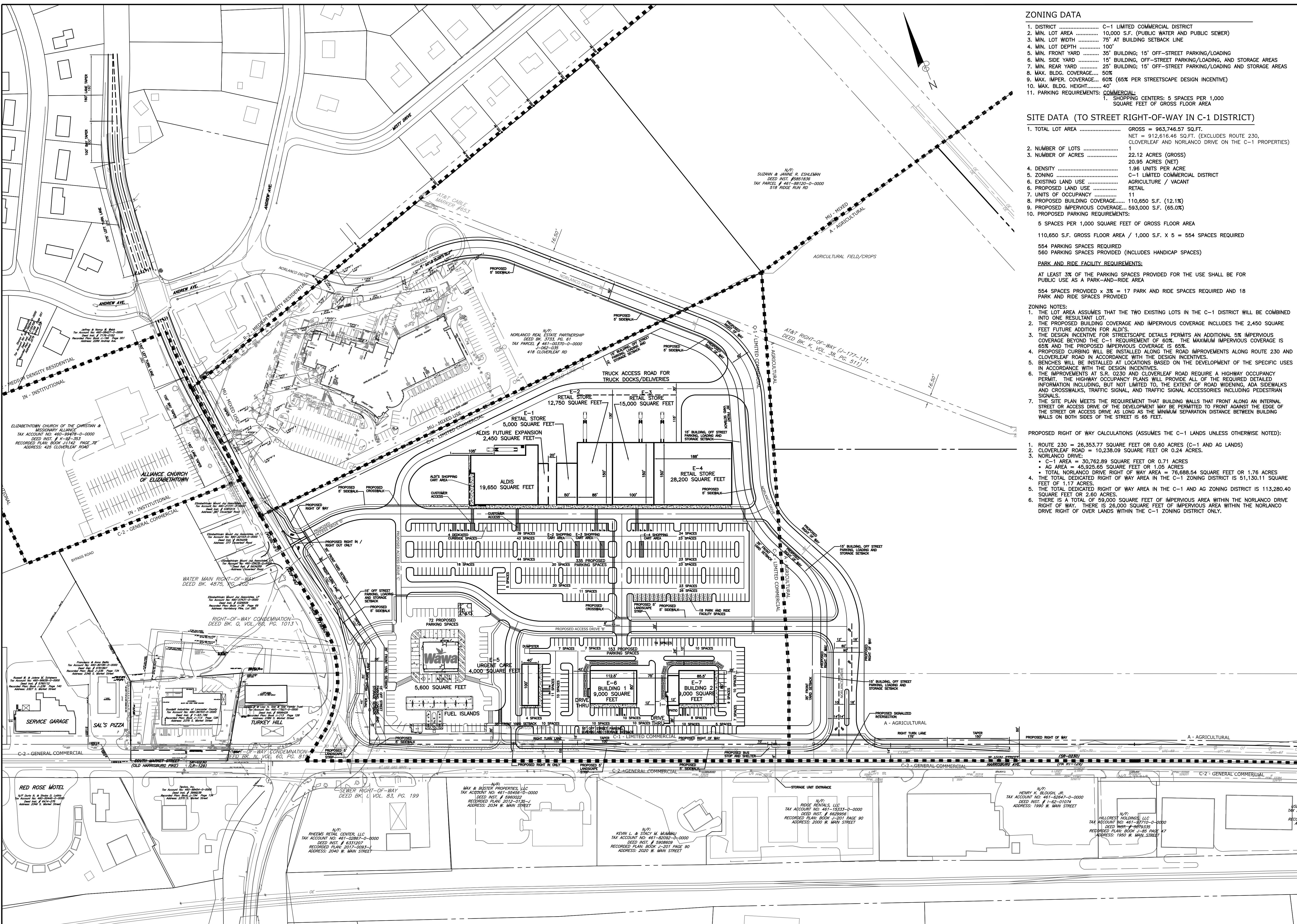


FILENAME: P:\4939-C-1 Zoning Site Plan - Norlanco Drive.dwg XREFS: IMAGES: P:\4939-Tyson.Zoning.Hearing.Board\30002300PAS_PEM_2018_02.rvt PLOTTED: March 30, 2023 @ 02:10PM



