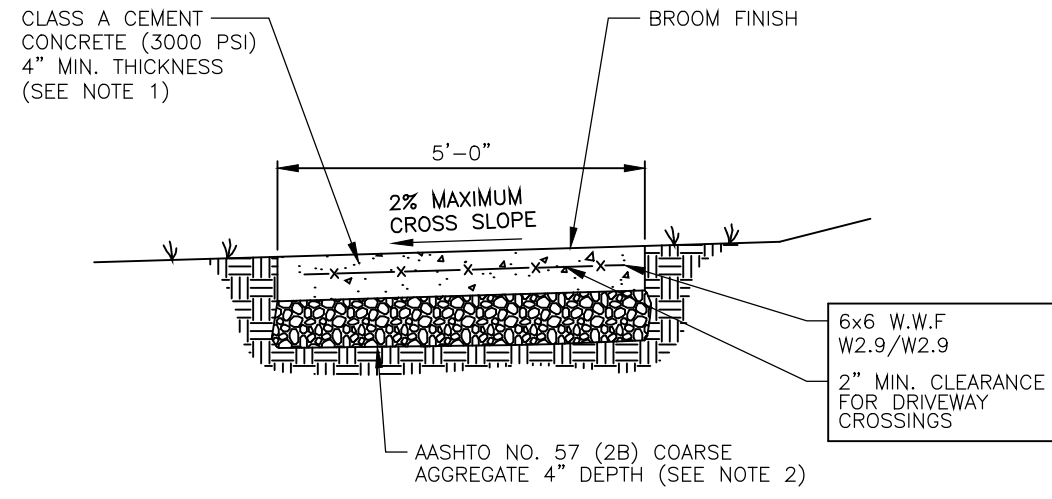
OWNER: NAME: DUANE L. HEENEY ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022		EQUITABLE OWNER NAME: JACOB ZUCH LLC ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022 TELEPHONE: 717-655-6888		SOURCE OF TITLE: DEED REF: 20246500985 LANC. CO. TAX ACCT.: 460-79145-0-0000 SUB PLAN: 2023-0080-J, 2024-0360-J		REVISIONS		DATE	
PROJECT NO.: 5139-20 DATE: JUNE 23, 2025		PARTY CHIEF: DRAWN BY: BRC CHECKED BY: BRC		SCALE: 1"=250'		250 0 125 250 SCALE IN FEET		EROSION POTENTIAL ANALYSIS PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SLOAN'S NORLANCO PHARMACY MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #: CG-3008		SHEET #: 11 OF 22							

PLOTTED: June 23, 2025 @ 03:44PM

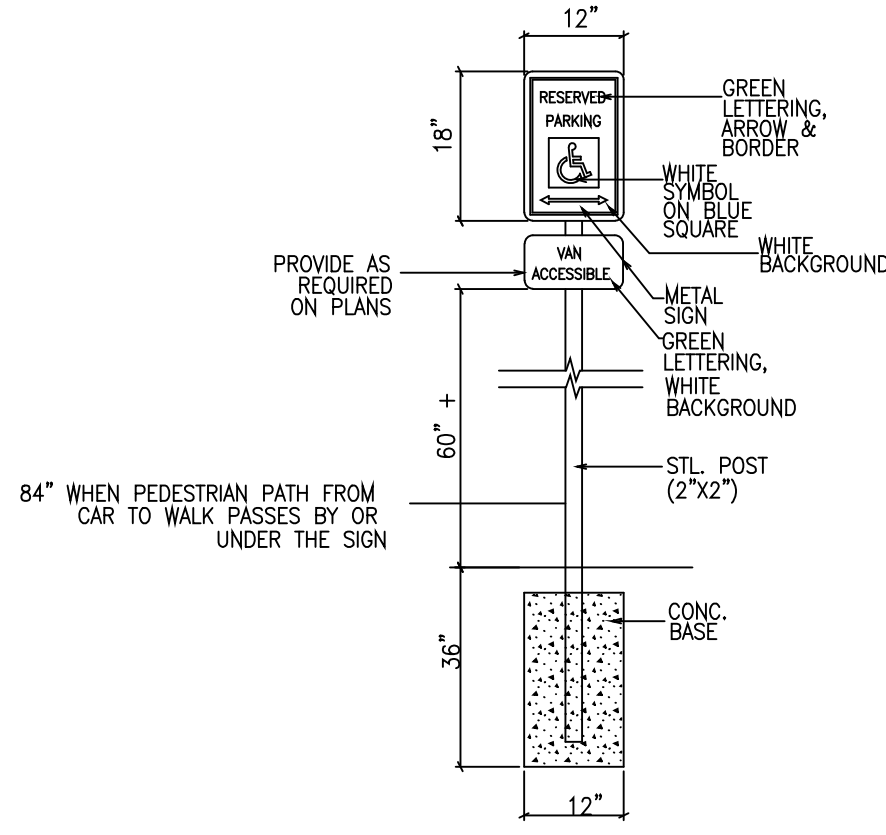
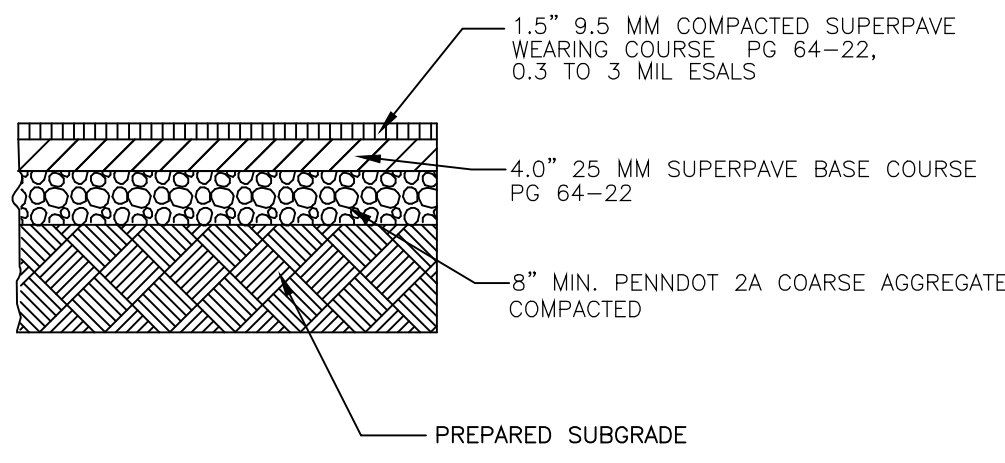
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- NOTES:
1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630.
 2. PLACE 3/4 INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 3. SPACERS/JOINTS SHOULD BE ASPHALT, NOT CARDBOARD FILLER.
 4. ALL VERTICAL CURBING SHALL BE MACHINE-FORMED. THE REQUIRED HEIGHT FOR HAND-FORMED CURB IS 24".
 5. EXPANSION JOINTS ARE REQUIRED EVERY 60 FEET AND 10 FEET ON EITHER SIDE OF STRUCTURES, IN ADDITION TO ON EITHER SIDE OF STRUCTURES AND AT THE END OF EACH DAY'S WORK.
 6. CONTRACTOR TO REFERENCE SHEET 3 FOR A PORTION OF THE PROPOSED CURBING WHICH REQUIRES A HEIGHT OF 10" (INCHES).



- NOTES:
1. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4" WHERE USED SOLELY FOR PEDESTRIAN TRAFFIC AND A MINIMUM THICKNESS OF 6" AT ALL DRIVEWAYS.
 2. AT DRIVEWAY LOCATIONS, THE DEPTH OF COARSE AGGREGATE MATERIAL SHALL BE 6".
 3. EXPANSION JOINTS MUST BE PLACED NOT MORE THAN 20 LINEAL FEET APART, AT THE BEGINNING AND END OF CURVE RADII, AND AT ANY CHANGE IN HORIZONTAL ALIGNMENT OF PROPERTY LINES.

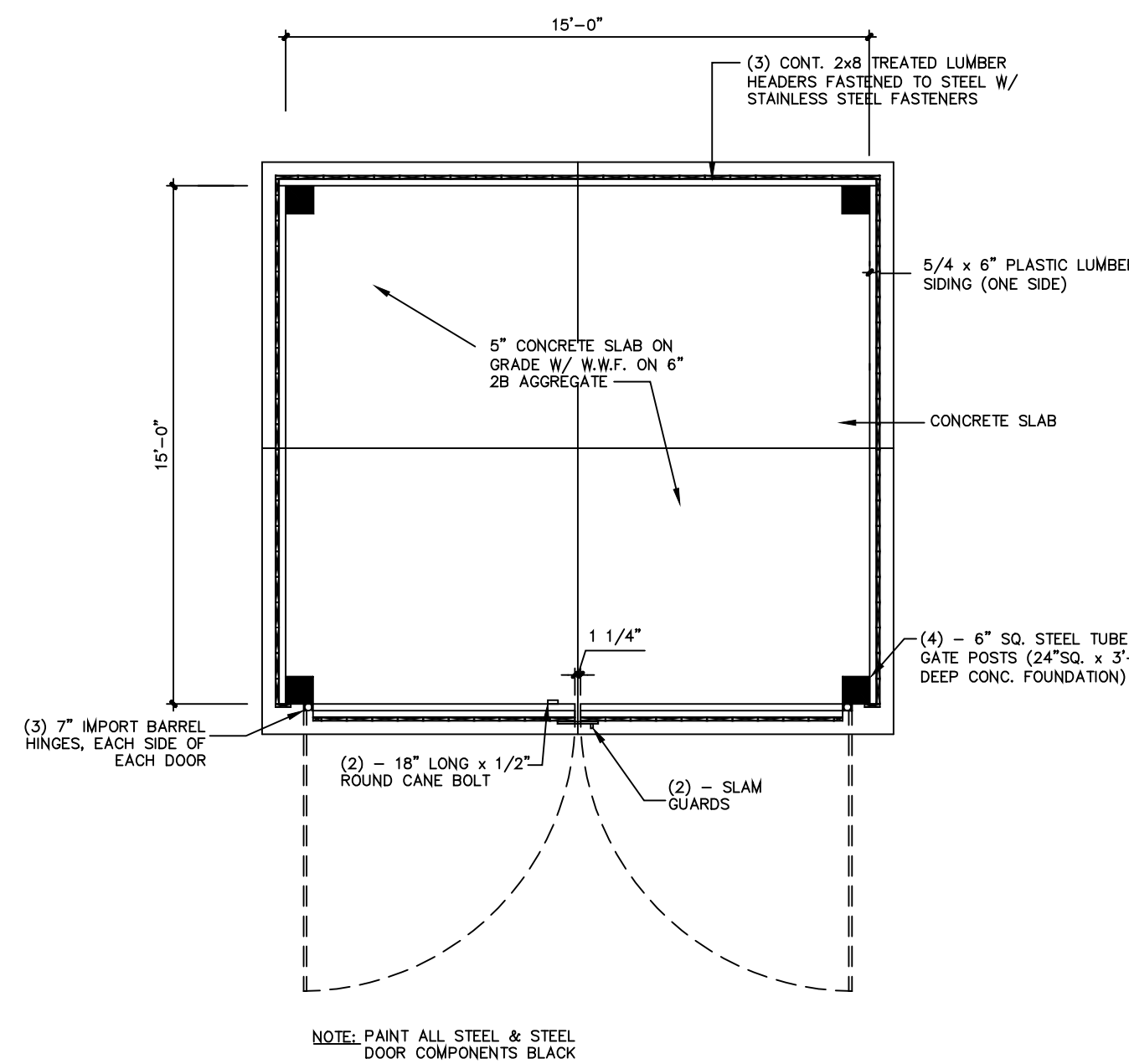
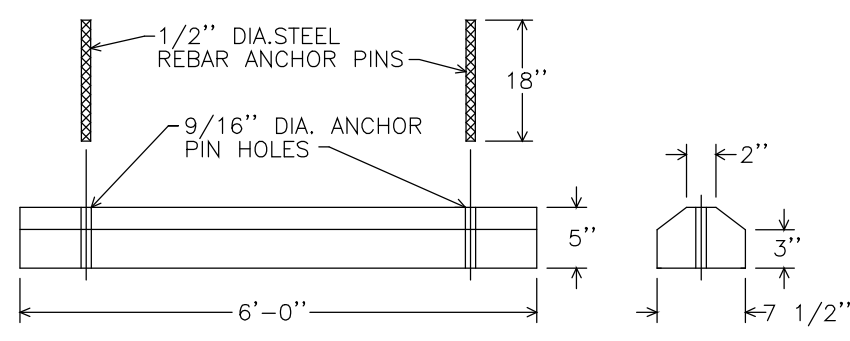
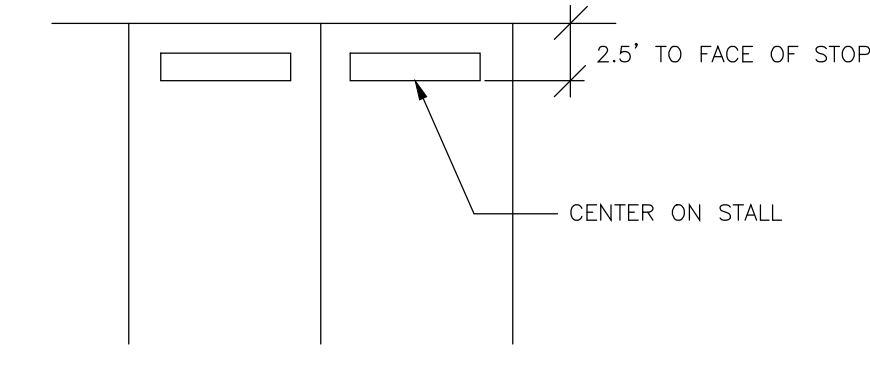
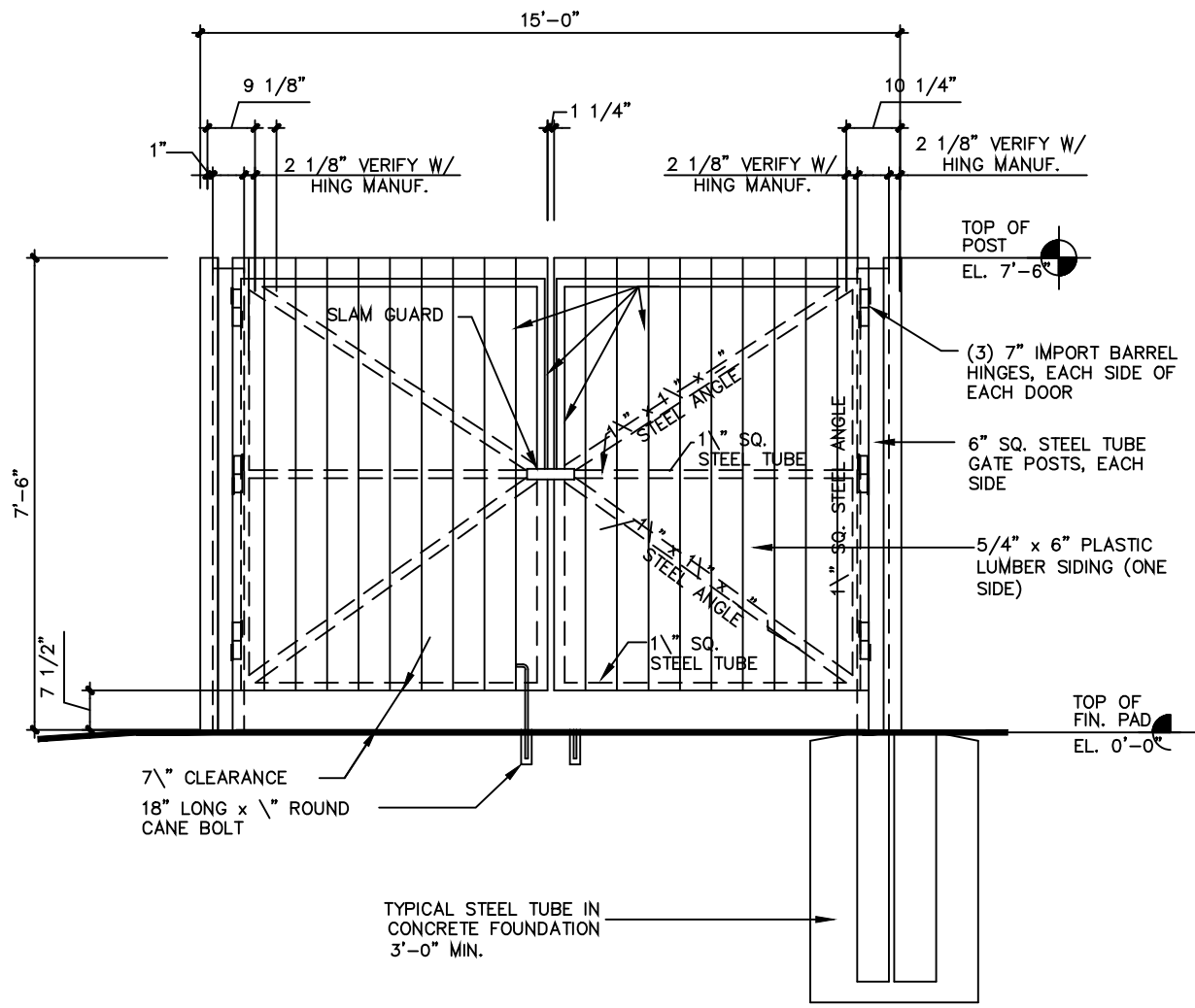


8" PLAIN CONCRETE CURB DETAIL
NOT TO SCALE

CONCRETE SIDEWALK
NOT TO SCALE

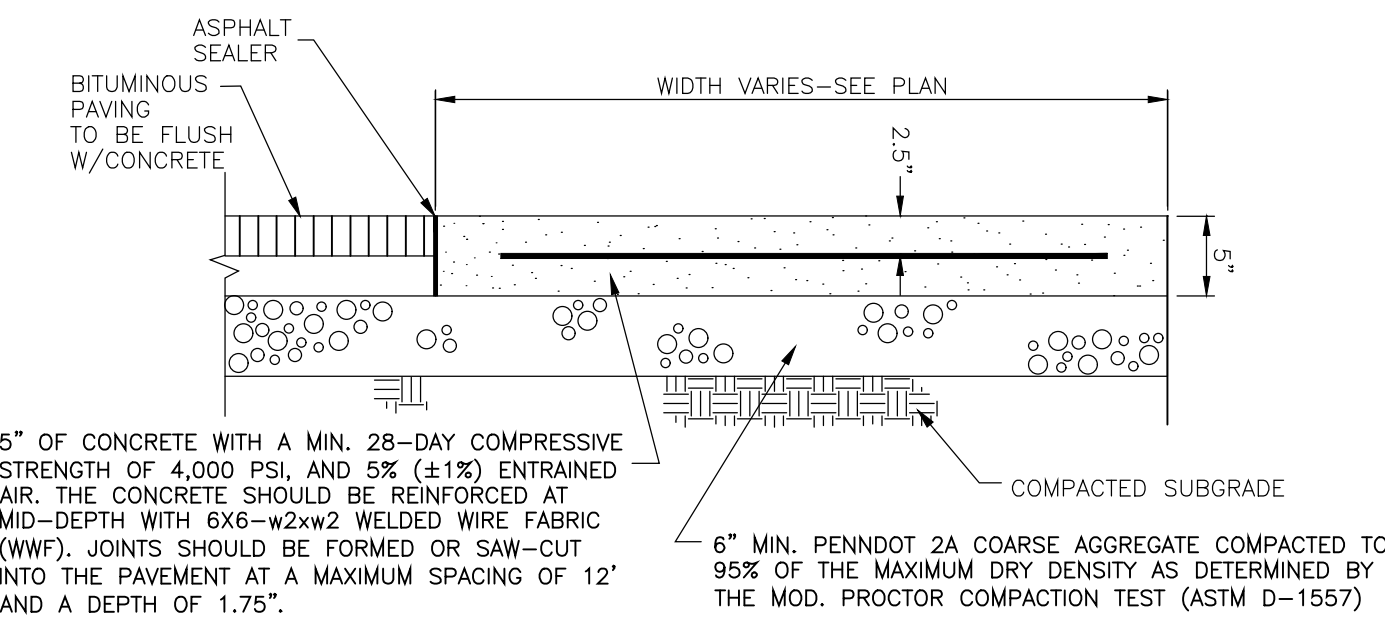
PARKING LOT PAVING DETAIL
NOT TO SCALE

HANDICAP PARKING SIGN
NOT TO SCALE

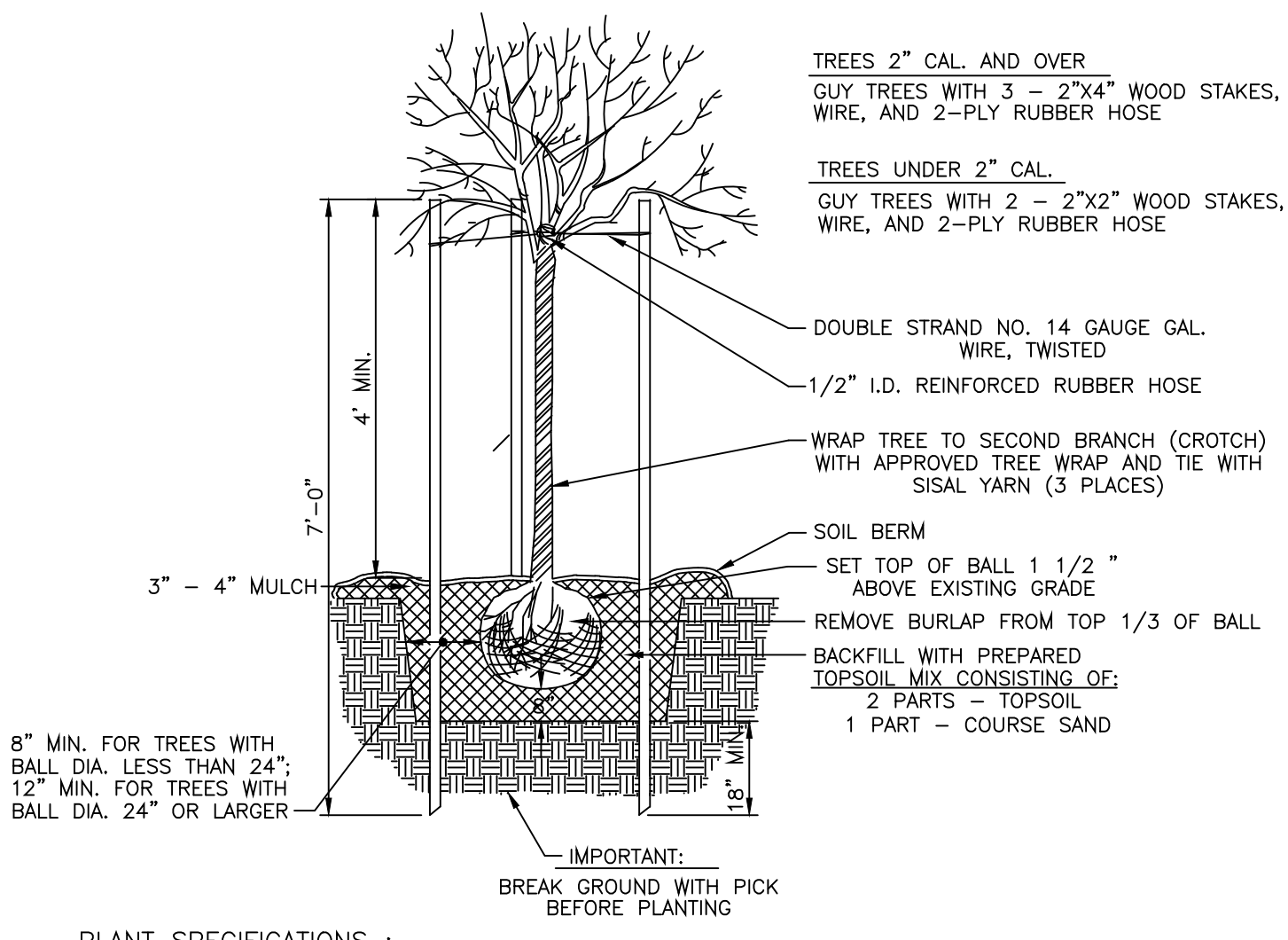


DUMPSTER SCREEN DETAIL
NOT TO SCALE

PRECAST CONCRETE CURB STOP
NOT TO SCALE



REINFORCED CONCRETE PAVEMENT - DUMPSTER PAD AND LOADING AREA
NOT TO SCALE



- PLANT SPECIFICATIONS:
1. THE TREES SHALL BE NURSERY GROWN IN A CLIMATE SIMILAR TO THAT OF THE LOCALITY OF THE PROJECT.
 2. ALL TREES SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY AND VIGOROUS, THEY SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
 3. ALL PLANTING SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICE.
 4. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING, AND THE BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60, CURRENT EDITION, AS AMENDED.

TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

L.C.P.C. #:

OWNER:	DIANE L. KERNLEY	DATE:	
NAME:	101 SPARROW LANE	REVISIONS:	
ADDRESS:	ELIZABETHTOWN, PA 17022		
EQUITABLE OWNER:	JACOB ZUCH LLC		
NAME:	444 N. HARRIS ROAD		
ADDRESS:	ELIZABETHTOWN, PA 17022		
TELEPHONE:	717-655-6888		
SOURCE OF TITLE:	DEED REF: 20246700985		
LANC. CO. TAX ACT.:	460-79145-0-0000		
SUB PLAN:	2023-0080-J, 2024-0360-J		

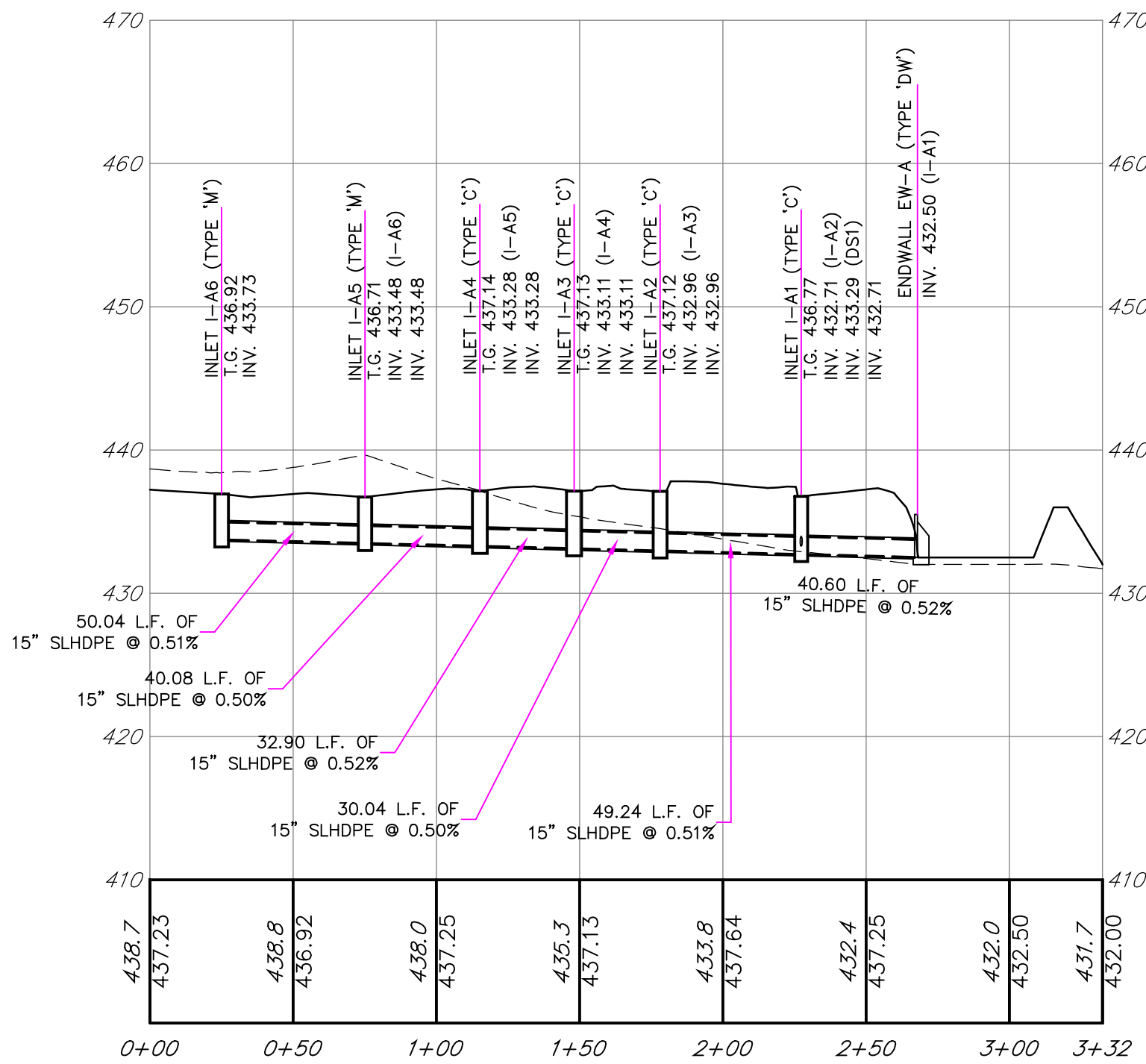
dcgohn

Associates, Inc.

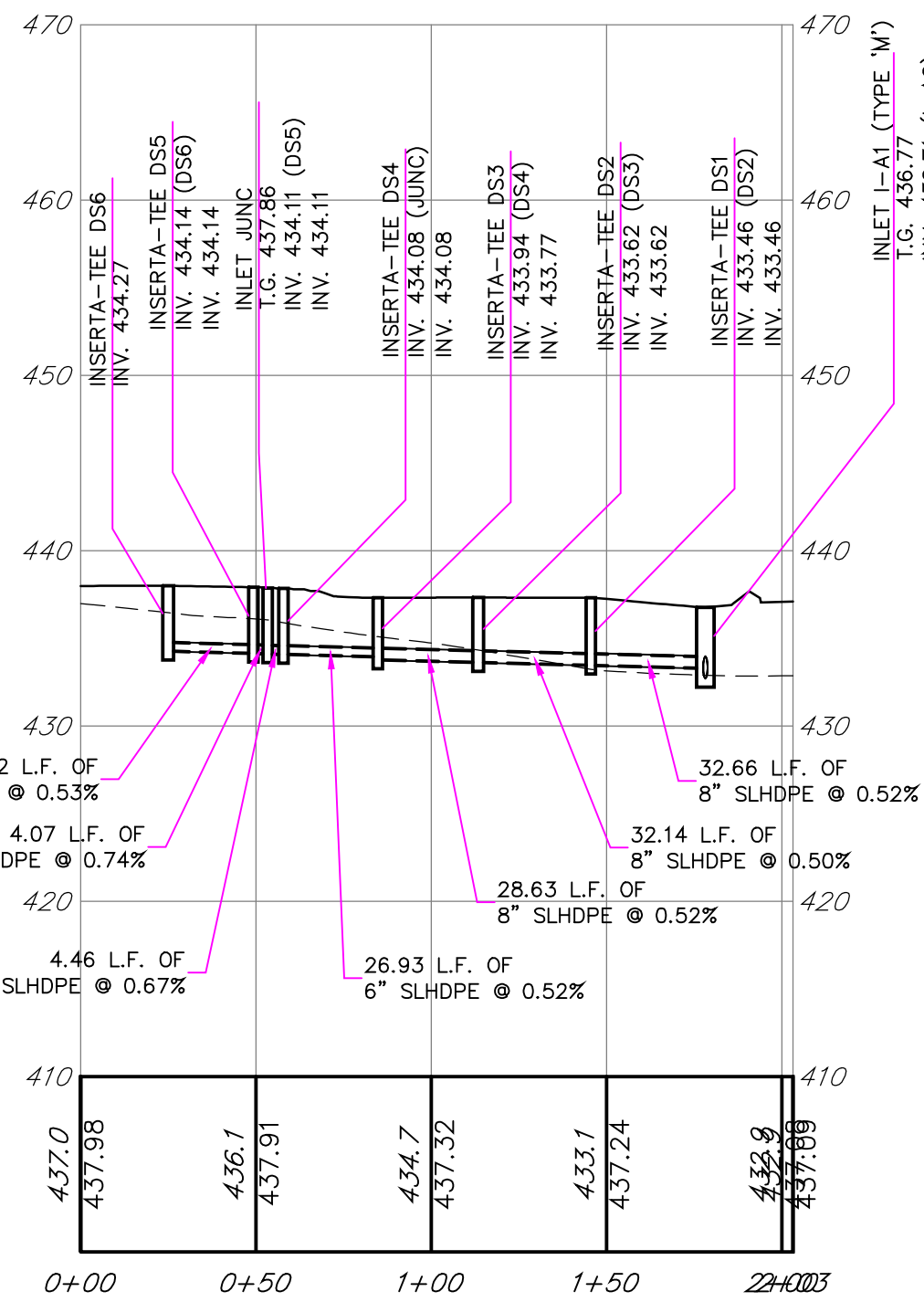
Surveyors - Engineers
Landscape Architects

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

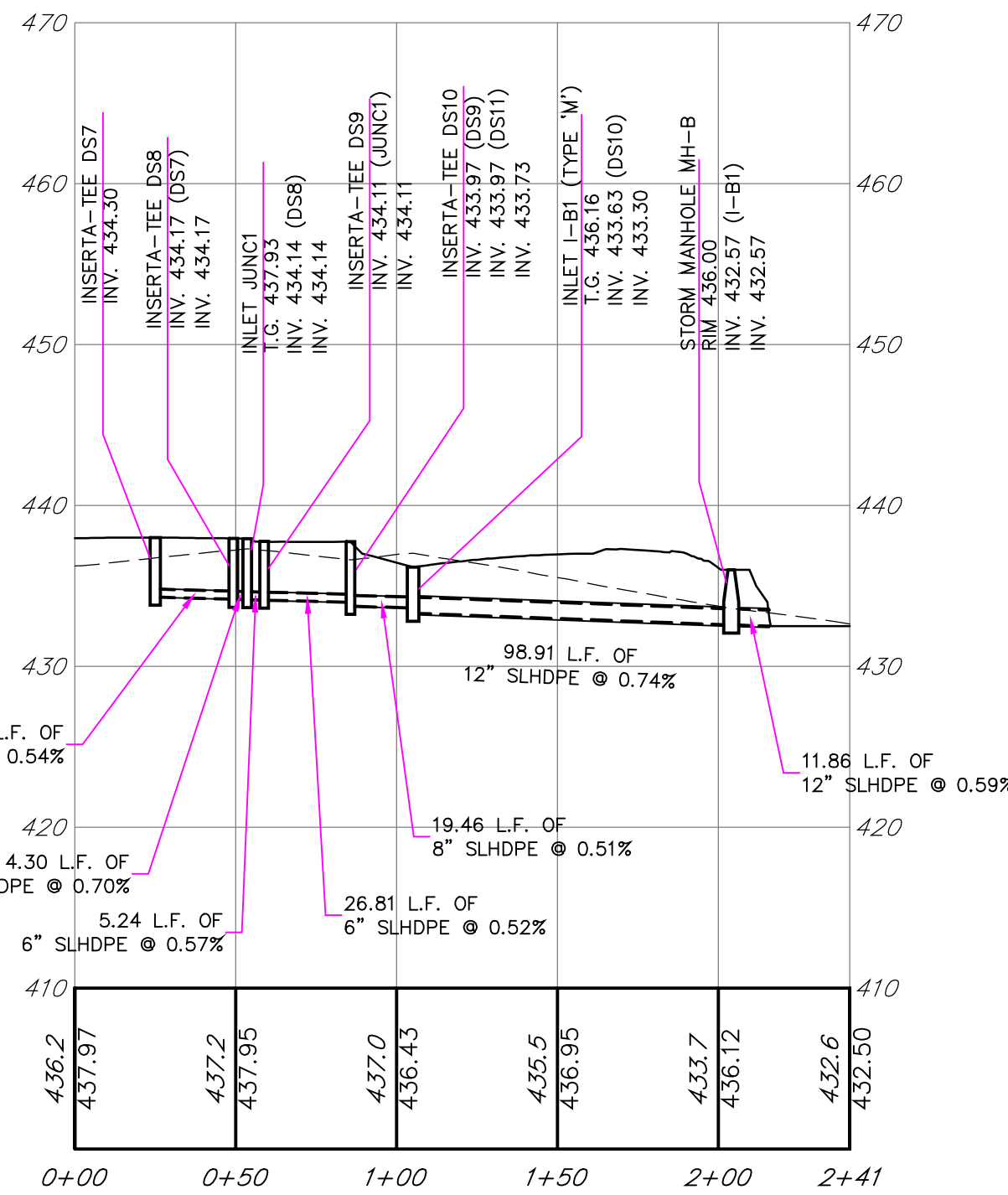
PROJECT NO.:	5139-20	SLOAN'S NORLANCO PHARMACY
DATE:	JUNE 23, 2025	
PARTY CHIEF:	CRG	
DRAWN BY:	BRC	
CHECKED BY:	BRC	
SCALE:	AS NOTED	
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA		
DRAWING #: CG-3008		
SHEET #: 12 OF 22		



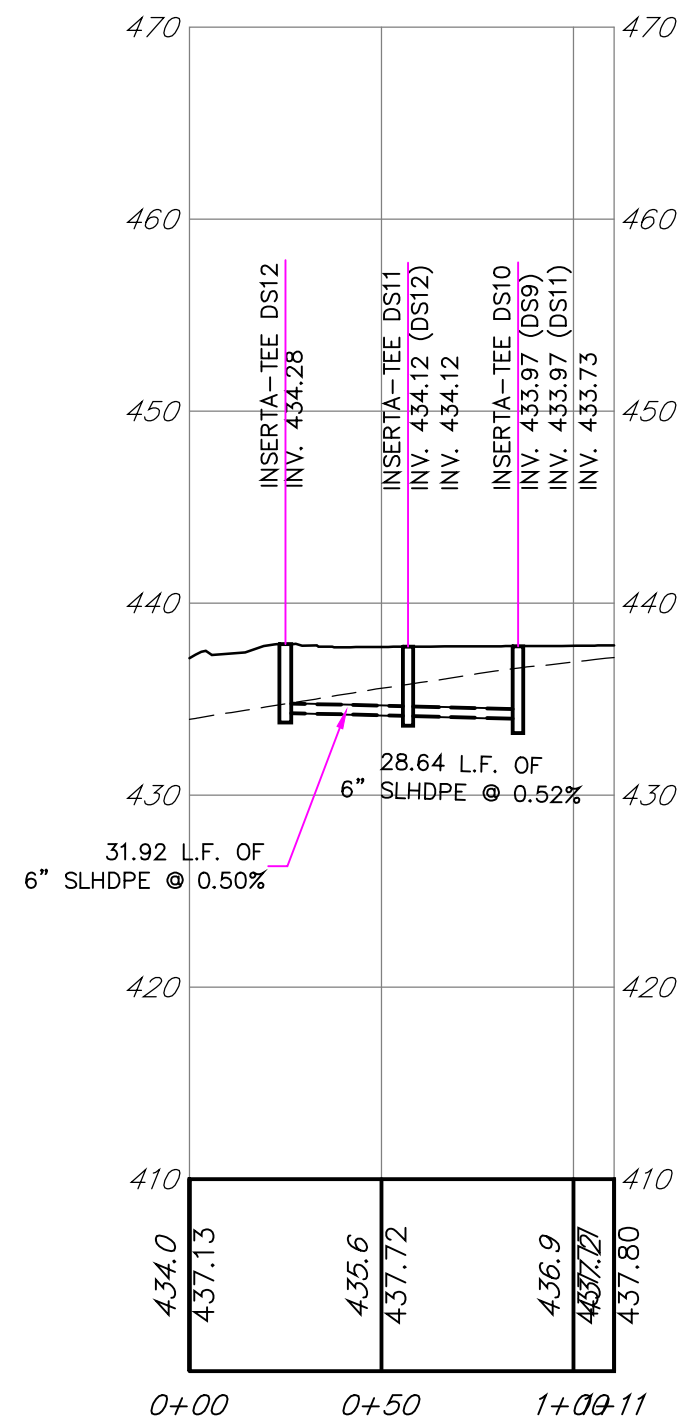
I-A6 TO EW-A
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



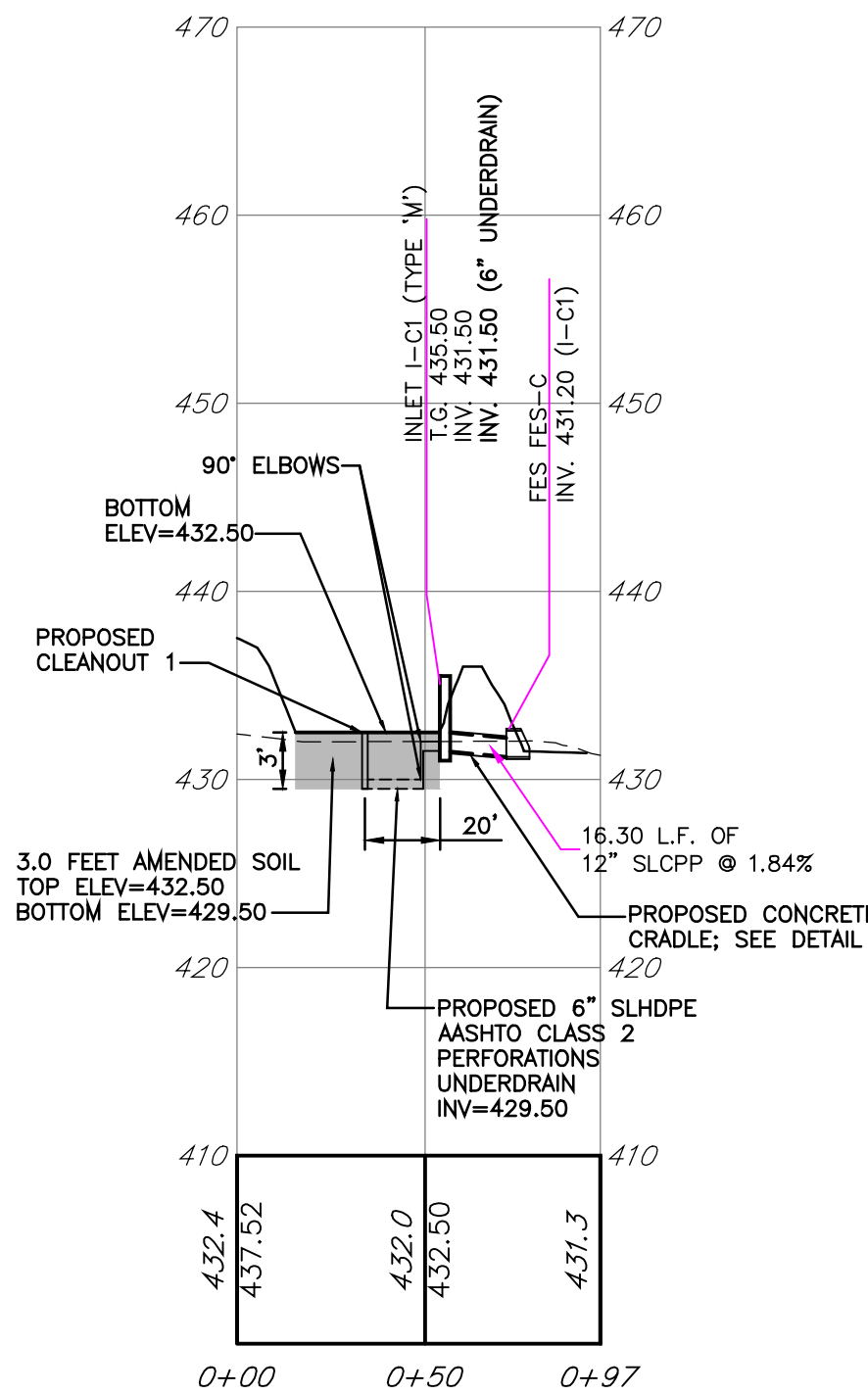
DS6 TO I-A1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



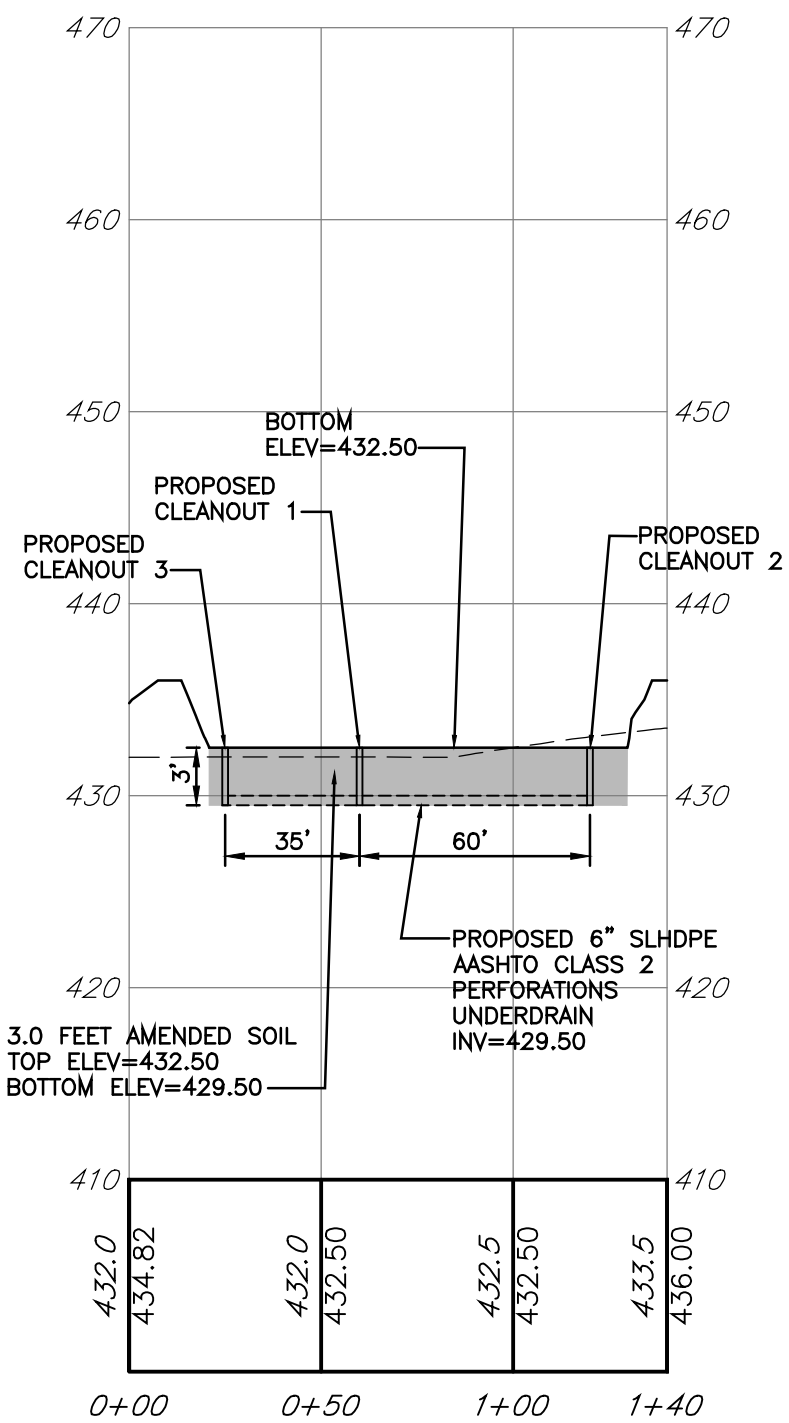
DS7 TO EW-B
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