ZONING DATA

- DISTRICT C-1 LIMITED COMMERCIAL DISTRICT
- MIN. LOT AREA 10,000 S.F. (PUBLIC WATER AND PUBLIC SEWER)
- MIN. LOT WIDTH 75' AT BUILDING SETBACK LINE
- MIN. LOT DEPTH 100'
- MIN. FRONT YARD 35' BUILDING; 15' OFF-STREET PARKING/LOADING
- 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 60% (65% PER STREETScape DESIGN INCENTIVE)
- MAX. BLDG. HEIGHT 40'
- PARKING REQUIREMENTS: COMMERCIAL:
 - SHOPPING CENTERS: 5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

SITE DATA (TO STREET RIGHT-OF-WAY IN C-1 DISTRICT)

- TOTAL LOT AREA GROSS = 963,746.57 SQ.FT.
NET = 912,616.46 SQ.FT. (EXCLUDES ROUTE 230, CLOVERLEAF AND NORLANCO DRIVE ON THE C-1 PROPERTIES)
- NUMBER OF LOTS 1
- NUMBER OF ACRES 22.12 ACRES (GROSS)
20.95 ACRES (NET)
- DENSITY 1.96 UNITS PER ACRE
- ZONING C-1 LIMITED COMMERCIAL DISTRICT
- EXISTING LAND USE AGRICULTURE / VACANT
- PROPOSED LAND USE RETAIL
- UNITS OF OCCUPANCY 11
- PROPOSED BUILDING COVERAGE 110,650 S.F. (12.1%)
- PROPOSED IMPERVIOUS COVERAGE 593,000 S.F. (65.0%)
- PROPOSED PARKING REQUIREMENTS:
 - 5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

110,650 S.F. GROSS FLOOR AREA / 1,000 S.F. X 5 = 554 SPACES REQUIRED

554 PARKING SPACES REQUIRED
560 PARKING SPACES PROVIDED (INCLUDES HANDICAP SPACES)

PARK AND RIDE FACILITY REQUIREMENTS:

AT LEAST 3% OF THE PARKING SPACES PROVIDED FOR THE USE SHALL BE FOR PUBLIC USE AS A PARK-AND-RIDE AREA

554 SPACES PROVIDED X 3% = 17 PARK AND RIDE SPACES REQUIRED AND 18 PARK AND RIDE SPACES PROVIDED

ZONING NOTES:

- THE LOT AREA ASSUMES THAT THE TWO EXISTING LOTS IN THE C-1 DISTRICT WILL BE COMBINED INTO ONE RESULTANT LOT.
- THE PROPOSED BUILDING COVERAGE AND IMPERVIOUS COVERAGE INCLUDES THE 2,450 SQUARE FEET FUTURE ADDITION FOR ALDIS.
- THE DESIGN INCENTIVE FOR STREETScape DETAILS PERMITS AN ADDITIONAL 5% IMPERVIOUS COVERAGE BEYOND THE C-1 REQUIREMENT OF 60%. THE MAXIMUM IMPERVIOUS COVERAGE IS 65% AND THE PROPOSED IMPERVIOUS COVERAGE IS 65%.
- PROPOSED CURBING WILL BE INSTALLED ALONG THE ROAD IMPROVEMENTS ALONG ROUTE 230 AND CLOVERLEAF ROAD IN ACCORDANCE WITH THE DESIGN INCENTIVES.
- BENCHES WILL BE INSTALLED AT LOCATIONS BASED ON THE DEVELOPMENT OF THE SPECIFIC USES IN ACCORDANCE WITH THE DESIGN INCENTIVES.
- THE IMPROVEMENTS AT S.R. 0230 AND CLOVERLEAF ROAD REQUIRE A HIGHWAY OCCUPANCY PERMIT. THE HIGHWAY OCCUPANCY PLANS WILL PROVIDE ALL OF THE REQUIRED DETAILED INFORMATION INCLUDING, BUT NOT LIMITED TO, THE EXTENT OF ROAD WIDENING, ADA SIDEWALKS AND CROSSWALKS, TRAFFIC SIGNAL, AND TRAFFIC SIGNAL ACCESSORIES INCLUDING PEDESTRIAN SIGNALS.
- THE SITE PLAN MEETS THE REQUIREMENT THAT BUILDING WALLS THAT FRONT ALONG AN INTERNAL STREET OR ACCESS DRIVE OF THE DEVELOPMENT MAY BE PERMITTED TO FRONT AGAINST THE EDGE OF THE STREET OR ACCESS DRIVE AS LONG AS THE MINIMUM SEPARATION DISTANCE BETWEEN BUILDING WALLS ON BOTH SIDES OF THE STREET IS 65 FEET.

PROPOSED RIGHT OF WAY CALCULATIONS (ASSUMES THE C-1 LANDS UNLESS OTHERWISE NOTED):

- ROUTE 230 = 26,353.77 SQUARE FEET OR 0.60 ACRES (C-1 AND AG LANDS)
- CLOVERLEAF ROAD = 10,238.09 SQUARE FEET OR 0.24 ACRES.
- NORLANCO DRIVE:
 - C-1 AREA = 30,762.89 SQUARE FEET OR 0.71 ACRES
 - AG AREA = 45,925.69 SQUARE FEET OR 1.05 ACRES
 - TOTAL NORLANCO DRIVE RIGHT OF WAY AREA = 76,688.54 SQUARE FEET OR 1.76 ACRES
- THE TOTAL DEDICATED RIGHT OF WAY AREA IN THE C-1 ZONING DISTRICT IS 51,130.11 SQUARE FEET OF 1.17 ACRES
- THE TOTAL DEDICATED RIGHT OF WAY AREA IN THE C-1 AND AG ZONING DISTRICT IS 113,280.40 SQUARE FEET OR 2.60 ACRES.
- THERE IS A TOTAL OF 59,000 SQUARE FEET OF IMPERVIOUS AREA WITHIN THE NORLANCO DRIVE RIGHT OF WAY. THERE IS 28,000 SQUARE FEET OF IMPERVIOUS AREA WITHIN THE NORLANCO DRIVE RIGHT OF WAY OVER LANDS WITHIN THE C-1 ZONING DISTRICT ONLY.

OWNER: TRACT 1 AND TRACT 2	ELIZABETHTOWN ASSOCIATES
NAME: ELIZABETHTOWN MOUNT JOY ASSOCIATES, LP	1000 GERMANTOWN RD SUITE A - 2
ADDRESS: 1000 GERMANTOWN RD SUITE A - 2	PLYMOUTH MEETING, PA 19462
SOURCE OF TITLE: DEED INST. # 5160060	LANC. CO. TAX ACCT.: 461-41585-0-0000
NAME: ELIZABETHTOWN MOUNT JOY ASSOCIATES, LP	1000 GERMANTOWN RD SUITE A - 2
ADDRESS: 1000 GERMANTOWN RD SUITE A - 2	PLYMOUTH MEETING, PA 19462
SOURCE OF TITLE: DEED INST. # 5160061	LANC. CO. TAX ACCT.: 461-95417-0-0000
REVISIONS	DATE

OWNER: PREMISE A AND PREMISE B	ELIZABETHTOWN ASSOCIATES
NAME: ELIZABETHTOWN ASSOCIATES	1000 GERMANTOWN RD SUITE A - 2
ADDRESS: 1000 GERMANTOWN RD SUITE A - 2	PLYMOUTH MEETING, PA 19462
SOURCE OF TITLE: DEED BK. U. VOL. 71, PG. 21	LANC. CO. TAX ACCT.: 461-00486-0-0000
NAME: ELIZABETHTOWN ASSOCIATES	1000 GERMANTOWN RD SUITE A - 2
ADDRESS: 1000 GERMANTOWN RD SUITE A - 2	PLYMOUTH MEETING, PA 19462
SOURCE OF TITLE: DEED BK. U. VOL. 71, PG. 21	LANC. CO. TAX ACCT.: 461-82176-0-0000