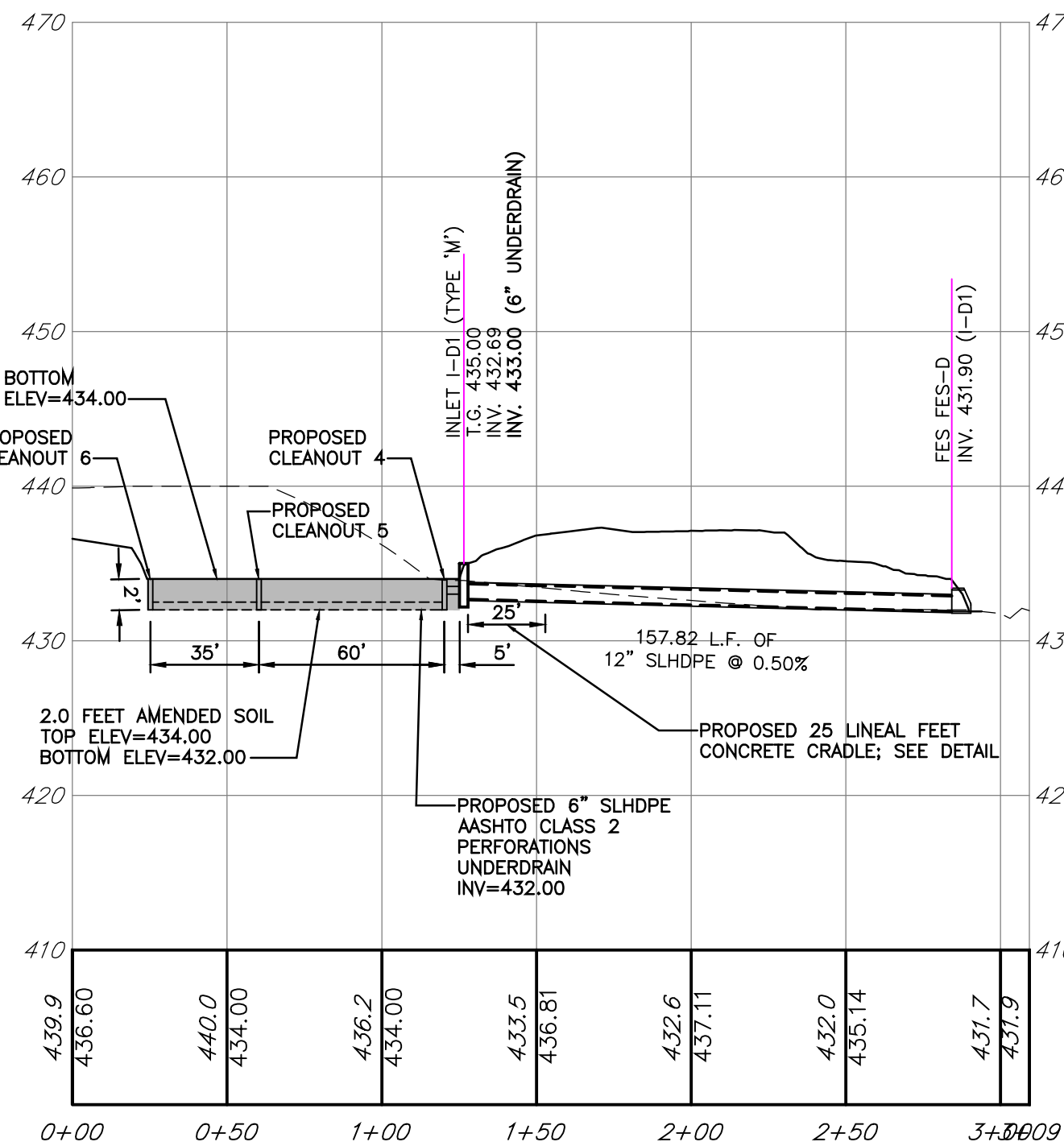
DS12 TO DS10
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



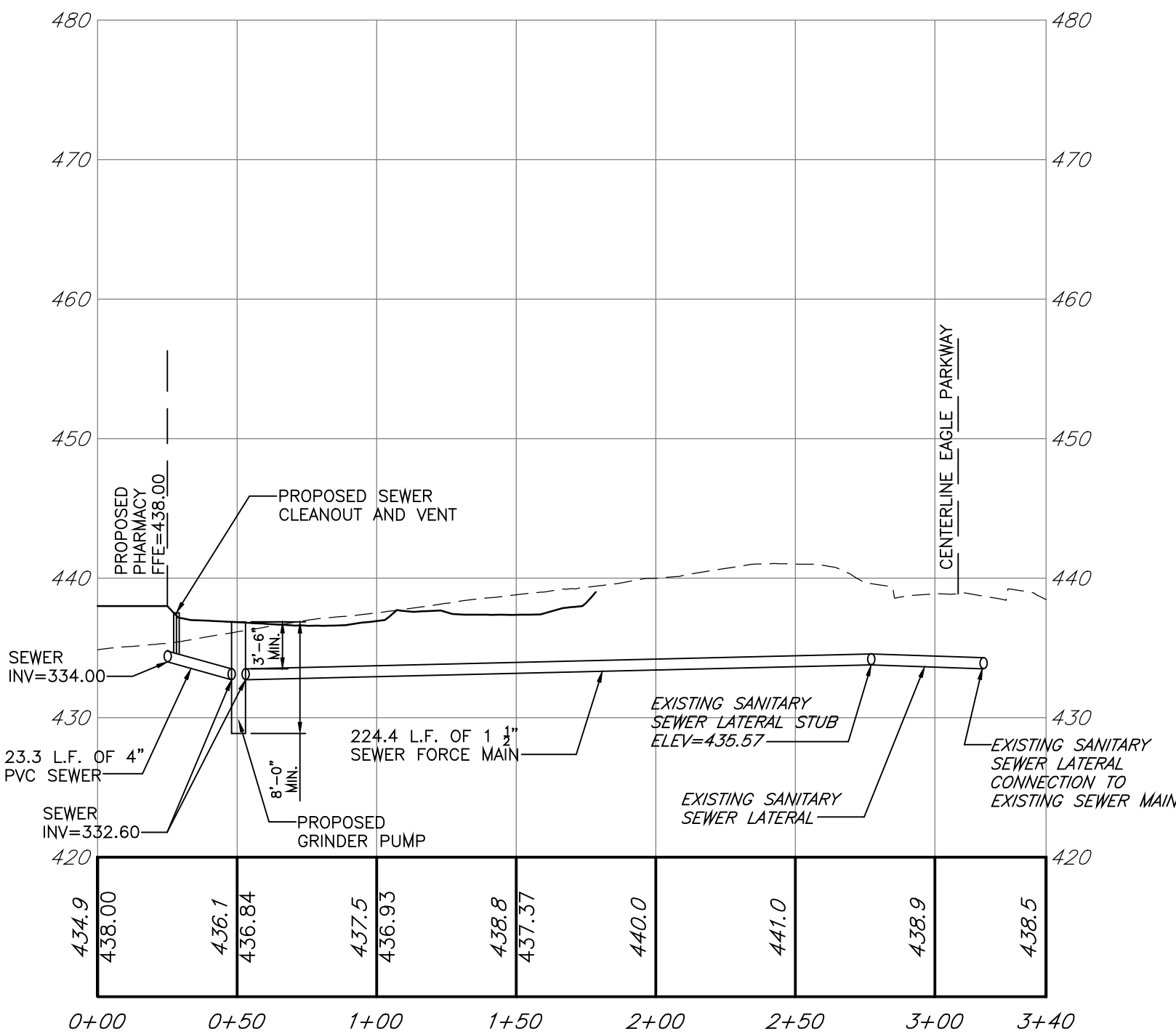
I-C1 TO FES-C (BIORETENTION BASIN 1)
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



BIORETENTION BASIN 2
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



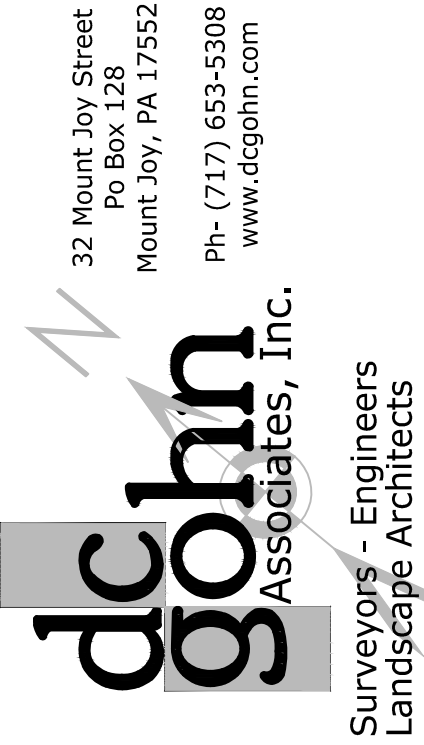
BIORETENTION BASIN 3
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

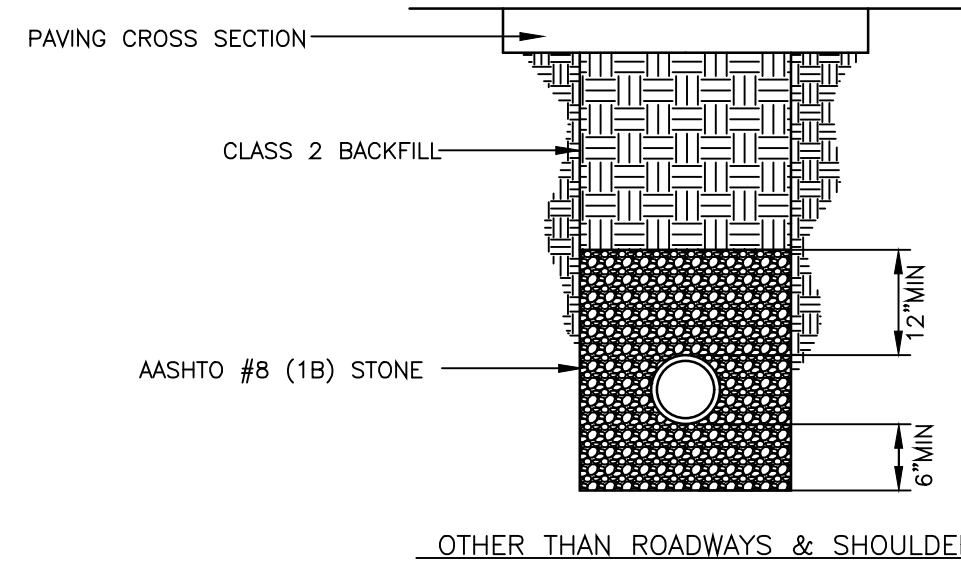
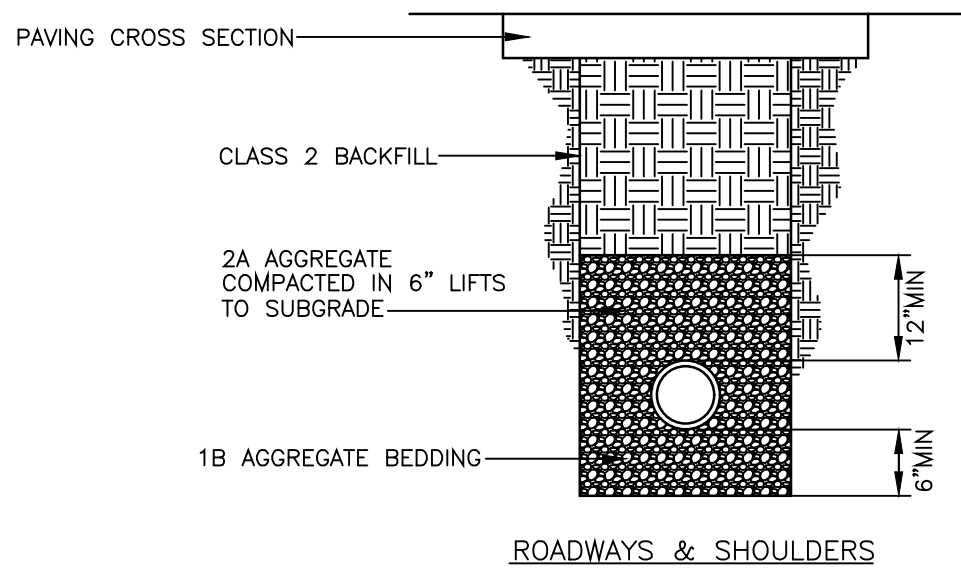


SANITARY SEWER
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'

L.C.P.C. #:

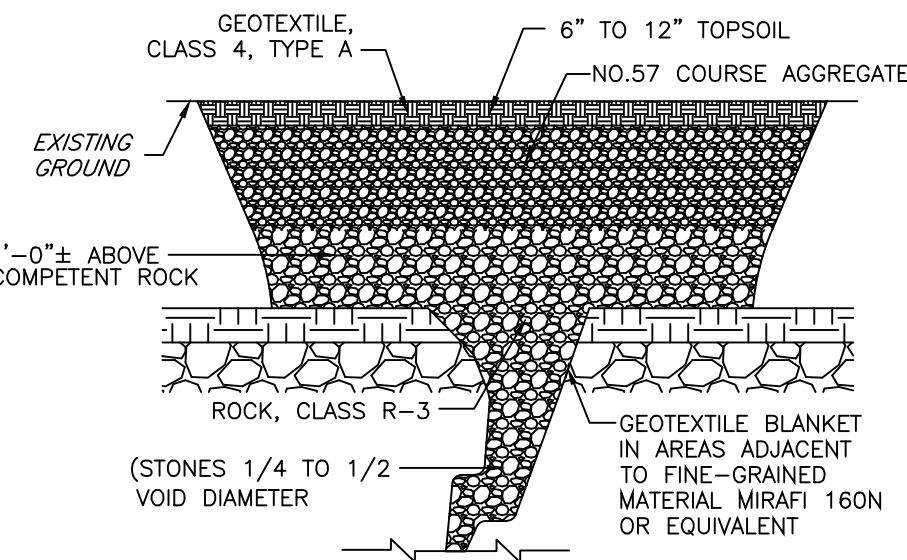
OWNER: NAME: DUANE L. KERNLEY ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022		EQUITABLE OWNER NAME: JACOB ZUCH LLC ADDRESS: 101 SPARROW LANE ELIZABETHTOWN, PA 17022 TELEPHONE: 717-655-6888		SOURCE OF TITLE: DEED REF: 20246700985 LANC. CO. TAX ACT: 460-79145-0-0000 SUB PLAN: 2023-0080-J, 2024-0360-J		REVISIONS		DATE
PROJECT NO.: 5139-20 DATE: JUNE 23, 2025 PARTY CHIEF: CRG DRAWN BY: BRC CHECKED BY: BRC SCALE: AS NOTED		STORM AND SANITARY SEWER PROFILES FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SLOAN'S NORLANCO PHARMACY		MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA		DRAWING #: CG-3008 SHEET #: 13 OF 22		





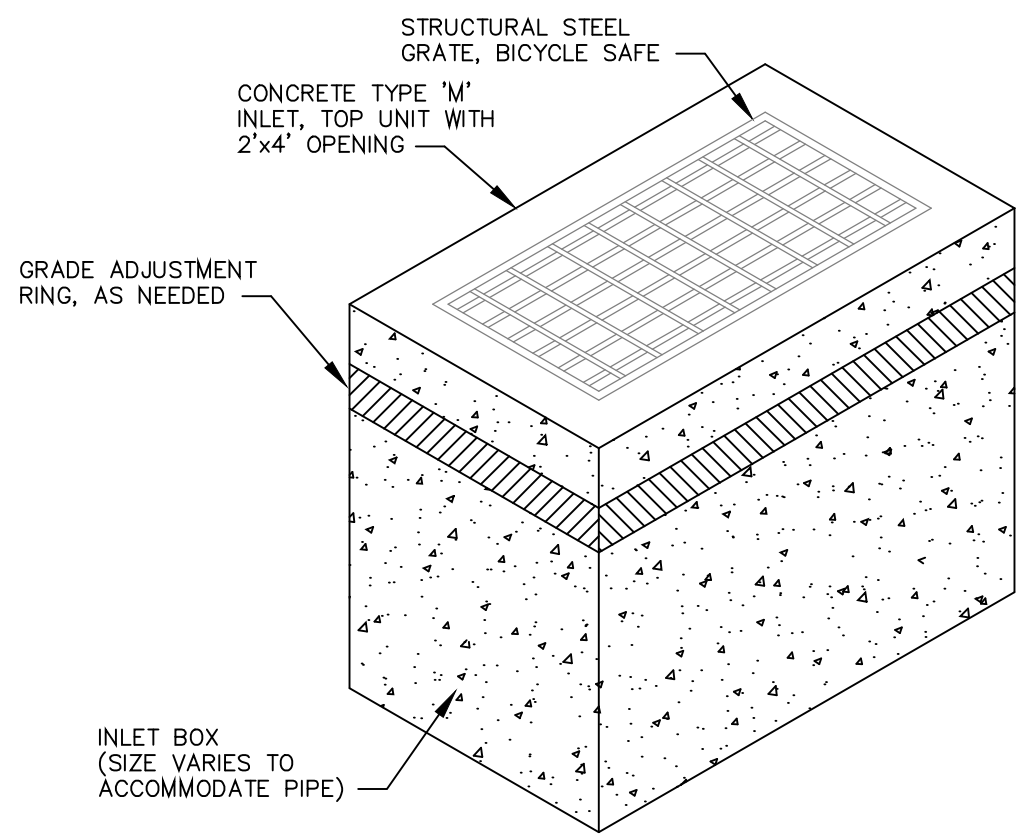
NOTE:
1. BACKFILL MATERIAL SHALL BE PLACED IN 8" (MAX) LIFTS. THOROUGHLY COMPACT EACH LIFT WITH MECHANICAL TAMPERS OR BY OTHER ACCEPTABLE METHODS FOR THE FULL TRENCH WIDTH. COMPACT TO NOT LESS THEN 90% OF THE DETERMINED DRY WEIGHT DENSITY OF THE BACKFILL MATERIAL.

PIPE TRENCHING AND TRENCH BACKFILL
NOT TO SCALE



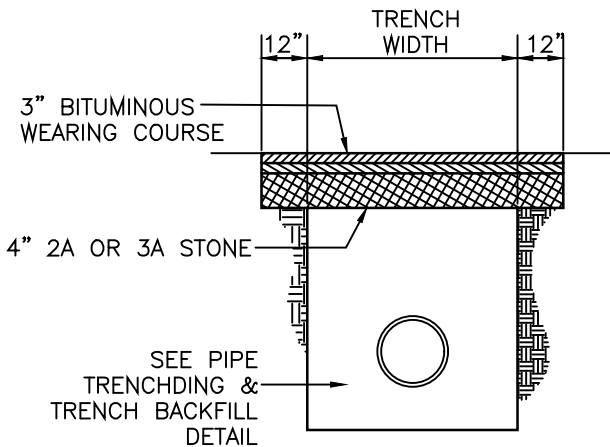
NOTES:
1. DETAIL BASED ON UNITED STATES DEPARTMENT OF AGRICULTURAL (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
2. THE SINKHOLE MITIGATION IS INCIDENTAL TO THE PROJECT, IF APPLICABLE.
3. NO REPAIRS OF KARST FEATURES SHALL BE CONDUCTED UNTIL THE SITE ENGINEER AND GEOTECHNICAL ENGINEER ARE NOTIFIED AND REPAIR DETAILS ARE PROVIDED FOR REVIEW. THE SINKHOLE INVESTIGATION FINDINGS SHALL BE PROVIDED TO THE TOWNSHIP.

SINKHOLE MITIGATION DETAIL- FILTER METHOD
NOT TO SCALE

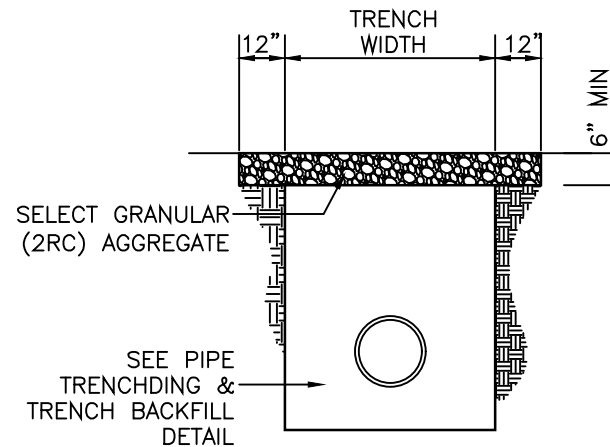


NOTES:
1. MATERIAL AND CONSTRUCTION BASED ON PADOT STANDARDS.
2. ALL INLETS PLACED IN PAVED AREAS SHALL HAVE HEAVY-DUTY BICYCLE-SAFE GRATING CONSISTENT WITH PENNDOT PUBLICATION 72M.
3. INLETS GREATER THAN FIVE FEET IN DEPTH SHALL BE EQUIPPED WITH LADDER RUNGS.

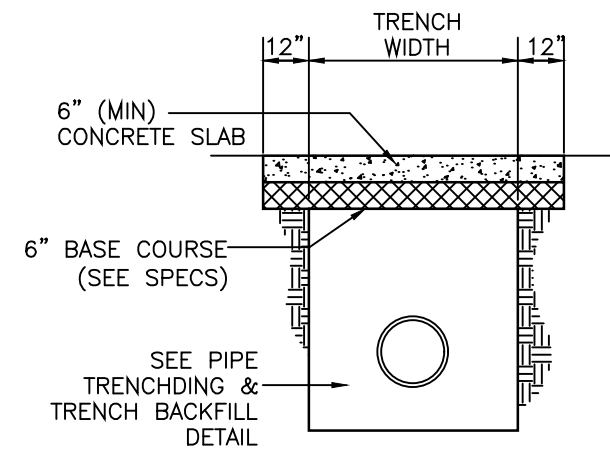
TYPE 'M' INLET
NOT TO SCALE



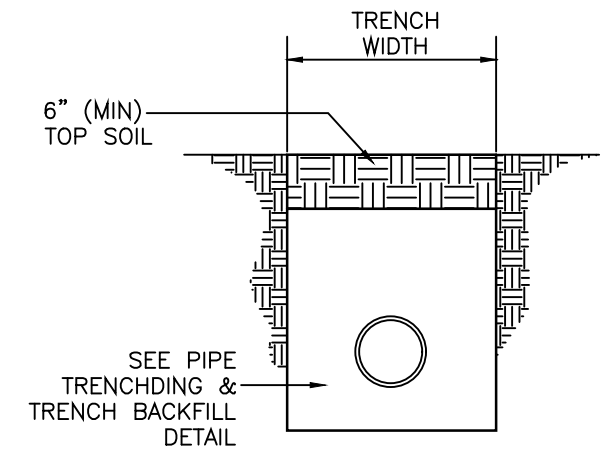
NOTE: MATCH EXISTING WIDTH OF DRIVEWAY
PAVED DRIVEWAY RESTORATION



NOTE: MATCH EXISTING WIDTH OF DRIVEWAY
STONE DRIVEWAY RESTORATION



NOTE: MATCH EXISTING WIDTH OF DRIVEWAY
CONCRETE DRIVEWAY RESTORATION

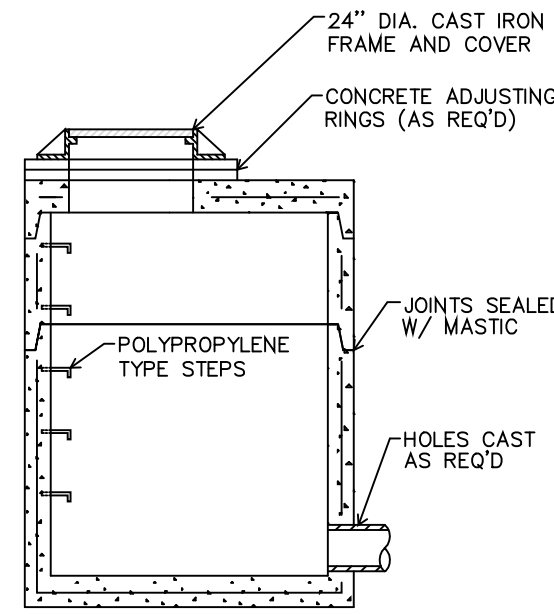


NOTE: MATCH EXISTING WIDTH OF DRIVEWAY
LAWN RESTORATION

PERMANENT RESTORATION FOR AREAS OTHER THAN ROADWAYS
NOT TO SCALE

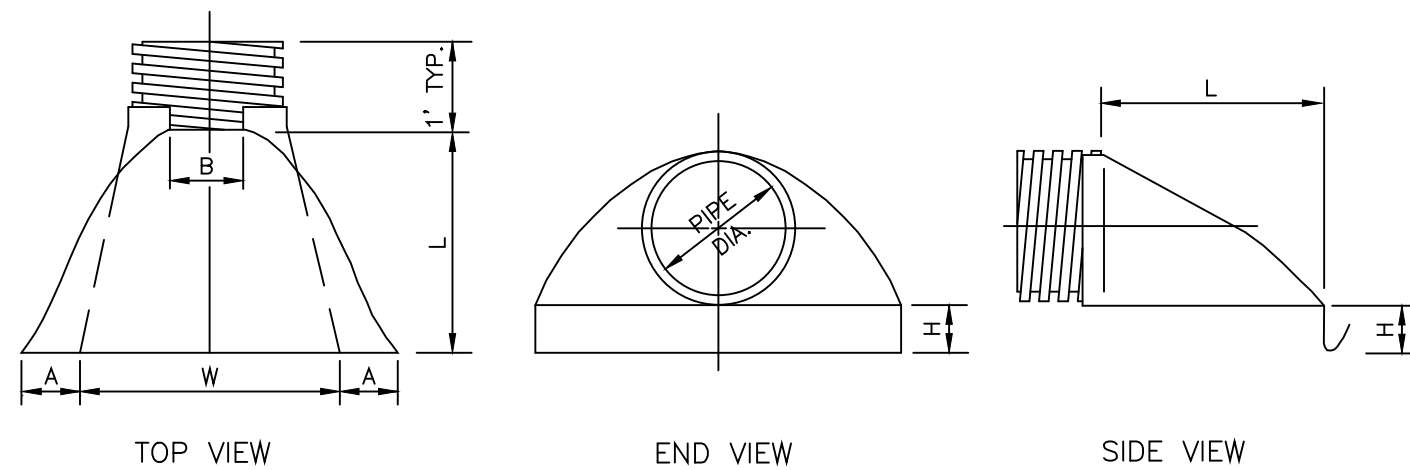
SUPPLIED BY:
MONARCH PRODUCTS COMPANY, INC.
OR APPROVED EQUAL.

NOTES:
1. MEETS ASTM C-478 SPECIFICATIONS.
2. THE SIZE OF THE MANHOLE SHALL BE DETERMINED BASED ON THE PIPE SIZES ENTERING AND LEAVING THE STRUCTURE.
3. ALL MANHOLES OVER 5 FEET IN DEPTH SHALL BE EQUIPPED WITH LADDER RUNGS.
4. FLOW CHANNELS SHOULD BE PROVIDED IN ALL MANHOLES.

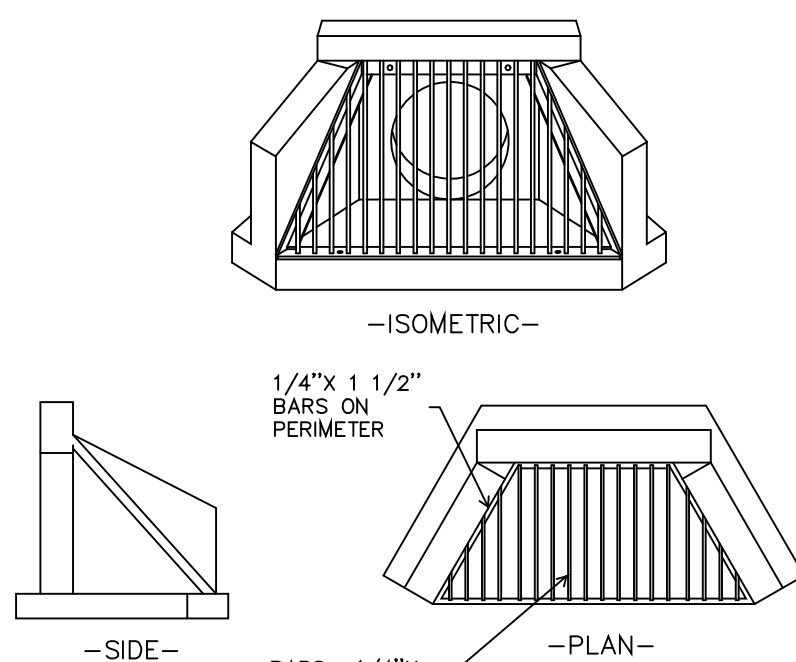


PRECAST CONCRETE STORM MANHOLE WITH FLAT LID
NOT TO SCALE

PIPE DIA.	A(1±)	B MAX	H(1±)	L(1/2±)	W(2±)
12" & 15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	10.5"	NA	7.0"	53"	68"
36"	10.5"	NA	7.0"	53"	68"

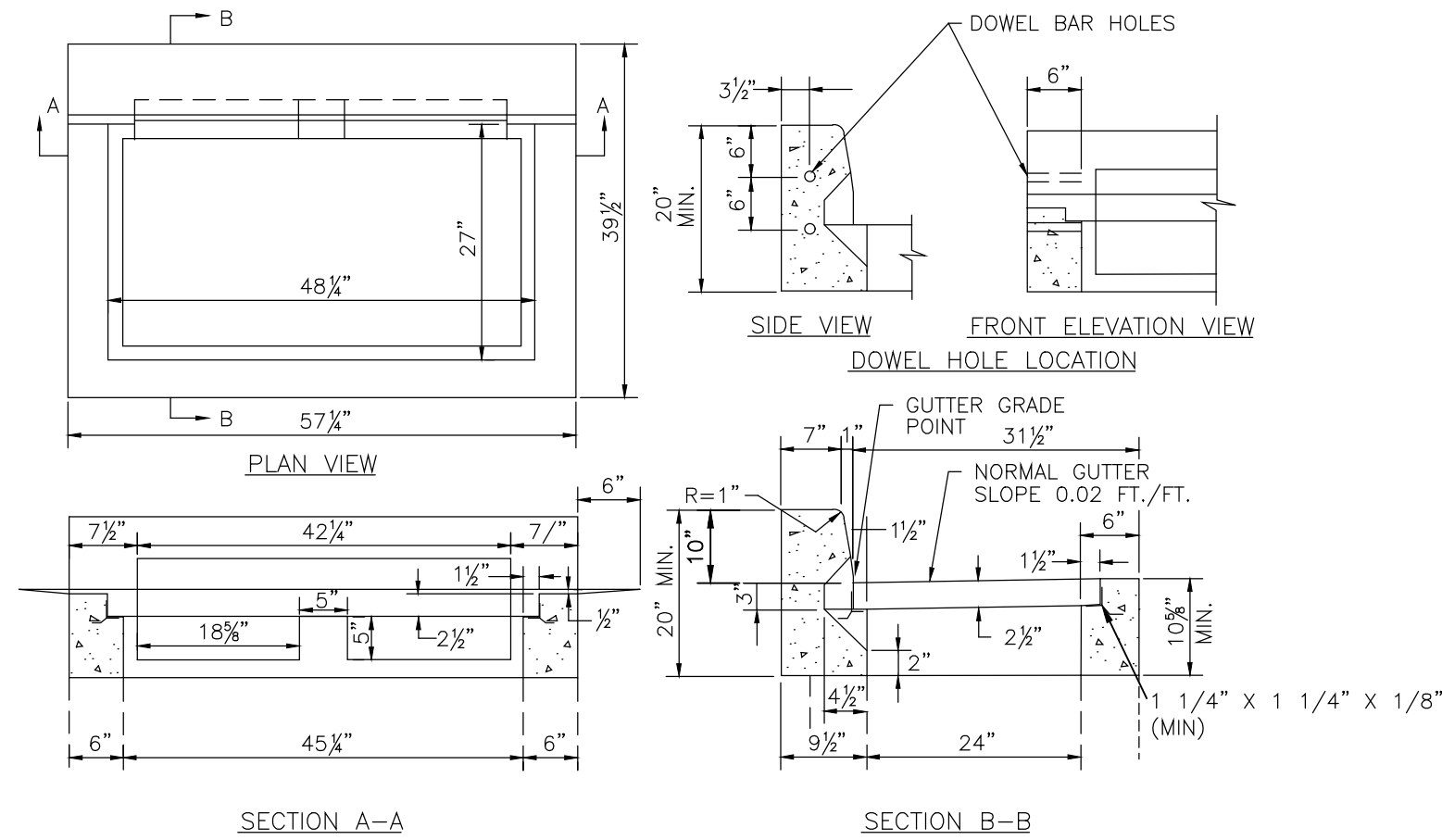


FLARED END SECTION
NOT TO SCALE



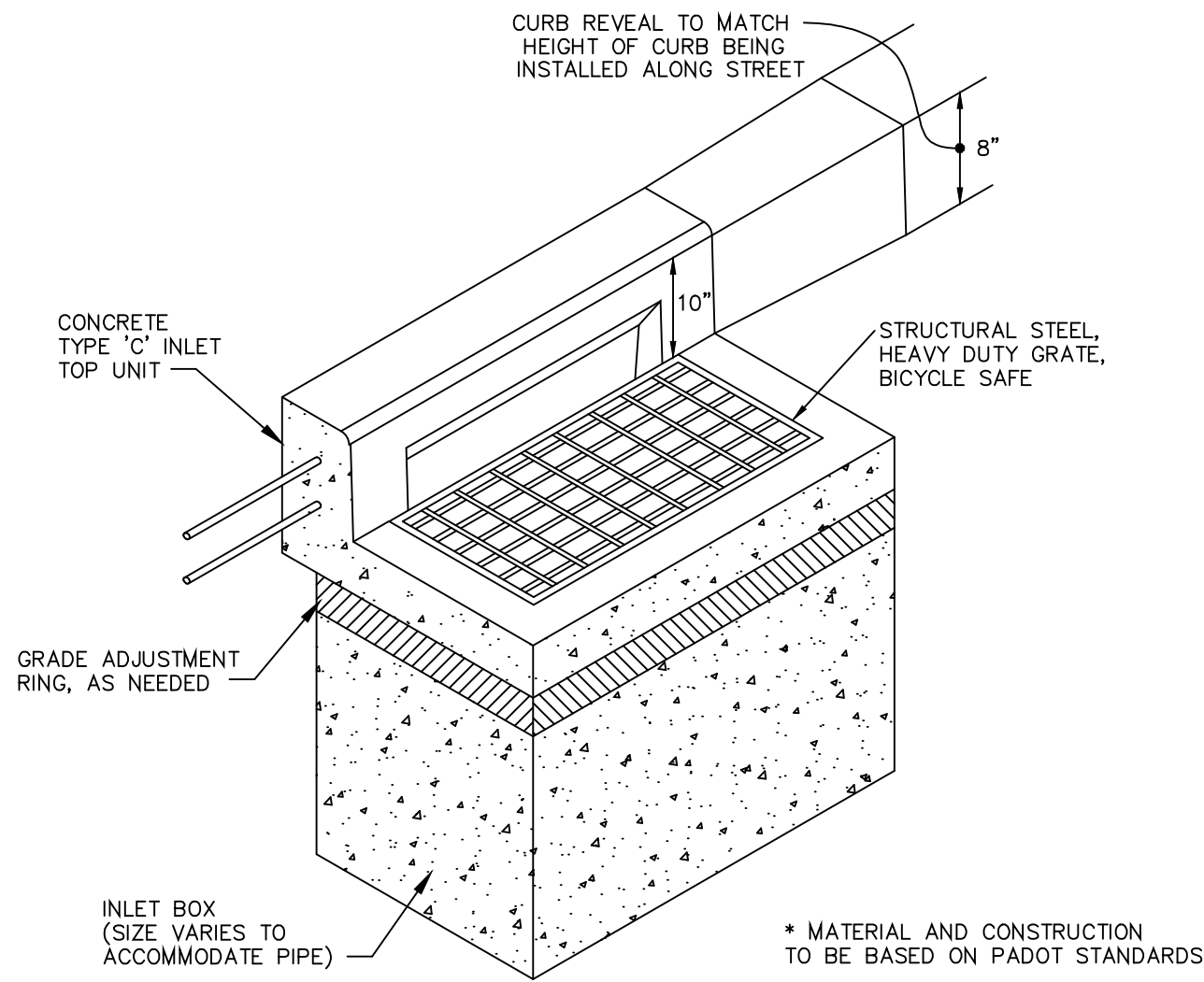
SUPPLIED BY:
MONARCH PRODUCTS COMPANY, INC.
OR APPROVED EQUAL.

TYPE D-W HEADWALL WITH TRASH RACK
NOT TO SCALE



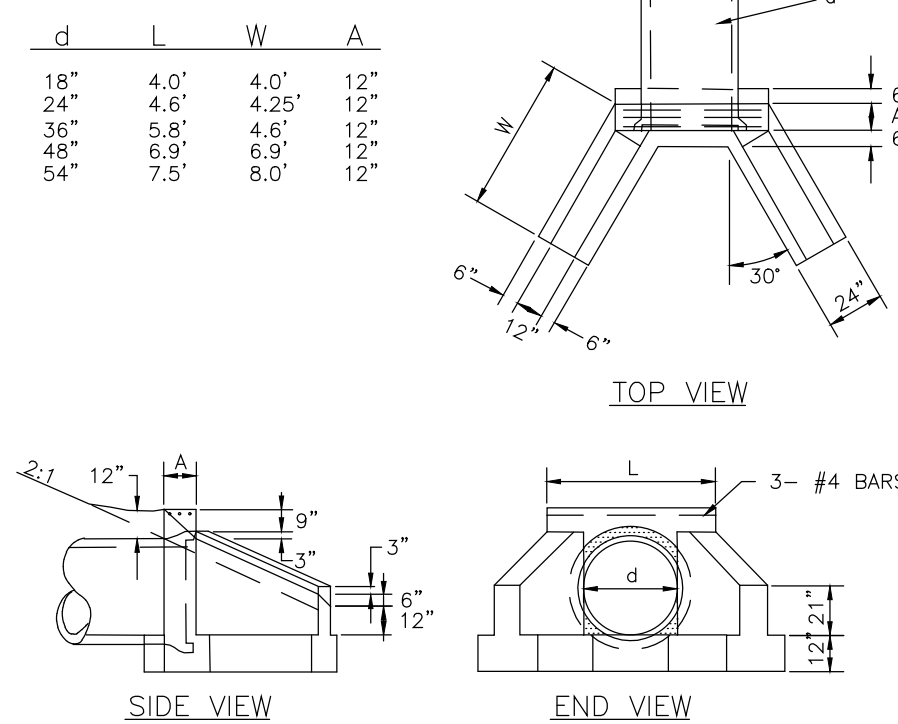
NOTE: INLET SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT PUBLICATIONS 40B AND 72M.

TYPE C-INLET
NOT TO SCALE



* MATERIAL AND CONSTRUCTION TO BE BASED ON PADOT STANDARDS

TYPE C-INLET VERTICAL CURB TRANSITION
NOT TO SCALE



PRECAST TYPE D-W ENDWALL
NOT TO SCALE

L.C.P.C. #:

OWNER:	DIANE L. KERNLEY
NAME:	101 SPARROW LANE
ADDRESS:	ELIZABETHTOWN, PA 17022
EQUITABLE OWNER:	JACOB ZUCH LLC
NAME:	101 SPARROW LANE
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
REVISIONS	
DATE	

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 663-5308
www.dgohn.com

dc gohn Associates, Inc.
Surveyors - Engineers
Landscape Architects

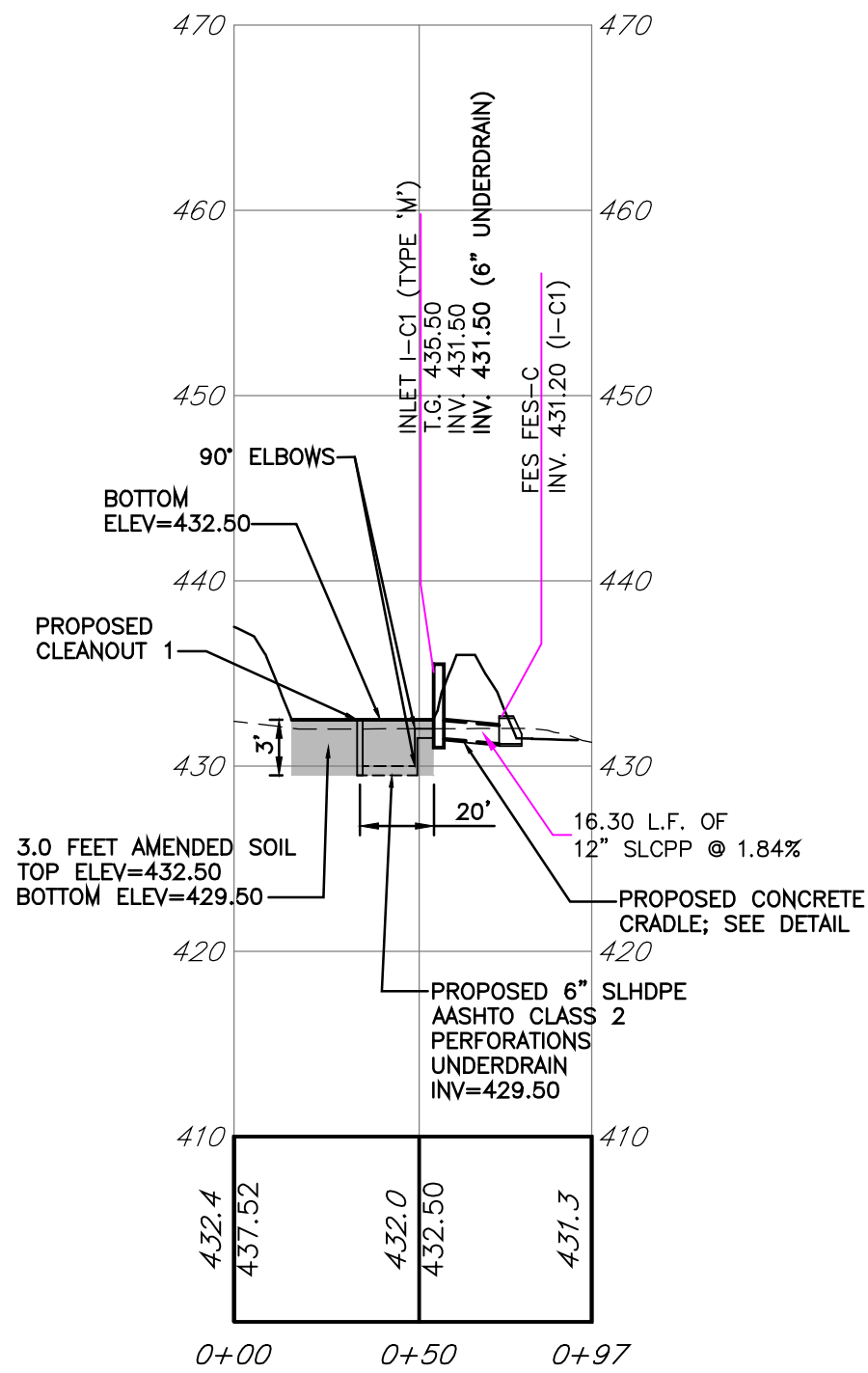
PROJECT NO.:	5139-20
DATE:	JUNE 23, 2025
PARTY CHIEF:	CRG
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	AS NOTED

PCSM DETAILS
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SLOAN'S NORLANCO PHARMACY
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

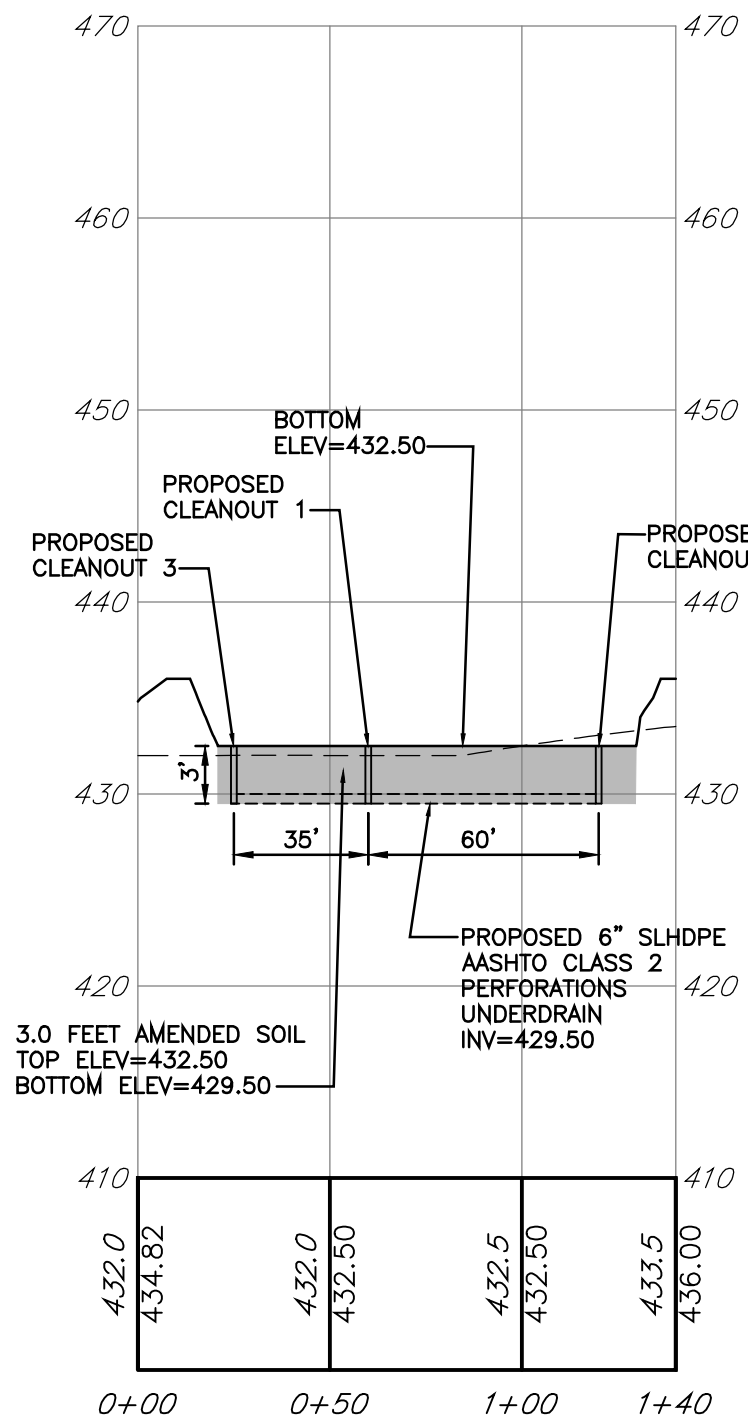
DRAWING #: CG-3008
SHEET #: 14 OF 22

BASIN NOTES:

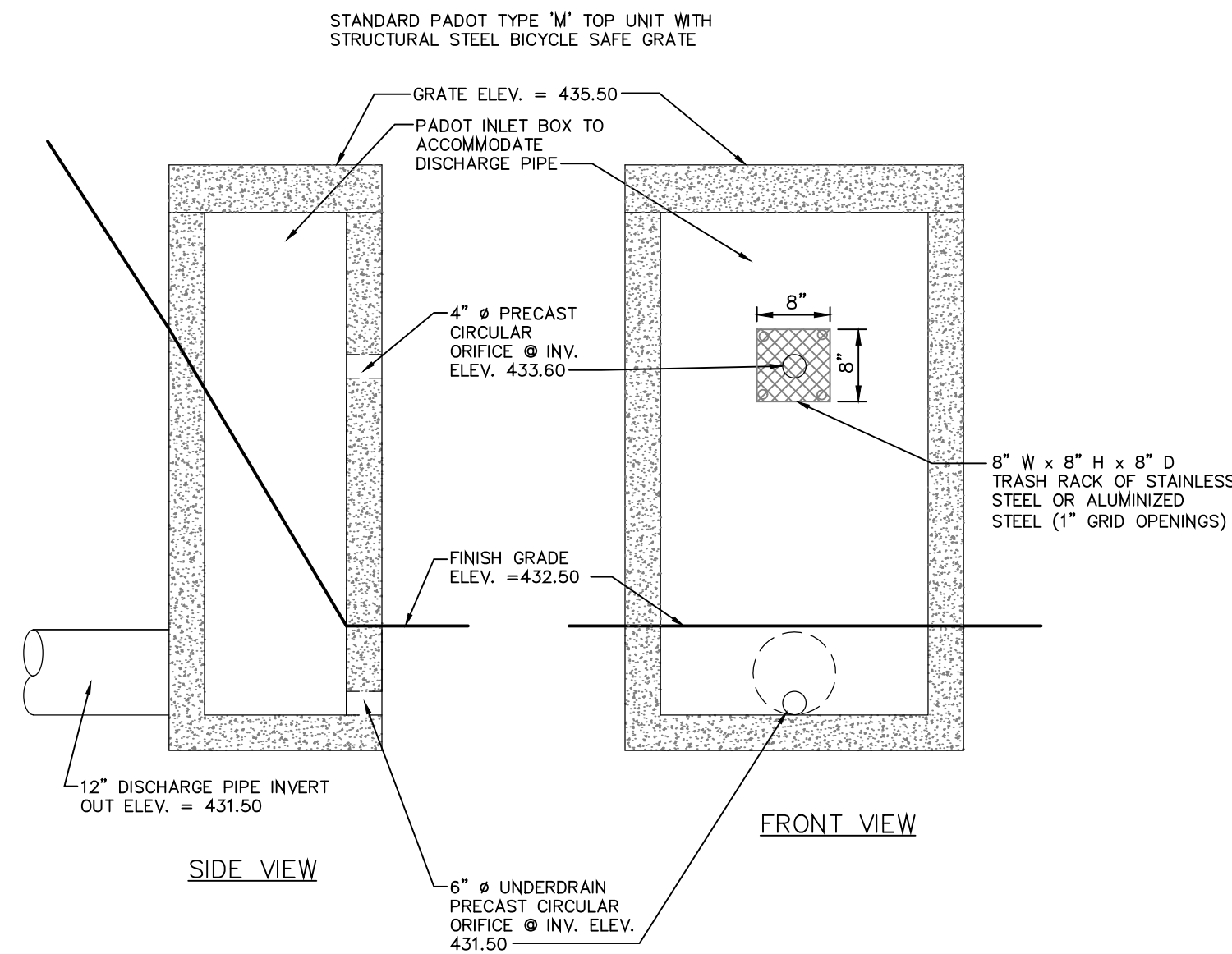
1. FILL SHOULD BE PLACED IN 8" MAXIMUM LIFTS AND SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.
2. MATERIAL FOR CONSTRUCTION SHALL BE SUITABLE ON-SITE OR IMPORTED SOIL CLASSIFYING AS CL, ML, OR SC BY THE UNITED SOIL CLASSIFICATION SYSTEM (USCS). THE MATERIALS SHALL HAVE NO ROCKS, STICKS AND OTHER DEBRIS IN OBJECTIONABLE QUANTITIES OR WITH ANY DIMENSION GREATER THAN 3 INCHES IN ANY DIMENSION.
3. THE EMBANKMENT FILL MATERIAL SHALL BE TAKEN FROM AN APPROPRIATE BORROW AREA WHICH SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
4. THE EMBANKMENT FILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.



I-C1 TO FES-C (BIORETENTION BASIN 1)
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



BIORETENTION BASIN 1
HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 10'



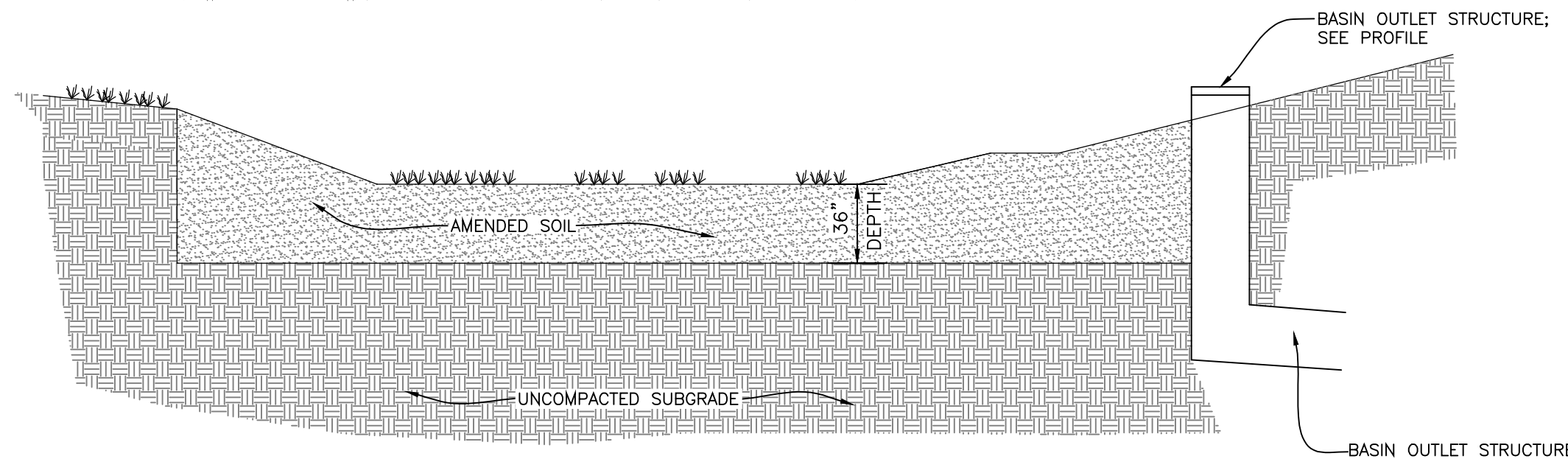
BIORETENTION BASIN 1 OUTLET STRUCTURE (I-C1)
NOT TO SCALE

BIORETENTION BASIN CONSTRUCTION NOTES:

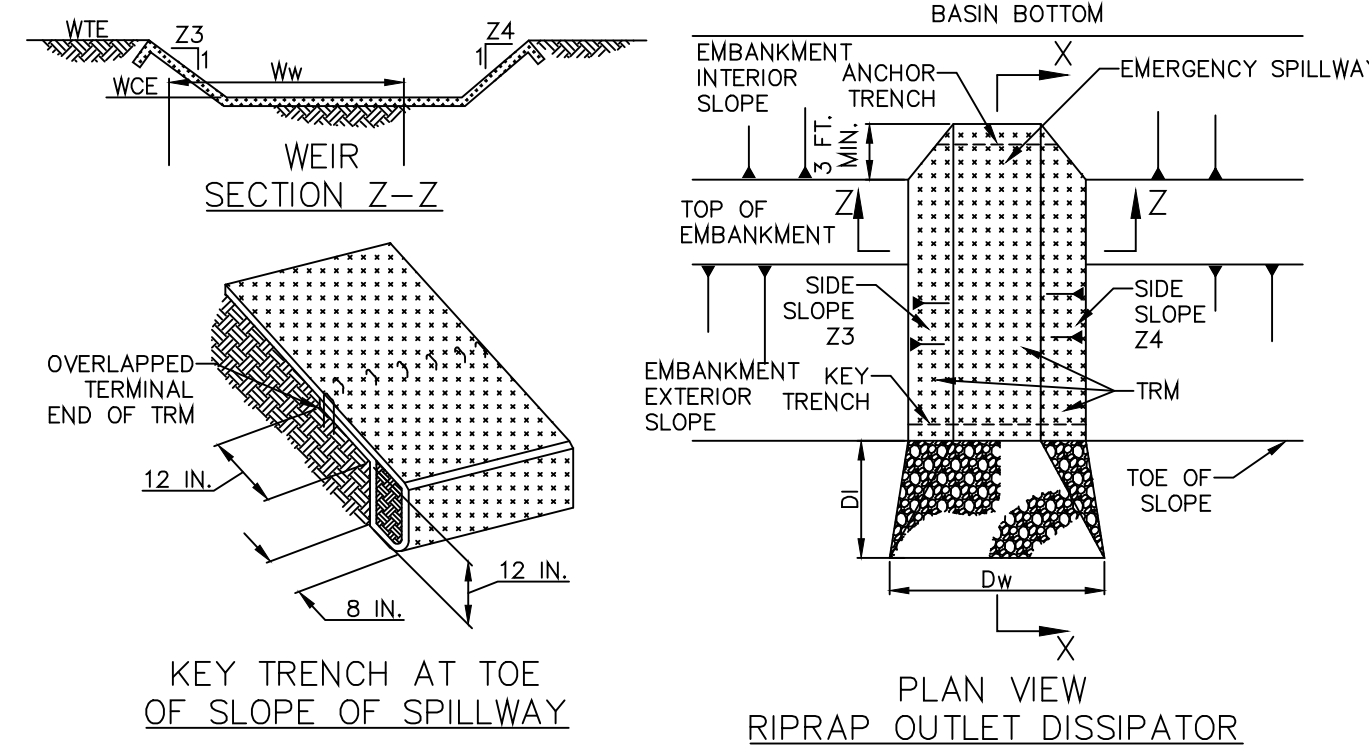
1. LIMIT COMPACTION OVER THE BIORETENTION BASIN AREA.
2. EXCAVATE THE BIORETENTION BASIN TO THE SUBGRADE ELEVATION OF 439.00. EXCAVATION OF THE BASIN SHALL BE DONE WITH EQUIPMENT OUTSIDE OF THE BIORETENTION BASIN TO THE EXTENT PRACTICAL.
3. IF A LIMITING ZONE OF ROCK IS ENCOUNTERED WITHIN THE 24" DEPTH, REFER TO THE ROCK REMOVAL NOTES AS FOLLOWS:
 - IN THE EVENT THAT SUBSURFACE PINNACLES OR CLOSED DEPRESSIONS ARE ENCOUNTERED DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, THEY SHOULD BE OVER-EXCAVATED TO A DEPTH OF 2 FEET BELOW THE PROPOSED INVERT ELEVATION AND THE RESULTING EXCAVATION SHOULD BE BROUGHT BACK UP TO PROPOSED GRADES WITH AN AMENDED SOIL MIXTURE.
 - CONTRACTOR TO EXCAVATE THE ROCK TO A MAXIMUM DEPTH OF 24" BELOW THE EXPOSED SUBGRADE. EXCAVATION OF THE ROCK SHALL BE FROM OUTSIDE OF THE STONE BED TO THE EXTENT PRACTICAL.
 - CARE SHALL BE TAKEN TO MINIMIZE EXCESSIVE ROCK DISTURBANCE TO THE EXTENT PRACTICAL. ALL LOOSE ROCK SHALL BE REMOVED FROM AREAS PRIOR TO BACKFILLING. PRIOR TO BACKFILLING, GEOTECHNICAL ENGINEER TO REVIEW THE REMOVED ROCK AND PREPARED SUBGRADE. IF THERE ARE AREAS OF VOIDS, FRACTURES, SOFT OR WET SOILS, POTENTIAL SINKHOLE AREAS OR OTHER CONDITIONS OF CONCERN, THE AREAS SHALL BE PROPERLY MITIGATED BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. NO BLASTING IS PERMITTED.
4. UPON PERMANENT CONVERSION OF THE BIORETENTION BASIN, SCARIFY BOTTOM OF BIORETENTION BASIN IN THE AREA OF THE AMENDED SOILS A MINIMUM 12" BELOW PROPOSED SUBGRADE. SCARIFICATION OF THE BIORETENTION BASIN SHOULD BE DONE WITH EQUIPMENT OUTSIDE OF THE BIORETENTION BASIN TO THE EXTENT PRACTICAL.
5. INSTALL UNDERDRAIN AND ASSOCIATED STONE TRENCH.
6. THE TOP OF THE CLEANOUTS FOR THE BIORETENTION BASIN SHALL BE SET FLUSH WITH PROPOSED GRADE.
7. INSTALL AMENDED SOIL IN 6-INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE BUCKET OR BY HAND). KEEP EQUIPMENT MOVEMENT OVER AMENDED SOIL TO A MINIMUM AND DO NOT OVERCOMPACT. PLANT ERNST SEED MIX AS NOTED ON THE PLANS PER MANUFACTURER'S SPECIFICATIONS. REFER TO THE FINAL GRADING / PCSM PLAN FOR THE LOCATION AND EXTENT OF THE AMENDED SOIL AREA.

GENERAL BIORETENTION BASIN NOTES:

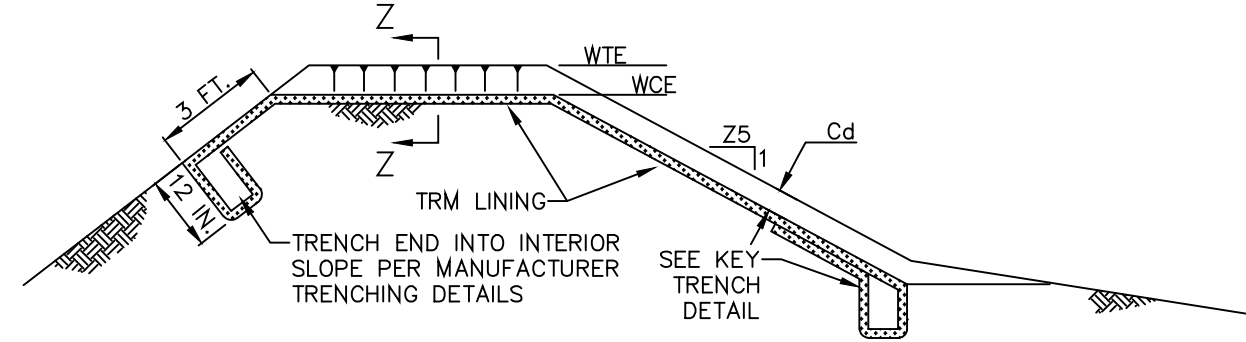
1. THE AMENDED SOIL SHALL BE A UNIFORM MIXTURE CONSISTING OF 20% SAND, 60% TOPSOIL, AND 20% COMPOST. THE COMPOST SHALL BE APPROVED LANDSCAPING COMPOST COMPRISED OF NATURAL MATERIALS AND WITH AN ORGANIC MATTER CONTENT OF 35% TO 65% AS DETERMINED BY THE LOSS ON IGNITION METHOD. THE TOPSOIL SHALL BE FRABLE LOAMY SOIL AS CLASSIFIED BY THE USDA, FREE OF WEEDS, HERBICIDES, PETROLEUM-BASED MATERIALS, ANY OTHER DELETERIOUS MATERIALS, ROCKS, AND DEBRIS. THE TOPSOIL SHALL HAVE A PH OF BETWEEN 5.5 AND 8.0. 100% OF THE TOPSOIL SHALL PASS THROUGH A 3/4" SCREEN.
2. IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER AND DC GOHN PRIOR TO PROCEEDING WITH CONSTRUCTION. A REVISED BMP DESIGN WILL NEED TO BE REVIEWED BY THE TOWNSHIP PRIOR TO COMPLETING CONSTRUCTION OF THE BMP.



BIORETENTION BASIN 1 DETAIL
NOT TO SCALE



KEY TRENCH AT TOE OF SLOPE OF SPILLWAY
PLAN VIEW
RIPRAP OUTLET DISSIPATOR



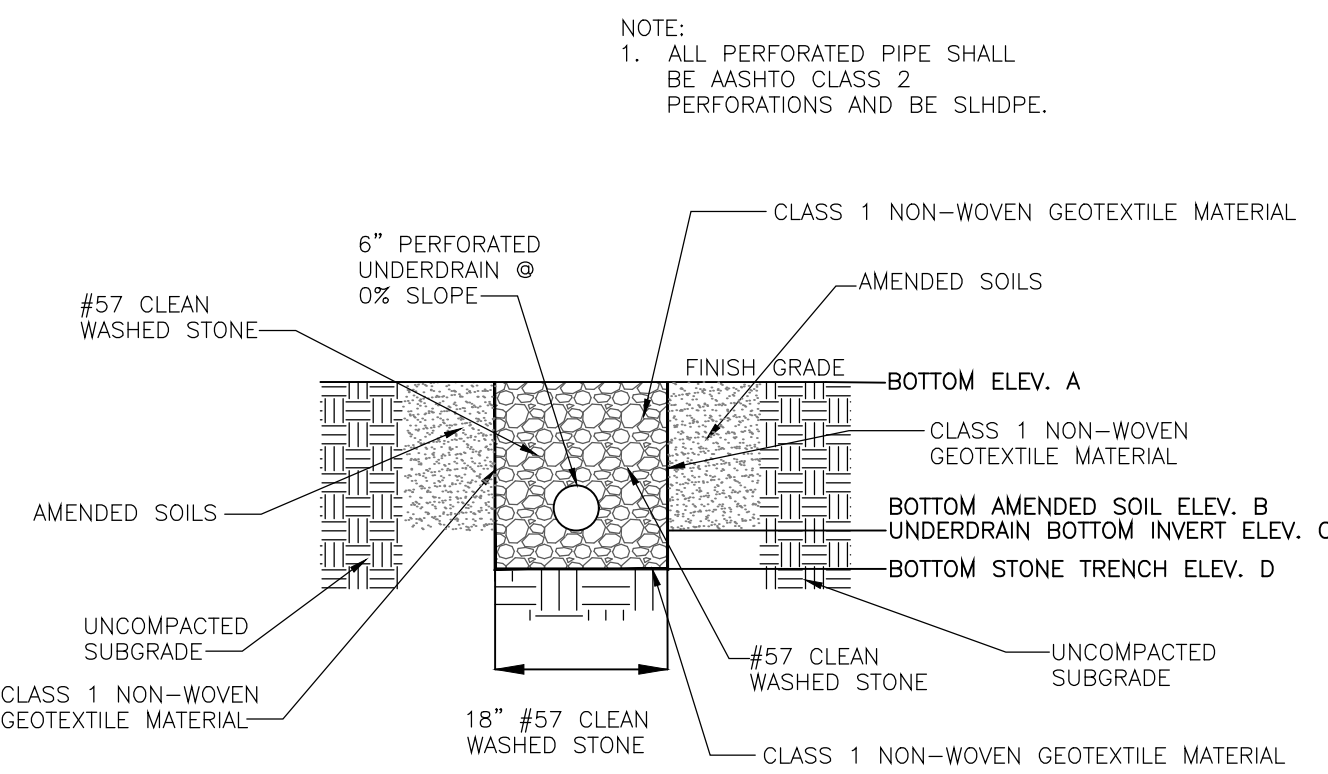
EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY
SECTION X-X

BASIN NO.	Z3 (FT)	Z4 (FT)	WEIR TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	LINING TRM TYPE	CHANNEL Z5 (FT)	DEPTH Cd (FT)
BIORETENTION BASIN 1	2	2	436.00	434.40	10	ECP-2	3	1.0

NOTES:

HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING. DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY. THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.

EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



BIORETENTION BASIN 1 UNDERDRAIN DETAIL
NOT TO SCALE

BIORETENTION ID	BOTTOM ELEV. A (FT)	BOTTOM AMENDED SOIL ELEV. B (FT)	UNDERDRAIN BOTTOM INVERT ELEV. C (FT)	BOTTOM STONE TRENCH ELEV. D (FT)
BIORETENTION BASIN 1	432.50	429.50	429.50	429.00

NOTE:

1. ALL PERFORATED PIPE SHALL BE AASHTO CLASS 2 PERFORATIONS AND BE SLHDPE.

OWNER	NAME	ADDRESS	EQUITABLE OWNER	NAME	ADDRESS	TELEPHONE	SOURCE OF TITLE	DEED REF.	LANC. CO. TAX ACT.	SUB PLAN	REVISIONS	DATE
	DIANE L. KERNLEY	101 SPARROW LANE		JACOB ZUCH LLC	101 SPARROW LANE	717-655-6888		20246700985	460-79145-0-0000			
		ELIZABETHTOWN, PA 17022		ELIZABETHTOWN, PA 17022								

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 663-5308
www.dgohn.com

dc gohn Associates, Inc.
Surveyors - Engineers
Landscape Architects

PROJECT NO.:	5139-20
DATE:	JUNE 23, 2025
PARTY CHIEF:	CRG
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	AS NOTED

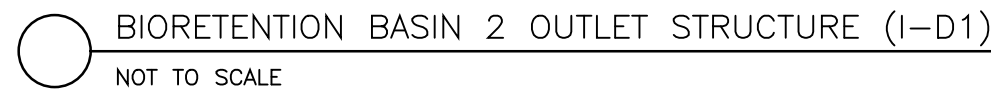
PCSM DETAILS
FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SLOAN'S NORLANCO PHARMACY
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-3008

SHEET #: 15 OF 22

L.C.P.C. #:

1. FILL SHOULD BE PLACED IN 8" MAXIMUM LIFTS AND SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.
2. MATERIAL FOR CONSTRUCTION SHALL BE SUITABLE ON-SITE OR IMPORTED SOIL CLASSIFIED AS CL, ML, OR SC BY THE URBAN SOIL CLASSIFICATION SYSTEM (USCS). ALL OTHER MATERIALS SHALL HAVE NO ROCKS, STUMPS, AND OTHER DEBRIS IN OBJECTIONABLE QUANTITIES OR WITH ANY DIMENSION GREATER THAN 3 INCHES IN ANY DIMENSION.
3. THE EMBANKMENT FILL MATERIAL SHALL BE TAKEN FROM AN APPROPRIATE BORROW AREA WHICH SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTONABLE MATERIALS.
4. THE EMBANKMENT FILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTONABLE MATERIALS.



Total	100%
-------	------

NOT TO SCALE

1. VEGETATION ALLOWED TO GROW WITHOUT MOWING PROVIDES MORE PROTECTION FOR WILDLIFE AND AIDS IN EROSION CONTROL.

Total	100%
-------	------

NOT TO SCALE

L.C.P.C. #:

BIORETENTION BASIN 2 DETAIL
NOT TO SCALE

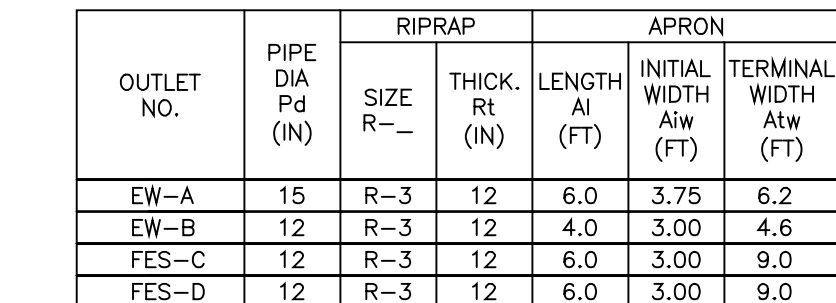
BIORETENTION BASIN 2 UNDERDRAIN DETAIL

NOT TO SCALE

Surveyors - Engineers
Landscape Architects

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

SHEET #: 16 OF 22

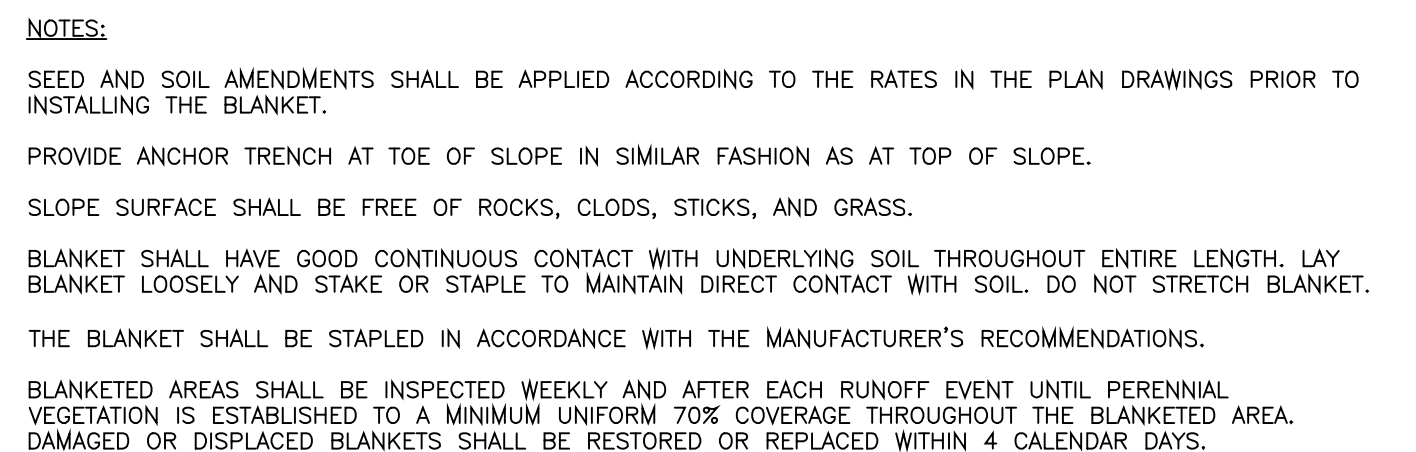


1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

NOT TO SCALE



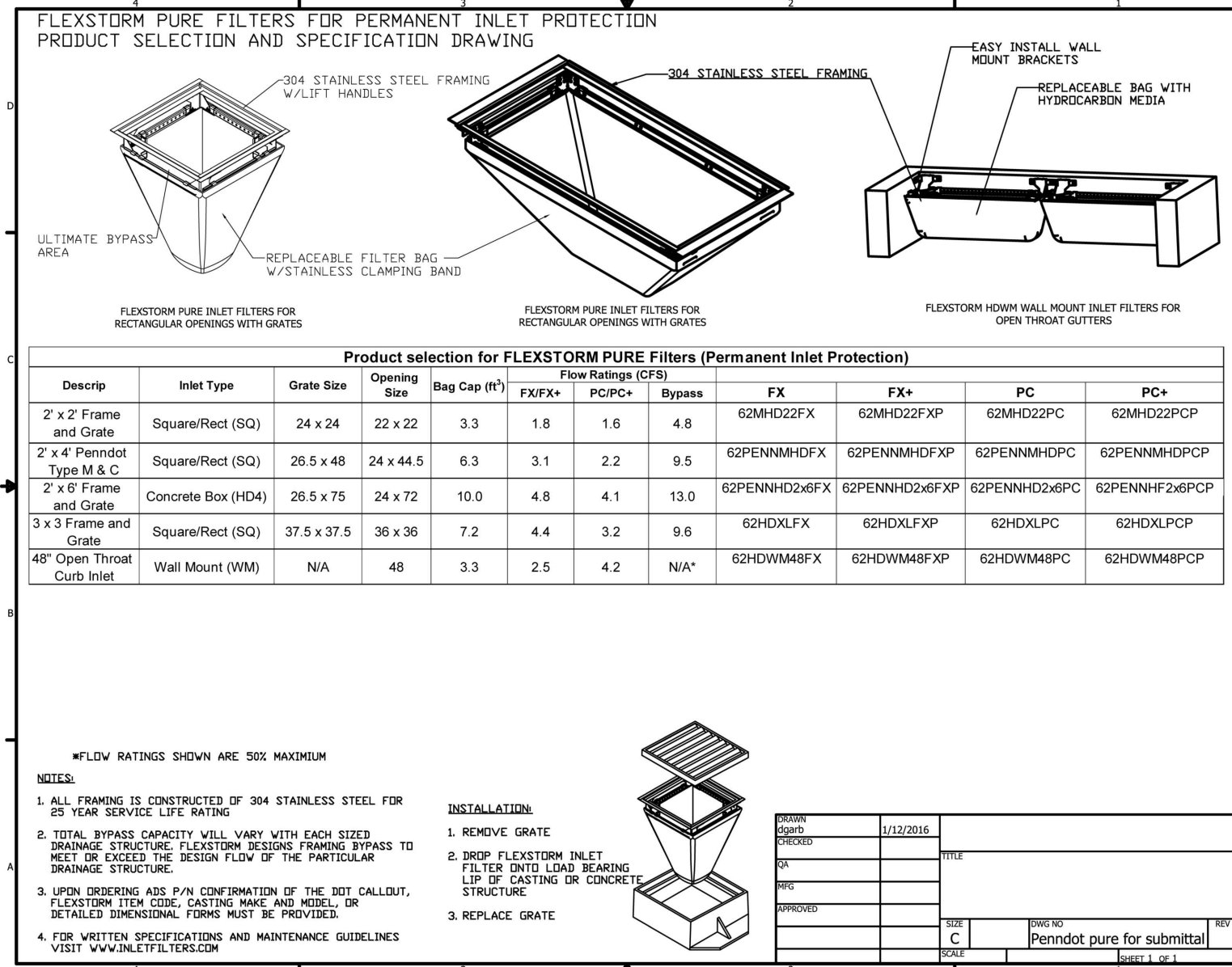
NOT TO SCALE



NOT TO SCALE

BMP ID.	INSPECTION FREQUENCY	OPERATION AND MAINTENANCE PROCEDURE
BIORETENTION BASIN 1 AND 2	TWICE PER YEAR	<ul style="list-style-type: none"> • TO ASSURE PROPER OPERATION AND STRUCTURAL STABILITY, THE OWNER SHALL INSPECT EACH BIORETENTION BASIN AT LEAST ONCE EACH APRIL, AT LEAST ONCE EACH OCTOBER, AND WITHIN 48 HOURS AFTER EVERY RAINFALL EVENT EXCEEDING 2.96 INCH OF PRECIPITATION IN 24 HOURS. • INSPECT FOR EROSION PROBLEMS, VEGETATION DAMAGE, SEDIMENT AND DEBRIS ACCUMULATION, AND LITTER. • REMOVE ACCUMULATIONS OF SEDIMENT ≥3 INCHES IN DEPTH AND IMMEDIATELY STABILIZE DISTURBED AREAS. • REMOVE SEDIMENT DURING PERIODS WHEN RUTTING WILL BE MINIMAL. • PRUNE VEGETATION AND WEED GARDENS TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, WEED AND INVASIVE/NOXIOUS VEGETATION SUPPRESSION. • REMOVE INVASIVE/NOXIOUS PLANTS AND IMMEDIATELY STABILIZE DISTURBED AREAS. • REMOVE LITTER, DEBRIS, AND DETRITUS. • A WRITTEN REPORT IS TO BE COMPLETED WHICH DOCUMENTS EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES
FLEXSTORM INLET FILTER (INLETS 1-A1, 1-A2, 1-A3, 1-A4, 1-A5, 1-A6, AND 1-B1)	INSPECTION TO OCCUR FOLLOWING ANY RAIN EVENT >1"	<ul style="list-style-type: none"> • POST CONSTRUCTION INSPECTIONS SHOULD OCCUR 4 TIMES PER YEAR. • EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS, OR AS DIRECTED. • REMOVE THE GRATE, ENGAGE THE LIFTING BARS WITH THE FLEXSTORM REMOVAL TOOL, AND LIFT FROM DRAINAGE STRUCTURE. • DISPOSE OF SEDIMENT OR DEBRIS.

NOT TO SCALE



NOT TO SCALE



CHANNEL NO.	BOTTOM WIDTH B (FT)	DEPTH D (FT)	Z1 (FT)	Z2 (FT)	RIPRAP GRADATION (R-__)	RIPRAP DEPTH t (IN)
1	10'	0.50'	1	1	R-6	36

FILTER STONE UNDERLAYMENT FOR BED SLOPES > 0.10 FT/FT (10 %) SHALL BE USED.

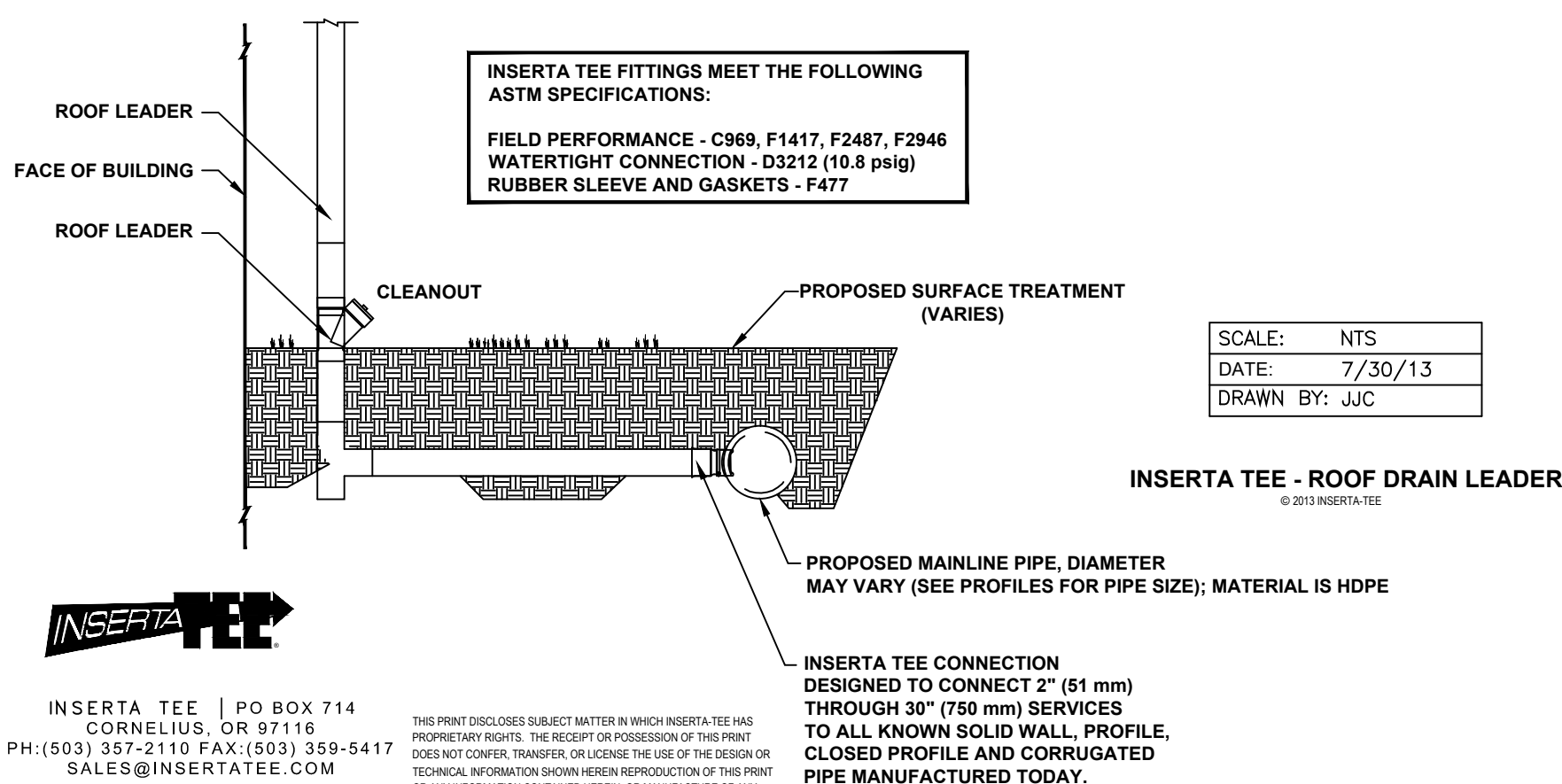
CHANNEL DIMENSIONS ARE FOR THE COMPLETED CHANNEL AFTER ROCK PLACEMENT. CHANNEL MUST BE OVER-EXCAVATED A SUFFICIENT AMOUNT TO ALLOW FOR THE VOLUME OF ROCK PLACED WITHIN THE CHANNEL WHILE PROVIDING THE SPECIFIED FINISHED DIMENSIONS.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE.

DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

THE MINIMUM ROCK THICKNESS (t) SHALL BE 1.5 TIMES THE MAX ROCK SIZE.

NOT TO SCALE



NOT TO SCALE

L.C.P.C. #:

OWNER:	DUANE L. HERNLEY
NAME:	101 SPARROW LANE
ADDRESS:	ELIZABETHTOWN, PA 17022
EQUITABLE OWNER	
NAME:	JACOB ZUCH LLC
ADDRESS:	428 CLOVERLEAF ROAD ELIZABETHTOWN, PA 17022
TELEPHONE:	717-653-6888
SOURCE OF TITLE:	DEED REF: 2024E79098S
LAND CO. TAX ACCT:	460-79145-0-0000
SUB CO. TAX ACCT:	2024-0080-J; 2024-0360-J
REVISIONS	DATE

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgoin.com

dc gohn
Associates, Inc.

Surveyors - Engineers
Landscape Architects

PROJECT NO.: 5139-20
DATE: JUNE 23, 2025
PARTY CHIEF: CRG
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: AS NOTED

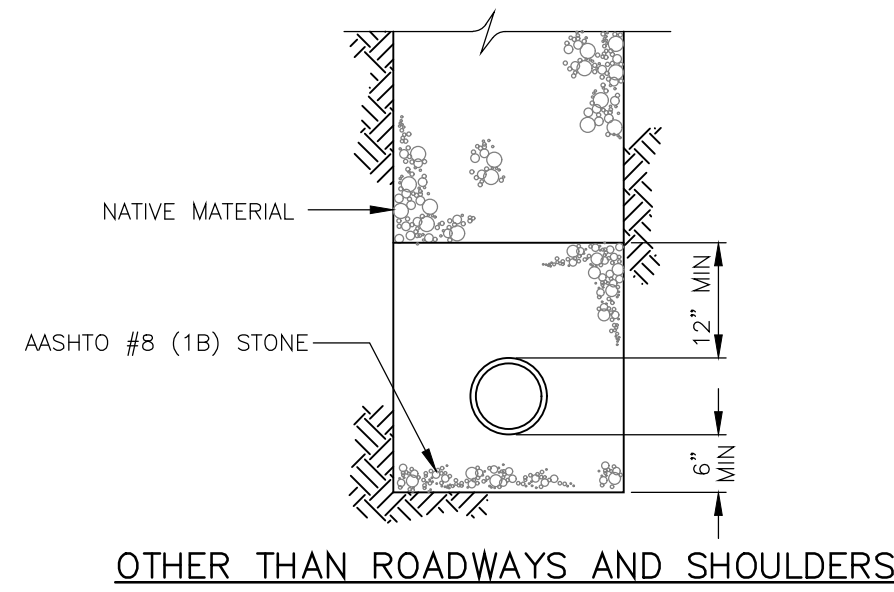
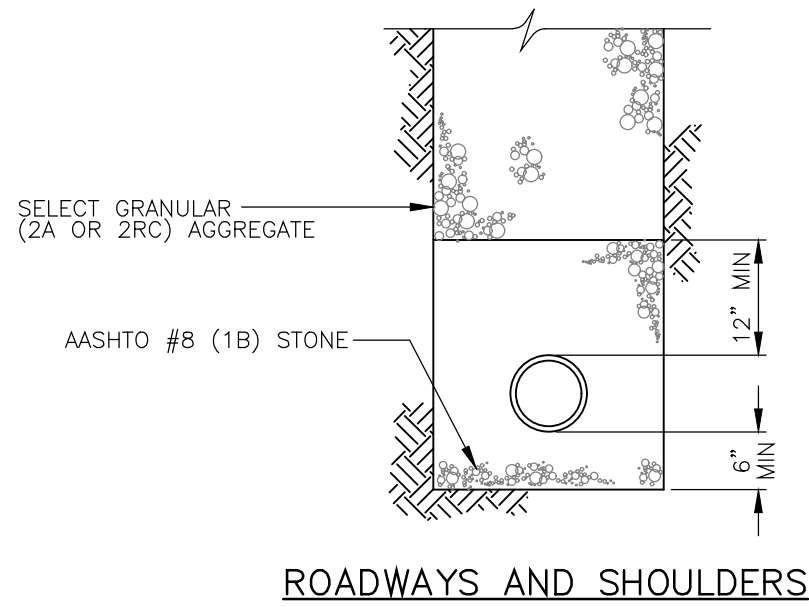
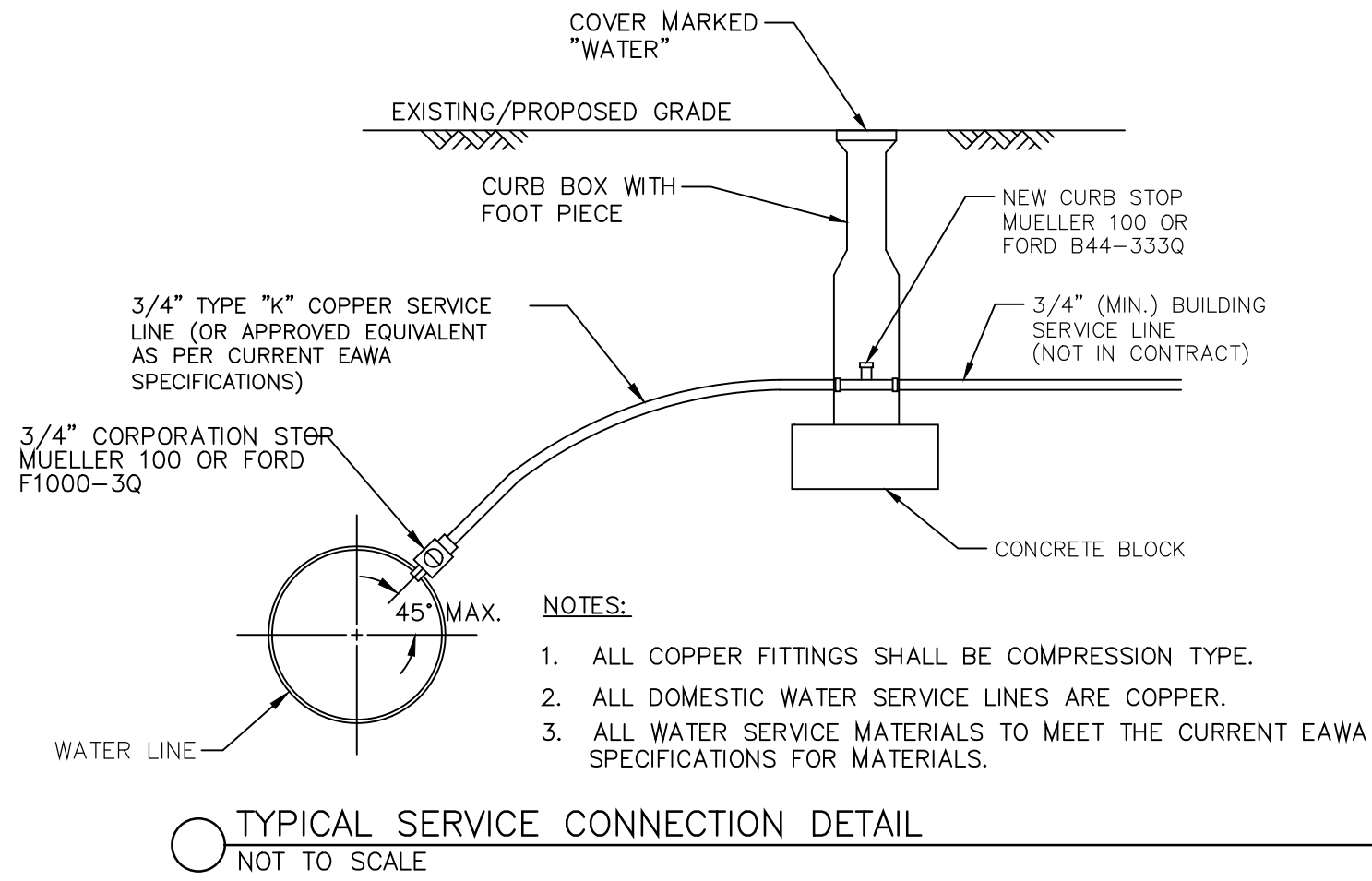
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SLOAN'S NORLANCO PHARMACY

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

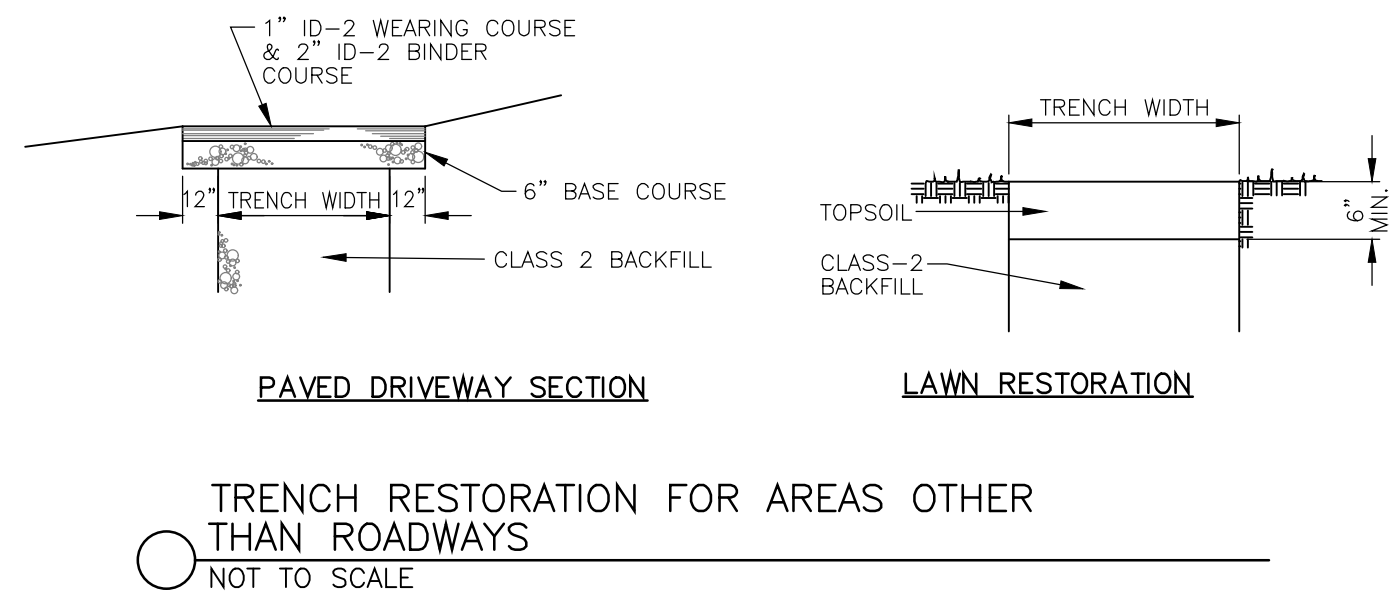
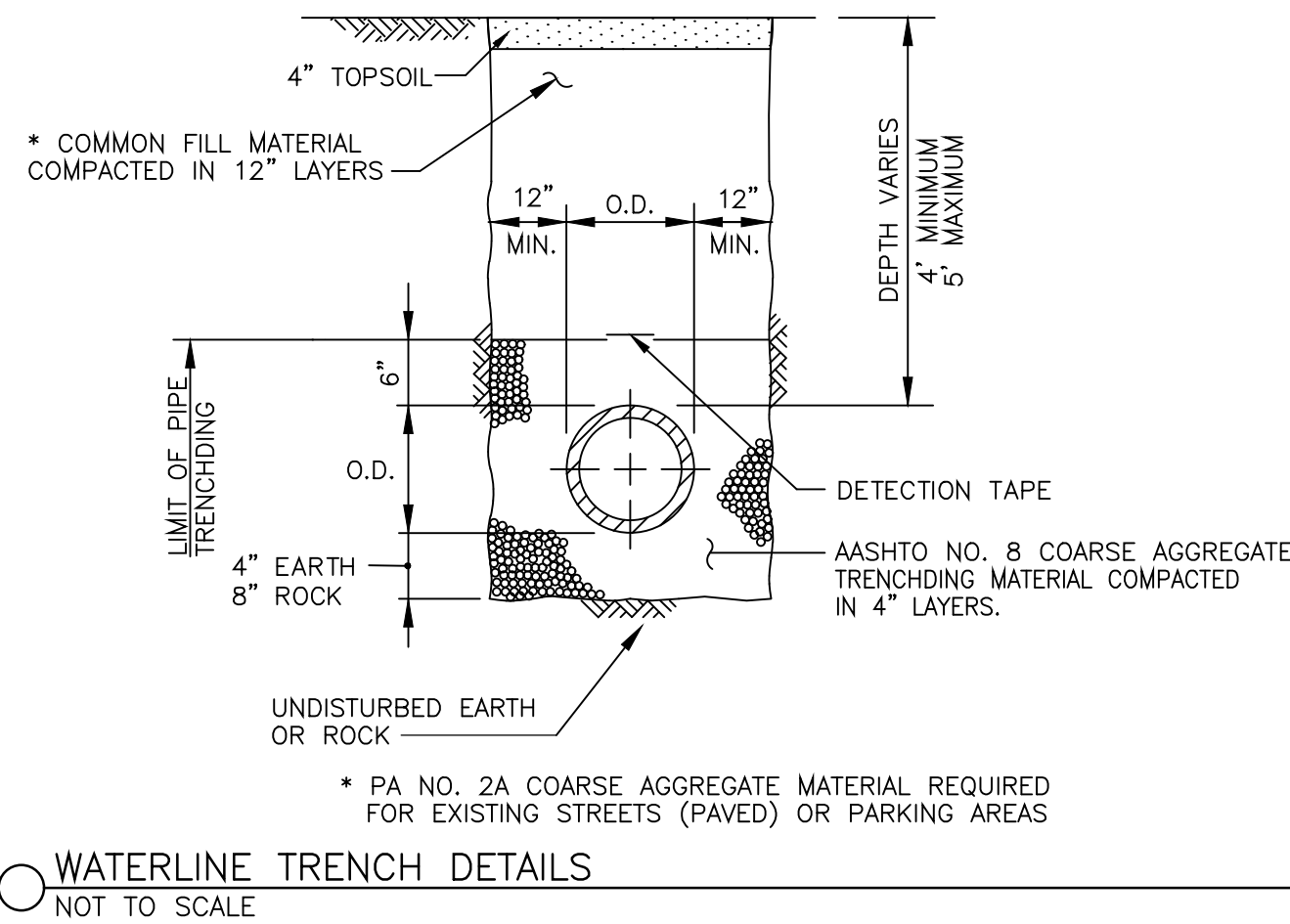
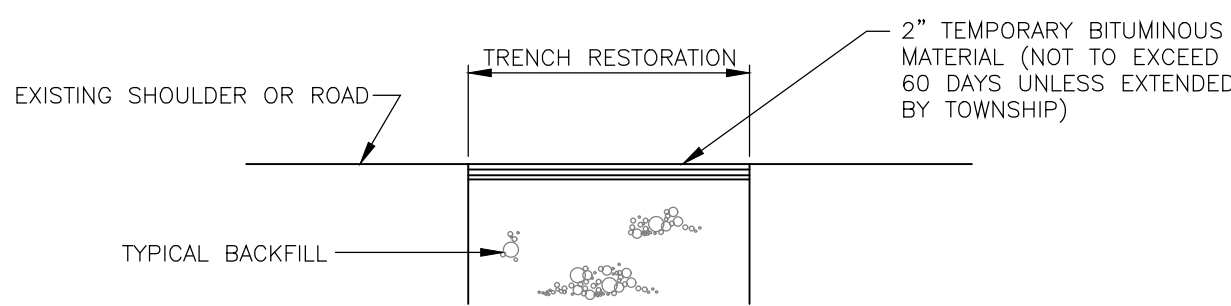
DRAWING #: CG-3008

SHEET #: 17 OF 22



- NOTES:**
1. FOR FINAL RESTORATION, SEE APPROPRIATE DETAIL.
 2. BACKFILL MATERIAL TO BE PLACED IN 12" (MAXIMUM) LIFTS. THOROUGHLY COMPACT EACH LIFT WITH MECHANICAL TAMPERS OR BY OTHER ACCEPTABLE METHODS FOR THE FULL TRENCH WIDTH. COMPACT TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT DENSITY OF THE BACKFILL MATERIAL.

TYPICAL BACKFILL
NOT TO SCALE



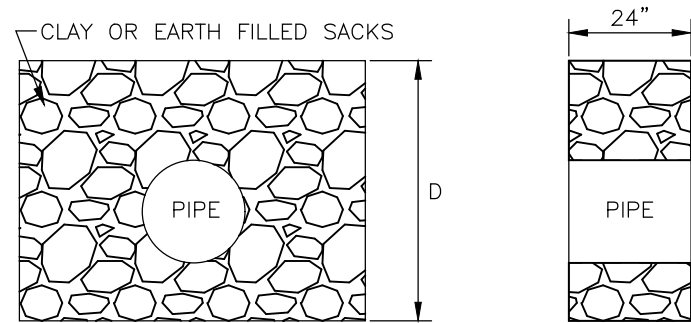
L.C.P.C. #:

OWNER:	DIANE L. KENLEY	OWNER	
NAME:	101 SPARROW LANE	NAME:	
ADDRESS:	ELIZABETHTOWN, PA 17022	ADDRESS:	
EQUITABLE OWNER		EQUITABLE OWNER	
NAME:	JACOB ZUCH LLC	NAME:	
ADDRESS:	101 SPARROW LANE	ADDRESS:	
ELIZABETHTOWN, PA 17022		ELIZABETHTOWN, PA 17022	
TELEPHONE:	717-655-6888	TELEPHONE:	
SOURCE OF TITLE: DEED REF: 20246700985		SOURCE OF TITLE: DEED REF: 20246700985	
LANC. CO. TAX ACT: 460-79145-0-0000		LANC. CO. TAX ACT: 460-79145-0-0000	
SUB PLAN: 2023-0080-J, 2024-0360-J		SUB PLAN: 2023-0080-J, 2024-0360-J	
REVISIONS		REVISIONS	
DATE		DATE	

PROJECT NO.: 5139-20	PROJECT NO.: 5139-20
DATE: JUNE 23, 2025	DATE: JUNE 23, 2025
PARTY CHIEF: CRG	PARTY CHIEF: CRG
DRAWN BY: BRC	DRAWN BY: BRC
CHECKED BY: BRC	CHECKED BY: BRC
SCALE: AS NOTED	SCALE: AS NOTED

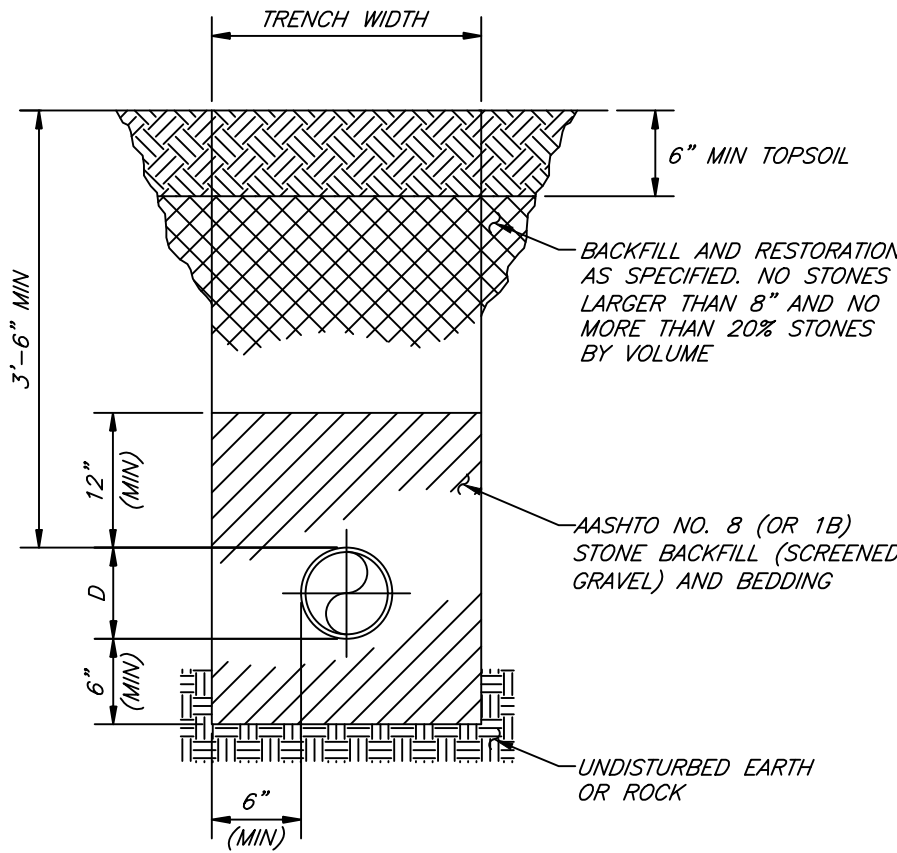
FOR	FOR
PRELIMINARY/FINAL SUBDIVISION AND	PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN	LAND DEVELOPMENT PLAN
SLOAN'S NORLANCO PHARMACY	SLOAN'S NORLANCO PHARMACY
MOUNT JOY TOWNSHIP	MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA	LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-3008	DRAWING #: CG-3008
SHEET #: 18 OF 22	SHEET #: 18 OF 22



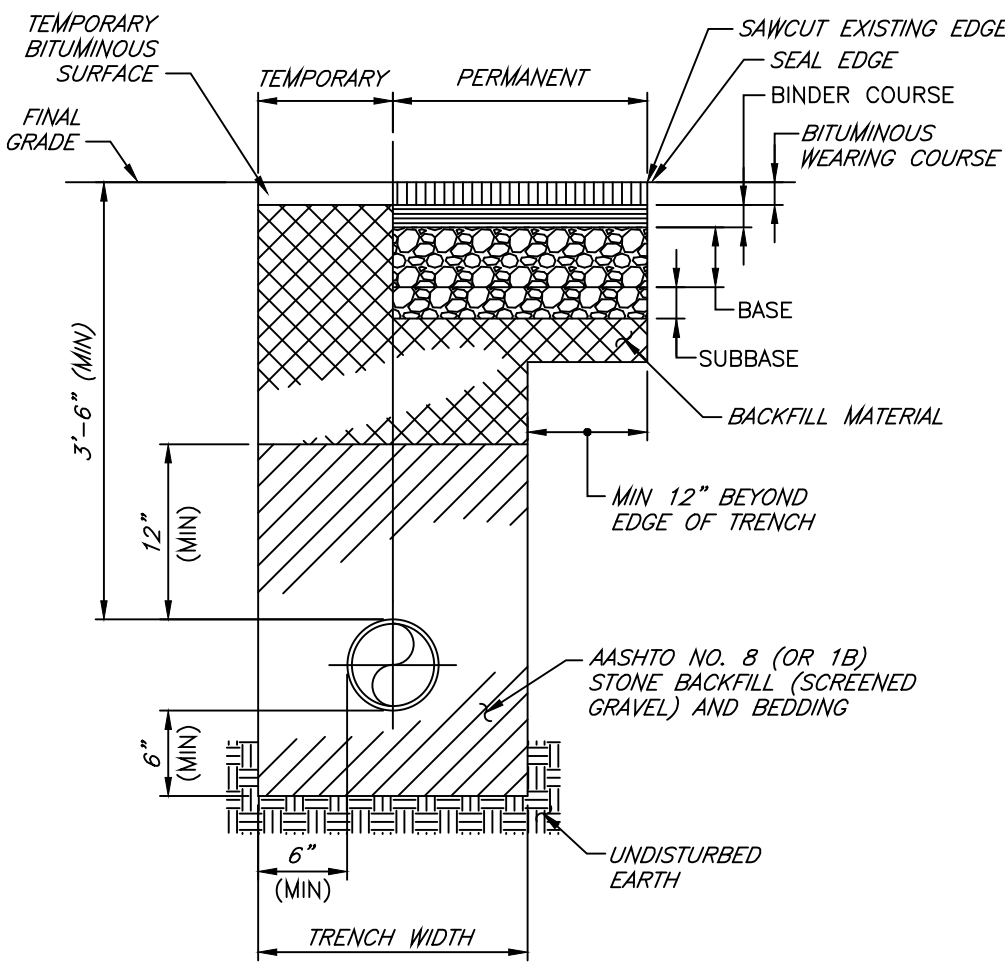
D = LIMIT OF STONE BACKFILL/TRENCHING

TRENCH PLUG
NOT TO SCALE



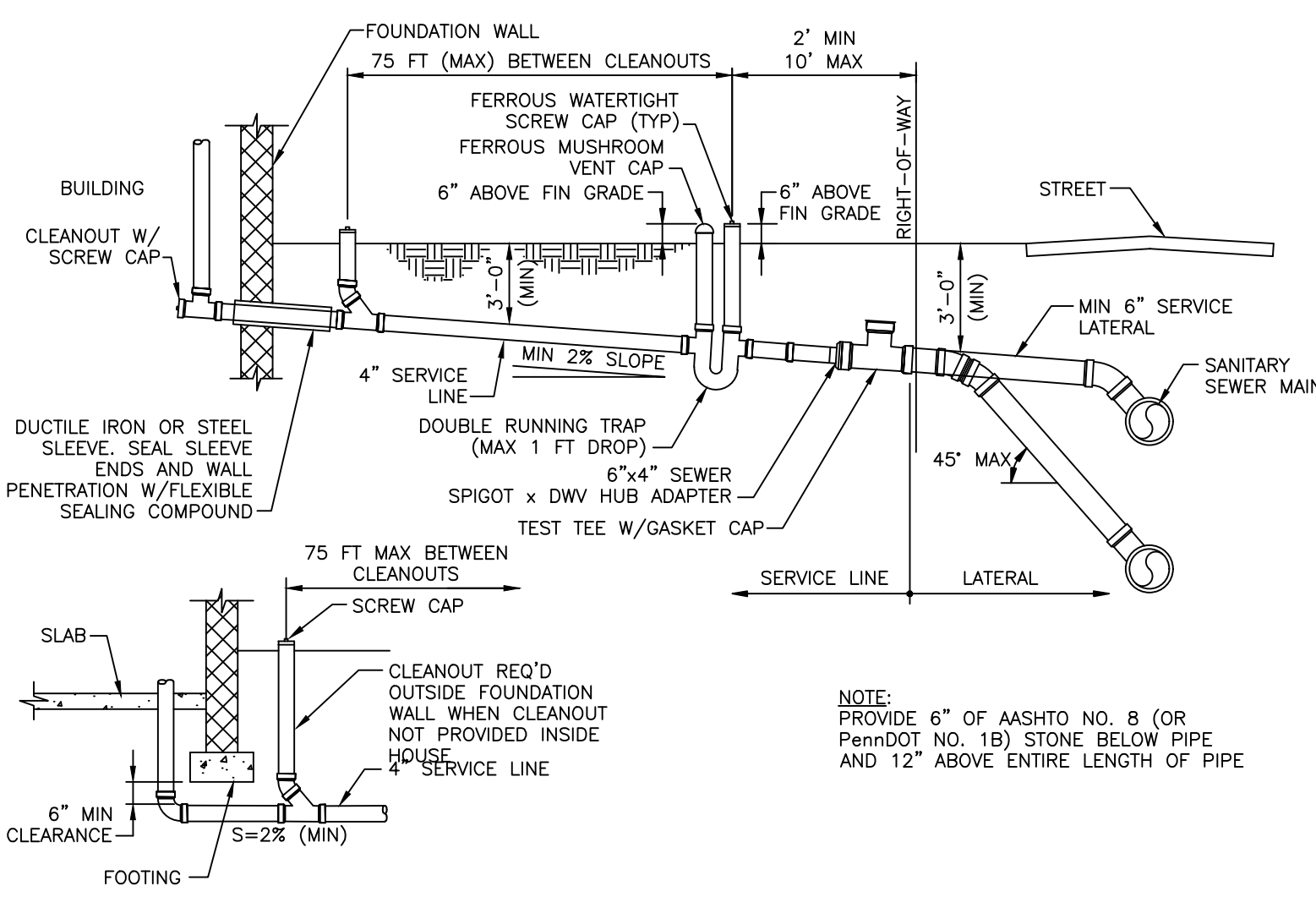
NOTE:
TRENCH SIDE SLOPES SHALL BE IN
ACCORDANCE WITH OSHA REQUIREMENTS.
BEGIN SIDE SLOPES, IF USED,
APPROXIMATELY 18" ABOVE TOP OF PIPE
(TYPICAL ALL BEDDING TYPES).

RIGHT-OF-WAY RESTORATION
NOT TO SCALE



NOTES:
1. BACKFILL & PAVEMENT RESTORATION IN STATE ROADS SHALL BE AS
SPECIFIED BY PADOT.
2. BACKFILL & PAVEMENT RESTORATION IN TOWNSHIP ROADS, ACCESS
DRIVES, PARKING AREAS AND LOADING AREAS SHALL BE AS
SPECIFIED IN THE WEST DONEGAL TOWNSHIP SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE.

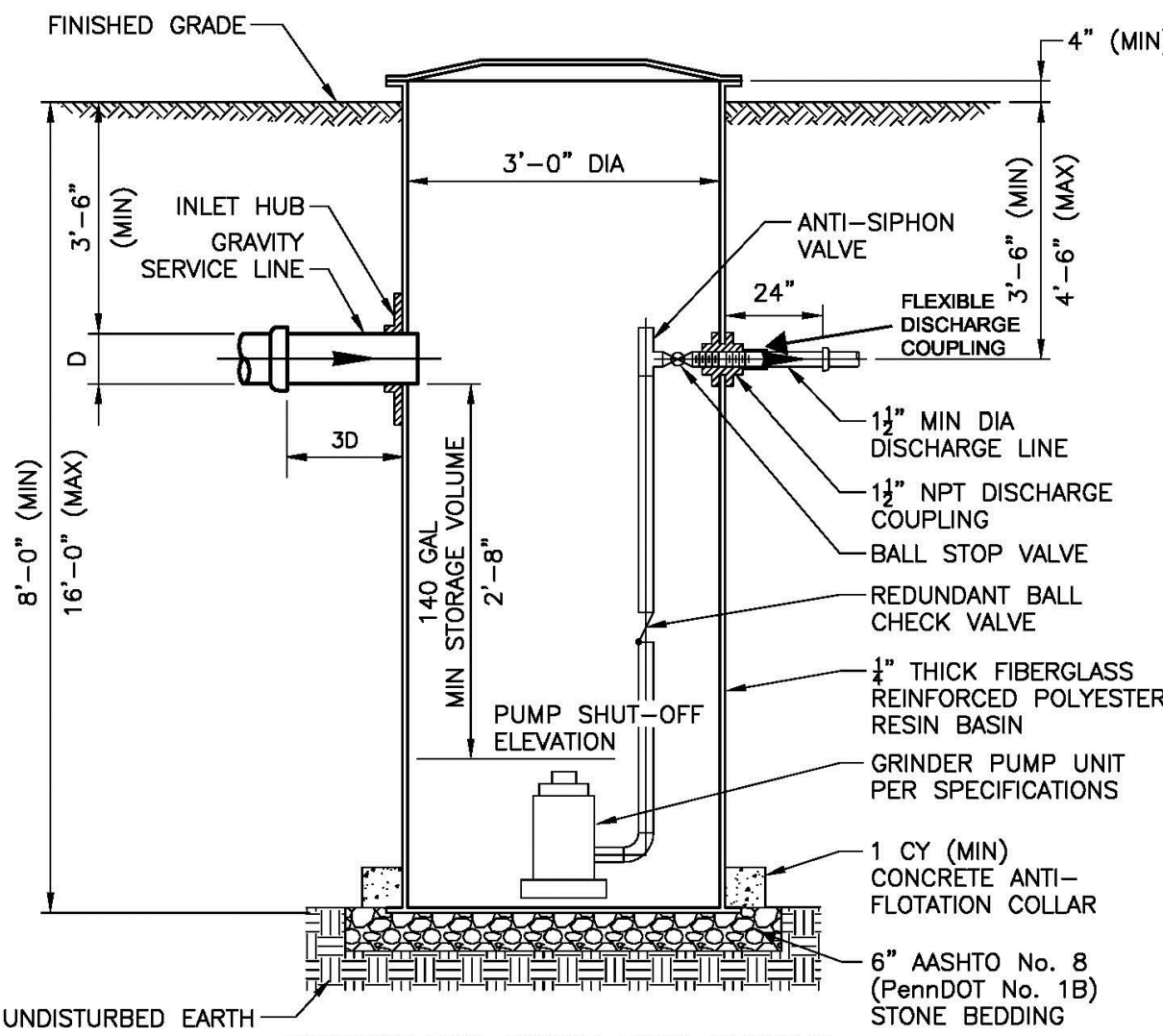
PAVEMENT RESTORATION
NOT TO SCALE



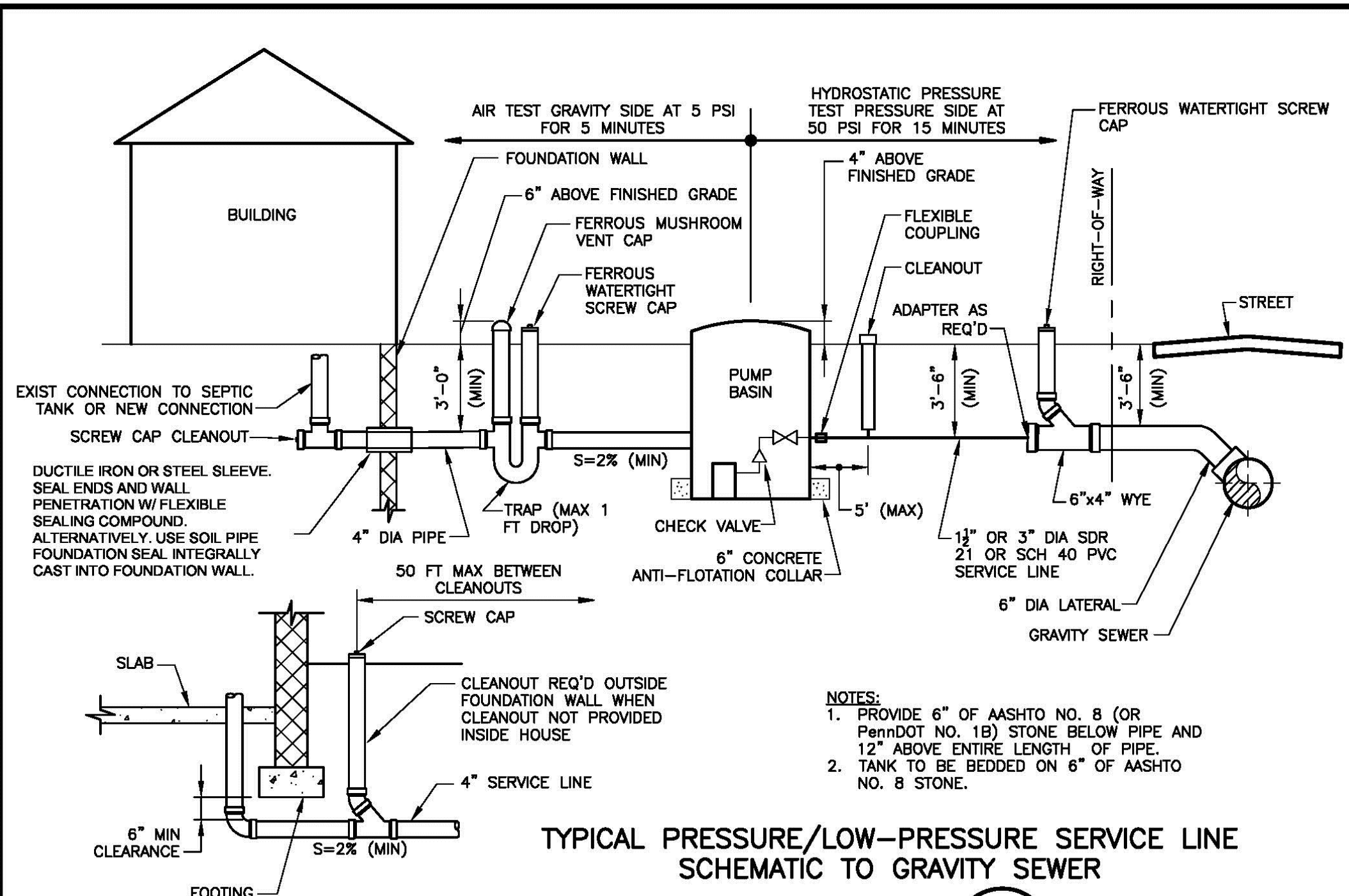
NOTE:
PROVIDE 6" OF AASHTO NO. 8 (OR
PennDOT NO. 1B) STONE BELOW PIPE
AND 12" ABOVE ENTIRE LENGTH OF PIPE

TYPICAL SERVICE LINE - PROFILE
NOT TO SCALE

- NOTES:
- FIBERGLASS BASINS MAY NOT BE USED IN AREAS SUBJECT TO TRAFFIC LOADING.
 - LOCATION OF BASIN TO BE DETERMINED BY PROPERTY OWNER OR DEVELOPER.
 - EXCAVATED AREA SHALL BE BACKFILLED TO 6" BELOW GRADE. BACKFILL MATERIAL SHALL BE EXCAVATED MATERIAL CONTAINING NO SOIL LUMPS, STONES, CONCRETE, OR FOREIGN OBJECTS LARGER THAN 1" MAX DIMENSION, OR AASHTO No. 8 STONE.
 - 6" TOPSOIL AND SEED SHALL BE PLACED TO GRADE THE SURROUNDING EXCAVATED AREA.
 - STANDARD TANK SIZE FOR 1 EDU IS 36" DIA x 96".
 - PROVIDE A REDUNDANT CHECK VALVE ON PUMP DISCHARGE PIPING.



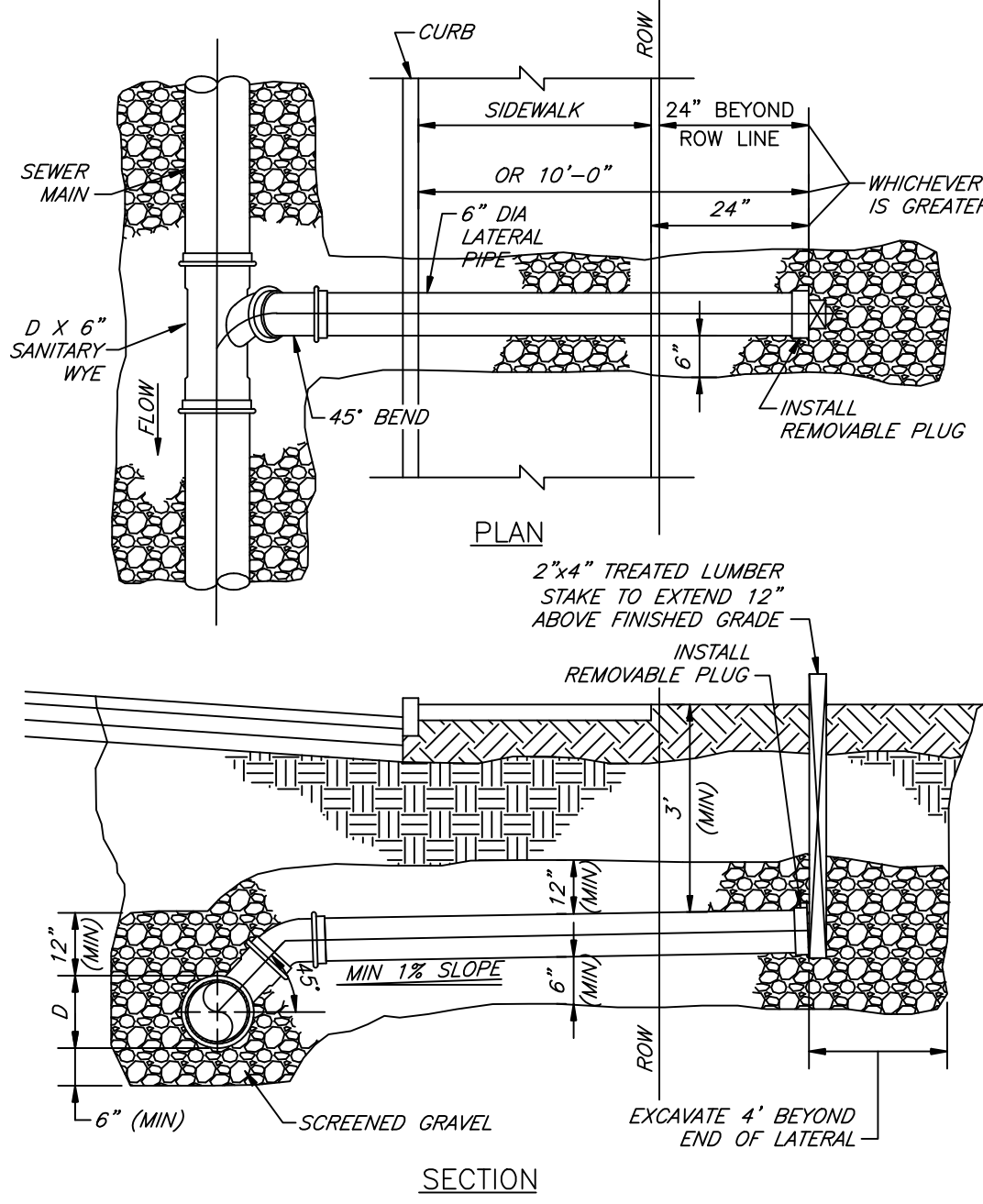
DETAIL
NO SCALE



NOTES:
1. PROVIDE 6" OF AASHTO NO. 8 (OR
PennDOT NO. 1B) STONE BELOW PIPE AND
12" ABOVE ENTIRE LENGTH OF PIPE.
2. TANK TO BE BEDDED ON 6" OF AASHTO
NO. 8 STONE.

TYPICAL PRESSURE/LOW-PRESSURE SERVICE LINE
SCHEMATIC TO GRAVITY SEWER

DETAIL
NO SCALE



LATERAL DETAIL
NOT TO SCALE

L.C.P.C. #:

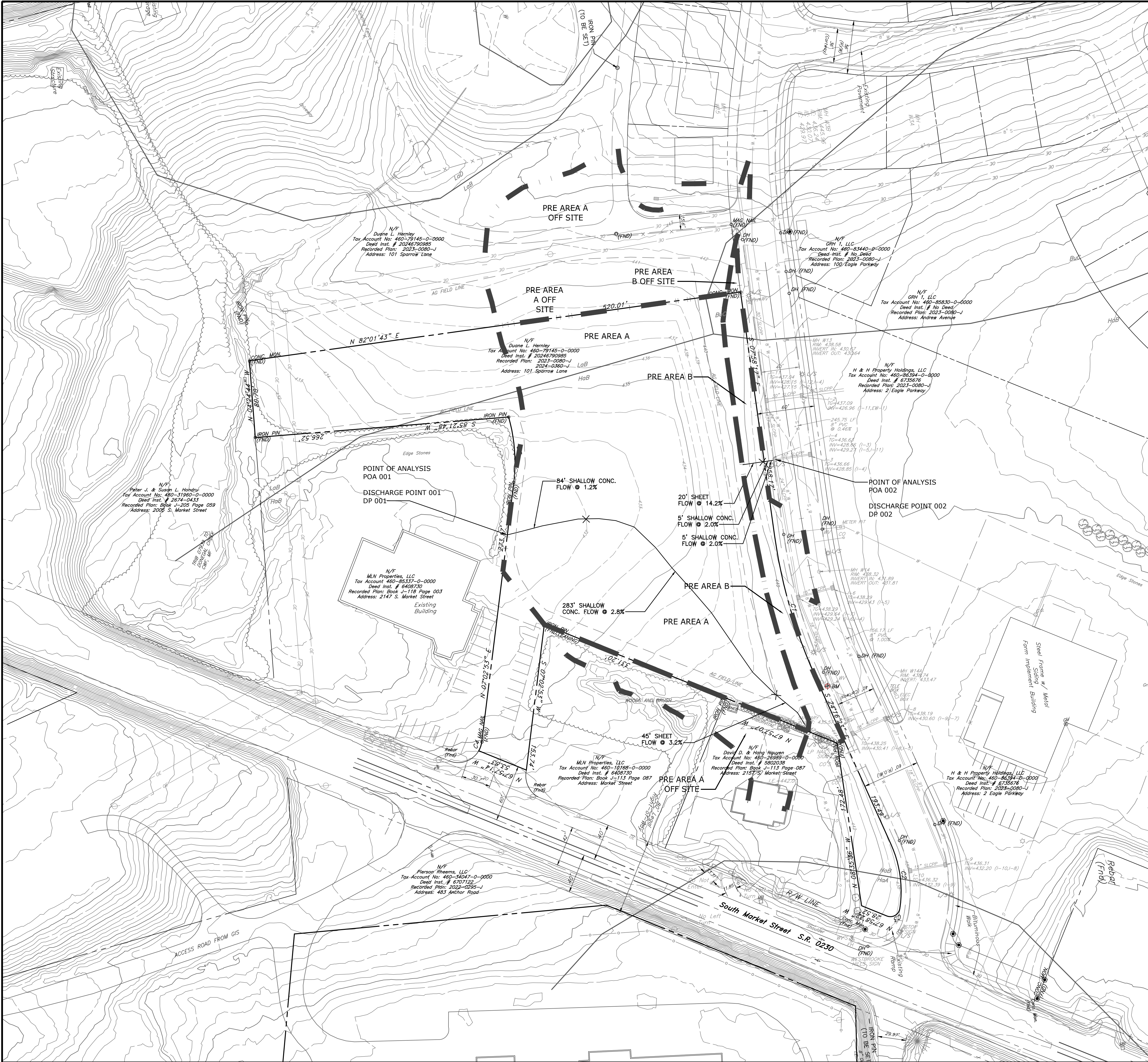
OWNER:	DIANE L. KERNLEY
NAME:	101 SPARROW LANE
ADDRESS:	ELIZABETHTOWN, PA 17022
EQUITABLE OWNER:	JACOB ZUCH LLC
NAME:	101 SPARROW LANE
ADDRESS:	ELIZABETHTOWN, PA 17022
TELEPHONE:	717-655-6888
SOURCE OF TITLE:	DEED REF: 20246790985
LANC. CO. TAX ACCT.:	460-79145-0-0000
SUB PLAN:	2023-0080-J, 2024-0360-J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

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 663-5308
www.dgohn.com

dc gohn
Associates, Inc.

Surveyors - Engineers
Landscape Architects

PROJECT NO.:	5139-20
DATE:	JUNE 23, 2025
PARTY CHIEF:	CRG
DRAWN BY:	BRC
CHECKED BY:	BRC
SCALE:	AS NOTED
FOR	PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
SLOAN'S NORLANCO PHARMACY	
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	
DRAWING #:	CG-3008
SHEET #:	19 OF 22



SOILS CLASSIFICATIONS:

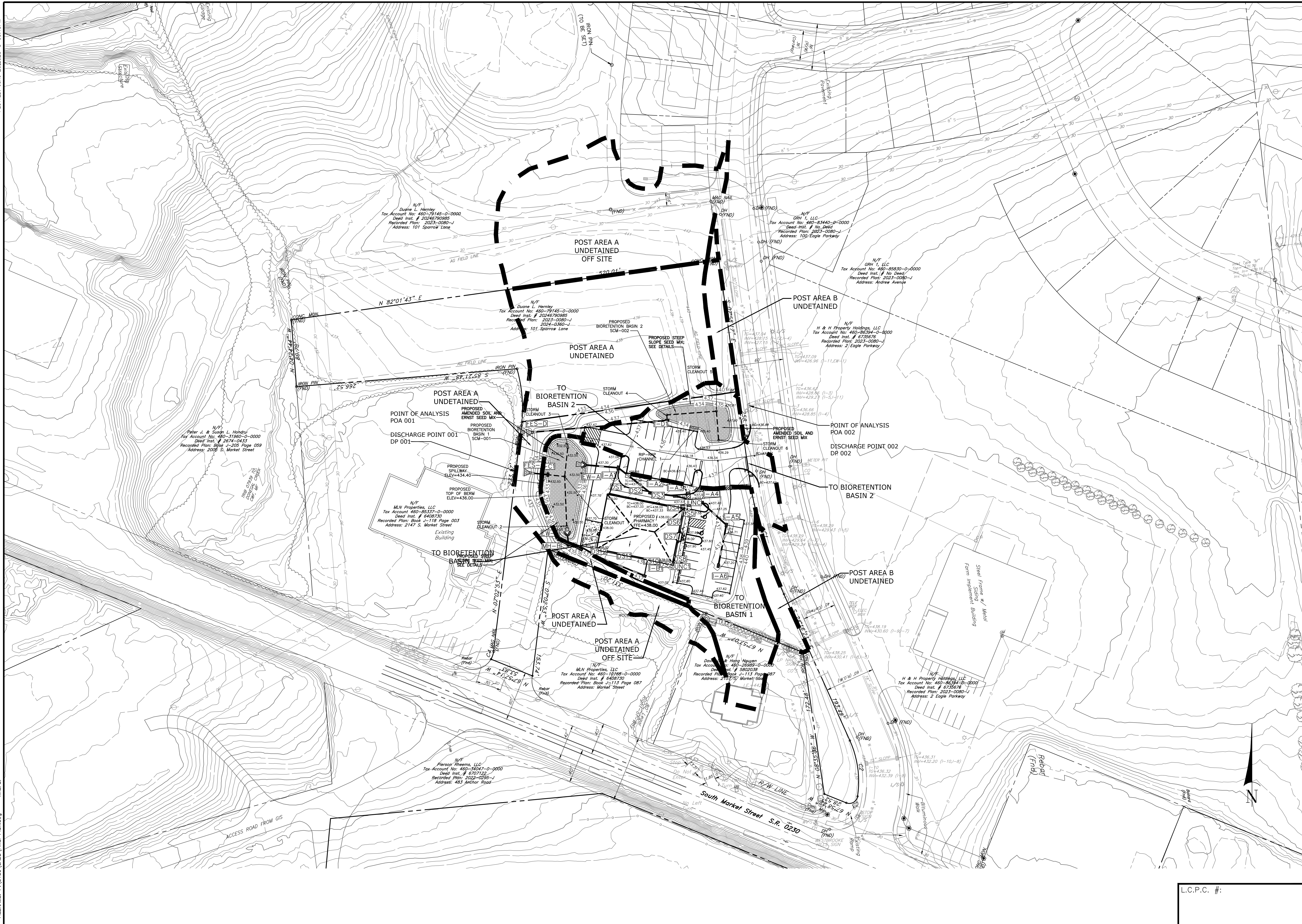
BuC - BUCKS SILT LOAM, 8-15% SLOPES, 'B'
HaB - HAGERSTOWN SILT LOAM, 3-8% SLOPES, 'B'
LaB - LANSDALE SILT LOAM, 3-8% SLOPES, 'B'
LaD - LANSDALE SILT LOAM, 15-25% SLOPES, 'B'

THE HaB AND LaB ARE PRIME FARMLAND.

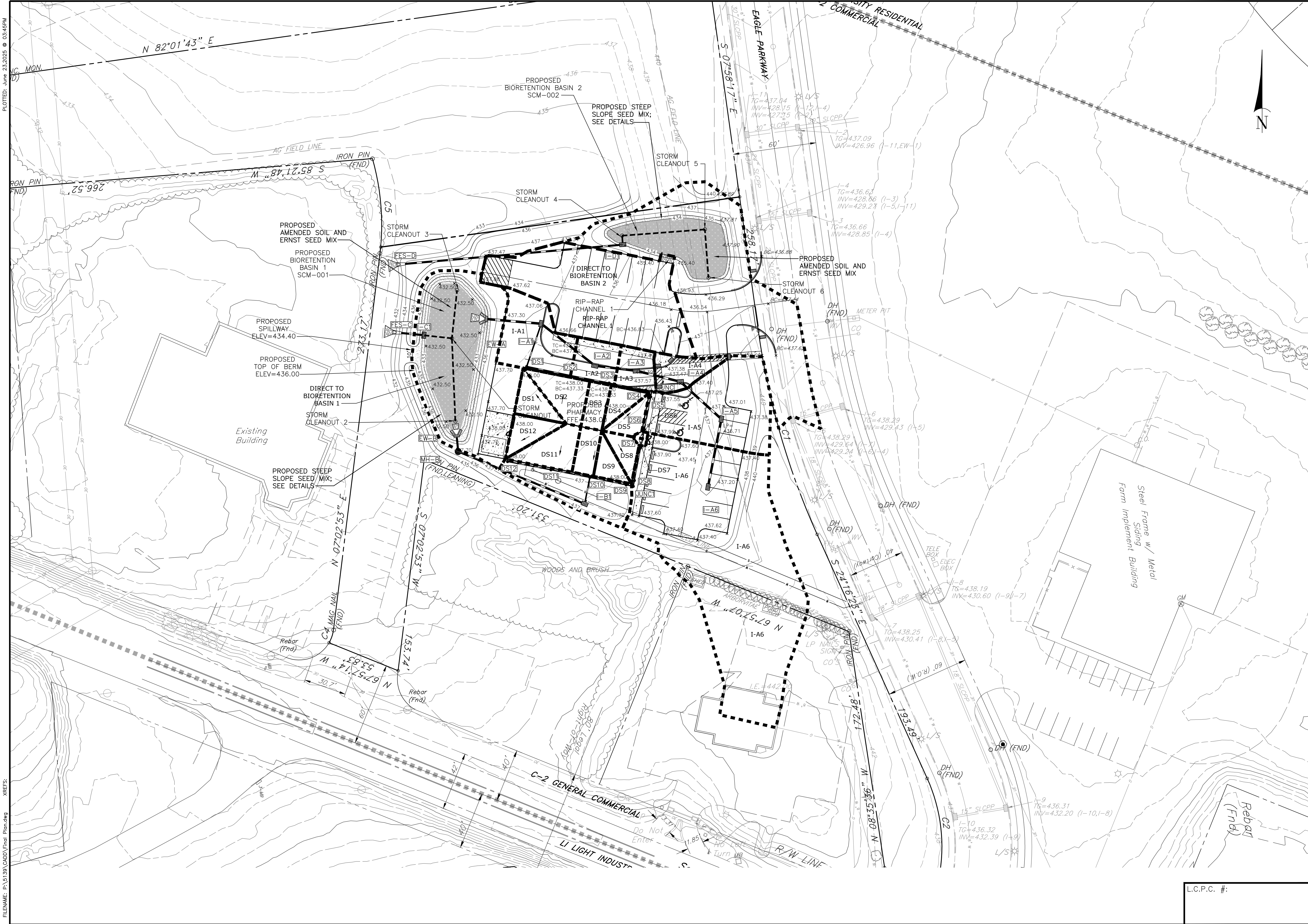
THE BuC IS FARMLAND OF STATEWIDE IMPORTANCE.

L.C.P.C. #:

PRE DEVELOPMENT DRAINAGE PLAN FOR PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN SLOAN'S NORLANCO PHARMACY		PROJECT NO.: 5139-20 DATE: JUNE 23, 2025 PARTY CHIEF: DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=50' 50 0 25 50 SCALE IN FEET		OWNER: DUANE L. HERNLEY NAME: 101 SPARROW LANE ADDRESS: ELIZABETHTOWN, PA 17022 EQUITABLE OWNER: JACOB ZUCH LLC NAME: 101 SPARROW LANE ADDRESS: ELIZABETHTOWN, PA 17022 TELEPHONE: 717-553-6888 SOURCE OF TITLE: DEED REF: 2024670085 LANC. CO. TAX ACT: 460-79145-0-0000 SUB PLAN: 2023-0080-J, 2024-0360-J		REVISIONS DATE	
DRAWING #: CG-3008 SHEET #: 20 OF 22							



<p>PROJECT NO.: 5139-20</p> <p>DATE: JUNE 23, 2025</p> <p>PARTY CHIEF:</p> <p>DRAWN BY: BRC</p> <p>CHECKED BY: BRC</p> <p>SCALE: 1" = 50'</p> <p>50 0 25 50 SCALE IN FEET</p>		<p>OWNER: DUANE L. HERNLEY</p> <p>NAME: 101 SPARROW LANE</p> <p>ADDRESS: ELIZABETHTOWN, PA 17022</p> <p>EQUITABLE OWNER</p> <p>NAME: JACOB ZUCH LLC</p> <p>ADDRESS: 428 CLOVERLEAF ROAD</p> <p>ELIZABETHTOWN, PA 17022</p> <p>TELEPHONE: 717-653-6888</p> <p>SOURCE OF TITLE: DEED REF: 20246750985</p> <p>LANIC. CO. TAX ACCT.: 460-79145-0-0000</p> <p>SUB PLAN: 2023-0080-J; 2024-0360-J</p>	
<p>POST DEVELOPMENT DRAINAGE PLAN</p> <p>FOR</p> <p>PRELIMINARY/FINAL SUBDIVISION AND</p> <p>LAND DEVELOPMENT PLAN</p> <p>SLOAN'S NORLANCO PHARMACY</p> <p>MOUNT JOY TOWNSHIP</p> <p>LANCASTER COUNTY, PENNSYLVANIA</p>		<p>32 Mount Joy Street</p> <p>Po Box 128</p> <p>Mount Joy, PA 17552</p> <p>Ph: (717) 653-5308</p> <p>www.dcgolm.com</p> <p>dc gohn</p> <p>Associates, Inc.</p> <p>Surveyors - Engineers</p> <p>Landscape Architects</p>	
<p>DRAWING #: CG-3008</p> <p>SHEET #: 21 OF 22</p>		<p>REVISIONS</p> <p>DATE</p>	



L.C.P.C. #:

PROJECT NO.: 5139-20
DATE: JUNE 23, 2025
PARTY CHIEF:
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=30'
30 0 15 30
SCALE IN FEET

FOR
PRELIMINARY/FINAL SUBDIVISION AND
LAND DEVELOPMENT PLAN
SLOAN'S NORLANCO PHARMACY
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

OWNER:
NAME: DUANE L. HERNLEY
ADDRESS: 101 SPARROW LANE
ELIZABETHTOWN, PA 17022
EQUITABLE OWNER
NAME: JACOB ZUCH LLC
ADDRESS: 101 SPARROW LANE
ELIZABETHTOWN, PA 17022
TELEPHONE: 717-655-6888
SOURCE OF TITLE: DEED REF: 20246700985
LANC. CO. TAX ACCT.: 460-79145-0-000
SUB PLAN: 2023-0080-J, 2024-0360-J

REVISIONS
DATE

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 663-5308
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Surveyors - Engineers
Landscape Architects

FILENAME: P:\5139\CADD\Final Plan.dwg XREFS: PLOTTED: June 23, 2025 @ 03:45PM