dcjohn Associates, Inc.
 Surveyors - Engineers - Landscape Architects

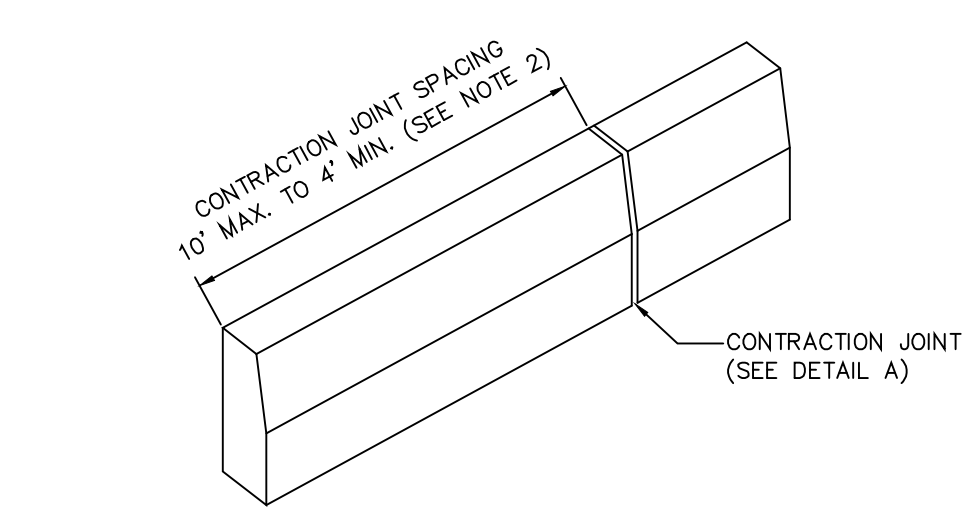
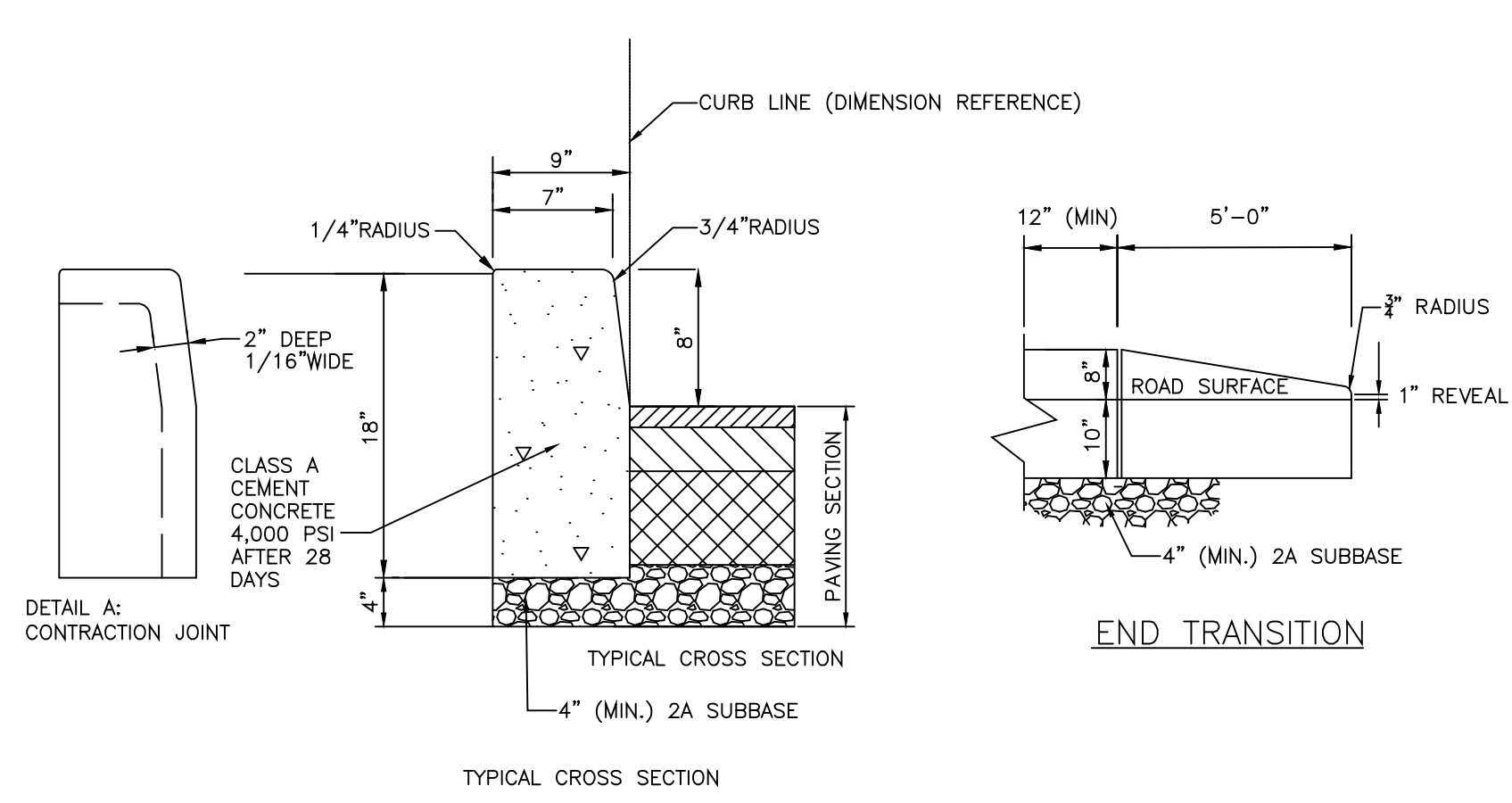
32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dcgohm.com

PROJECT NO.: 4939-50
DATE: MARCH 30, 2023
DRAWN BY: BRC
CHECKED BY: BRC
SCALE: 1"=100'
100' 0' 50' 100'
SCALE IN FEET

PROPOSED SITE PLAN FOR MOUNT JOY TOWN CENTER

PENMARK MANAGEMENT COMPANY
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-2991A
 SHEET #: 1 OF 3



8" PLAIN CONCRETE CURB DETAIL
NOT TO SCALE

CONSTRUCTION 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.

GENERAL NOTES:
 a. Zoning Code
 i. Concrete curbs shall be provided along the edge of a street cartway. If a new or existing street divides the development tract, concrete curbs shall be provided on both sides of the road.
 ii. All curbs shall be in accordance with Township specifications.
 b. Township Specifications
 i. Concrete curbs shall be provided for all subdivisions and land developments along street frontages, access drives, and along the edge of any landscaped portions of a parking facility. For developments located outside the designated growth area, curbing shall not be required along all street frontages, access drives and along the edge of any landscaped portion of a parking facility, unless the Township Engineer determines it is necessary for stormwater management and control purposes. Concrete curbs may be required by the Township in subdivisions and land developments outside the designated growth area in the following locations:
 1. Along the radius of each corner of all street intersections.
 2. Along the radii of all access drive intersections with a street, which shall contain a minimum of a five-foot taper at the end of the radii.
 3. Along streets where sidewalks exist or are proposed.
 ii. Construction standards.
 1. All curbs shall be constructed in accordance with the specifications located in Appendix No. 16[3] and the most current editions of PennDOT Publication Form 408, Specifications, and PennDOT Publication No. 72, Standards for Roadway Construction, and in accordance with any regulations adopted by the state or federal government concerning handicapped accessibility.
 2. Supplementing Appendix No. 16 and PennDOT specifications and standards, the following construction and repair practices shall be followed:
 a. Construction of driveway and pedestrian ramps shall be consistent with the design standards set forth in PennDOT Publication No. 72 for curb ramps. Pedestrian ramp locations will be where directed by the Township Engineer.
 b. Vertical curbs shall be installed unless the Township Engineer, for cause shown, permits the use of slant curbs. Cost shall not be considered cause warranting use of slant curbs.
 iii. Curbing shall be designed to provide a ramp cut at each intersection of a vehicular travelway, at the principal entrances to buildings which front on parking lots, and at all crosswalks.
 iv. Any transition between curbing types shall be at the discretion of the Township and shall be subject to final approval by the Township Engineer.
 v. Curb construction shall meet all applicable standards of the latest edition of the Americans with Disabilities Act (ADA)

NO.	REVISIONS	DATE

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 PLYMOUTH MEETING, PA 19462
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OWNERS: PREMISE A' AND PREMISE B'
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 LANC. CO. TAX ACCT.: 461-82176-0-0000


Surveyors - Engineers - Landscape Architects

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

PROJECT NO.: 4939-50
 DATE: FEBRUARY 6, 2023
 DRAWN BY: BRC
 CHECKED BY: BRC
 SCALE: AS NOTED

PROPOSED PLAN NOTES AND DETAILS
 FOR
MOUNT JOY TOWN CENTER
PENMARK MANAGEMENT COMPANY
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA