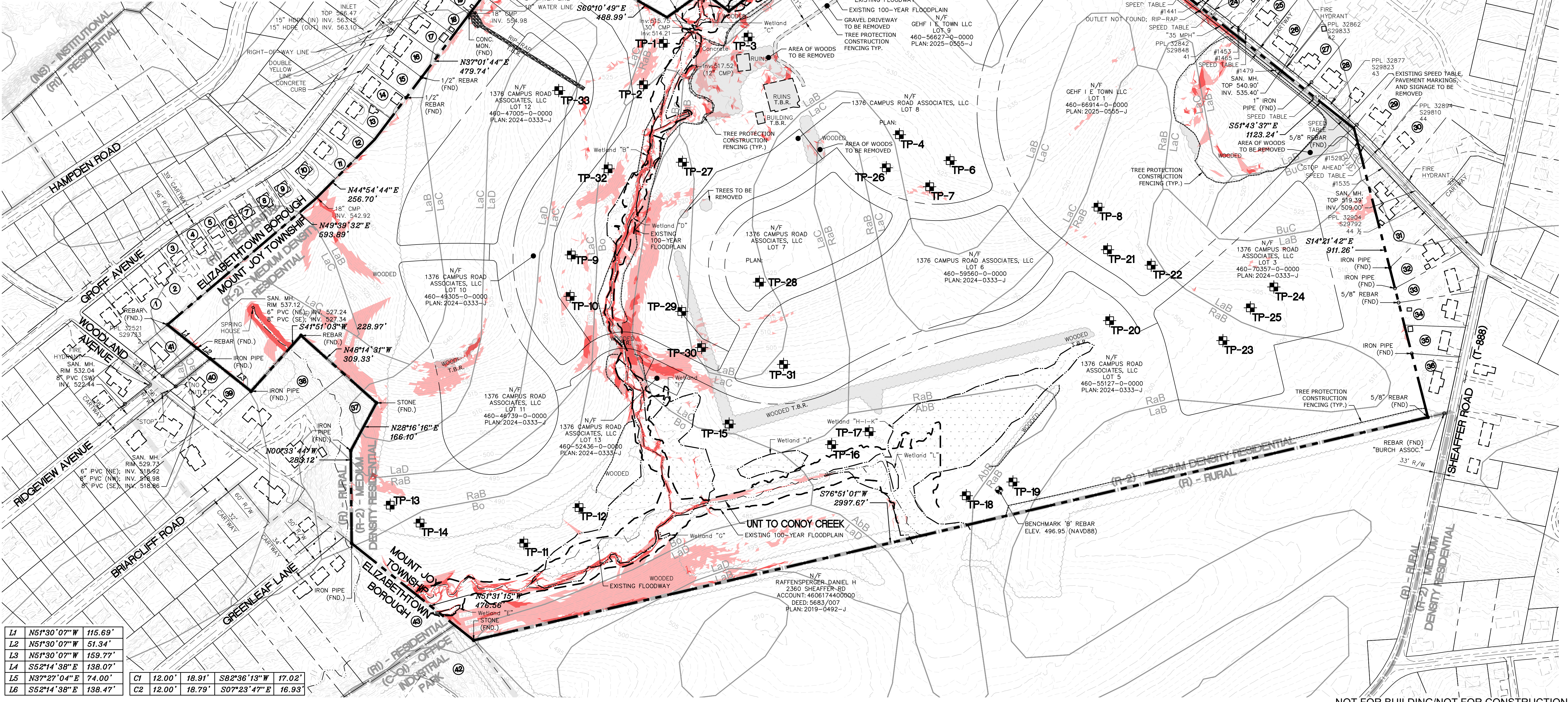


TRACT	NAME	ADDRESS	PARCEL	DEED	PLAN
1	CRICK JOAN L	620 GROFF AVE	2506680200000	05437404	J-008-035
2	LAWTON WAYNE D & MARY LOU	624 GROFF AVE	2507275400000	3108527	J-008-035
3	CAUDILL STEVEN R & HEATHER J	630 GROFF AVE	2507760000000	6553343	J-008-035
4	BAUM MICHAEL G	632 GROFF AVE	2508334000000	05578039	J-008-035
5	JXZ REALTY LLC	638 GROFF AVE	2508877400000	6769429	J-008-035
6	SDR PROPERTY MANAGEMENT LLC	644 GROFF AVE	2509350900000	6749967	J-008-035
7	COOVER KATIE L	648 GROFF AVE	2509864500000	6692780	J-008-035
8	NESLUND SEAN C	654 GROFF AVE	2500368400000	6001780	J-008-035
9	MCDONALD KATHRYN JANE	660 GROFF AVE	2509627000000	05751390	J-008-035
10	SCHULTZ DIANE M	720 GROFF AVE	2501568400000	6633013	J-017-046
11	CLOUSER MATTHEW R	726 GROFF AVE	2502164500000	5072673	J-017-046
12	CRIBBS JOSHUA D & REBECCA R	732 GROFF AVE	2502700700000	6693623	J-017-046
13	GINGRICH QUINN	738 GROFF AVE	2503197000000	6753058	J-017-046
14	YEAGER RICHARD B JR & DAWN L	744 GROFF AVE	2503683400000	4522247	J-017-046
15	DYER HARRY G & JANE M	750 GROFF AVE	2504169600000	0-520494	J-017-046
16	WILLIAMS PATRICE DIANNE	756 GROFF AVE	2504656000000	6006491	J-017-046
17	WARFEL W ANDREW P	762 GROFF AVE	2505142400000	6433-248	J-022-029
18	KOETZLE RICHARD A	768 GROFF AVE	2505638800000	5233890	J-022-029
19	SCHAEFFER DEAN R & DOROTHY M	830 GROFF AVE	2506085200000	6306-535	J-122-097
20	STABLEY WILLIAM D	840 GROFF AVE	2506824500000	6174719	J-122-097
21	SPLAIN RONALD L	850 GROFF AVE	2507330800000	5980507	J-122-097
22	RAILING DENNIS E	928 GROFF AVE	2507918900000	414668	J-023-030
23	SPINKS ANDREWS B & MARION	1441 CAMPUS RD	4609377700000	3011252	J-028-001
24	SCHMIDT MEGHAN	1453 CAMPUS RD	4609163300000	6185796	J-028-001
25	HALTER MELISSA M	1465 CAMPUS RD	4608087700000	6260514	J-028-001
26	WRIGHT JAMES B	1479 CAMPUS RD	4601661400000	5020859	J-028-001
27	BEAMENDERER WILLIAM J & LORI	1489 CAMPUS RD	4602425500000	6447375	J-028-001
28	HERSHEY JOHN I	1501 CAMPUS RD	4603477000000	05414453	J-028-001
29	HEISEY JAMES E	1529 CAMPUS RD	4604567300000	5098696	J-116-071
30	HILE JOSEPH LOU & KELSEY D	1535 CAMPUS RD	4605340500000	6478030	J-116-071
31	NOLL J KEVIN	1554 CAMPUS RD	4604735900000	6438552	J-049-029
32	SHARP EUGENE J & JEAN M	1582 CAMPUS RD	4605592200000	K-620815	J-049-029
33	DICE JOHN W & CHRISTINE G	2102 SHEAFFER RD	4608215500000	6654542	J-049-029
34	MANGAT GURDIP & SANDEEP	2122 SHEAFFER RD	4606086800000	6745245	J-049-029
35	SWARTLEY DANA & KERRY	2158 SHEAFFER RD	4605907800000	6629397	J-049-029
36	BOYER SELENA L	2164 SHEAFFER RD	4605974100000	6397260	J-049-029
37	AXE TIMOTHY G & SUSAN	111 WOODLAND AVE	4602045500000	5687422	
38	JACOBY KEVIN R	105 WOODLAND AVE	4600711300000	05411366	
39	ORTIZ JERRY LUIS	103 WOODLAND AVE	4608879800000	6344952	
40	DAVIDSON RYAN M	101 WOODLAND AVE	4608254900000	6291469	
41	ROTH RYAN & ADRIENNE N	99 WOODLAND AVE	4607024000000	6737762	
42	PLF PROPERTIES LLC	1593 S MOUNT JOY ST	2505451500000	05556998	J-223-122
43	HEISTAND DONALD L	24 GREENLEAF LN	4603867900000	05717330	J-170-077
44	SKAGGS DALE R & HOLLY E	994 GROFF AVE	4603941000000	6168493	
45	MILLER RALPH P & RONDA O	1000 RIDGE RD	4605472100000	6393145	J-020-048
46	LEVOSKY THOMAS D & PATRICIA A	1050 CAMPUS RD	4602507400000	3199687	
47	CAMPUS VIEW LP	RIDGE RD	4604428800000	5872696	J-138-102



L1	N51°30'07\"W	115.69'		
L2	N51°30'07\"W	51.34'		
L3	N51°30'07\"W	159.77'		
L4	S52°14'38\"E	138.07'		
L5	N37°27'04\"E	74.00'		
L6	S52°14'38\"E	138.47'		
C1	12.00'	18.91'	S82°36'13\"W	17.02'
C2	12.00'	18.79'	S07°23'47\"E	16.93'

SOILS LEGEND

SYMBOL	NAME	SLOPE	HYDRO GROUP
AB	ABBOTTSTOWN SILT LOAM	3-8%	D
BuB	BUCKS SILT LOAM	0-3%	C/O
LaB	LANSDALE LOAM	8-15%	B
LaC	LANSDALE LOAM	8-15%	B
LaD	LANSDALE LOAM	15-25%	B
MdB	MOUNT LUCAS SILT LOAM	3-8%	C/O
RaB	READINGTON SILT LOAM	3-8%	C
UaB	UNGERE LOAM	3-8%	C

SITE FEATURE LEGEND

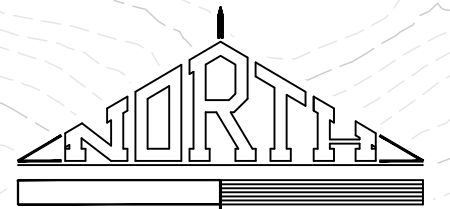
EXISTING FEATURE TO BE REMOVED
T.B.R. = TO BE REMOVED

STEEP SLOPE LEGEND

SLOPES 15-25%
SLOPES GREATER THAN 25%

EXISTING WOODLANDS

EXISTING WOODLANDS: 24.226 AC.
EXISTING WOODLANDS TO BE REMOVED: 8.004 AC. (33.0%)
EXISTING WOODLANDS TO REMAIN: 16.222 AC. (67.0%)



MANAGER: CHRIS VEARMARCH
DESIGN BY: NGG
DRAWN BY: NGG

CHECKED BY: CV
CHECKED BY: CV

1376 CAMPUS ROAD ASSOCIATES, LLC
ONE TOWER BRIDGE
100 FRONT STREET SUITE 500
WEST CONSHOHOCKEN, PA 19380
(610) 276-3184

PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
MOUNT JOY TOWNSHIP
SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

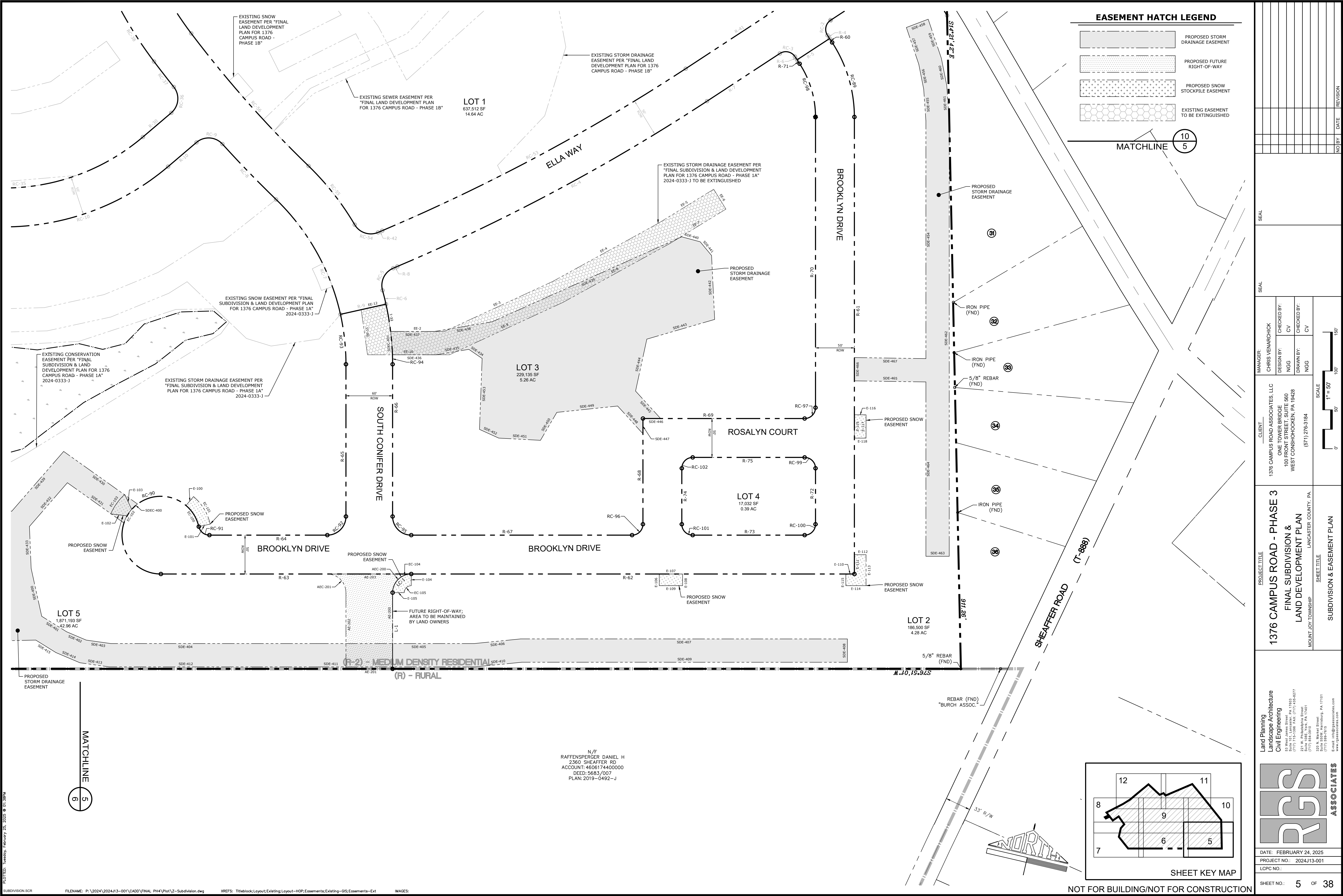
Land Planning
Landscape Architecture
Civil Engineering
93 West Jones Street
P.O. Box 11103
West Chester, OH 41093
(773) 715-1388 FAX (773) 715-4977
221 W. Philadelphia Street
West Chester, OH 41061
(773) 715-4977
328 N. Market Street
West Chester, OH 41061
(773) 715-4977
www.landscapeassociates.com

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024/13-001
LPC NO.:
SHEET NO.: 3 OF 38

NOT FOR BUILDING/NOT FOR CONSTRUCTION

PROPERTY LEGEND					
TRACT	NAME	ADDRESS	PARCEL	DEED	PLAN
1	CRICK CHAUN L	620 GROFF AVE	2506680200000	0543740A	J-008-035
2	LAWTON WAYNE D & MARY LOU	624 GROFF AVE	2502747540000	3108527	J-008-035
3	CAUDILL STEVEN R & HEATHER J	630 GROFF AVE	2507766000000	6553343	J-008-035
4	BAUM MICHAEL G	632 GROFF AVE	2508333400000	05578093	J-008-035
5	JXZ REALTY LLC	638 GROFF AVE	2508877400000	6769429	J-008-035
6	SDB ARTHUR J MANAGEMENT LLC	644 GROFF AVE	2509390000000	6749687	J-008-035
7	COOVER KATIE L	648 GROFF AVE	2509865400000	6967280	J-008-035
8	NESLUND SEAN C	654 GROFF AVE	2500368400000	6001780	J-008-035
9	MCDONALD KATHRYN JANE	660 GROFF AVE	2500962700000	0551390	J-008-035
10	SCHULTZ DIANE M	720 GROFF AVE	2501568400000	6633013	J-017-046
11	CLOUSER MATTHEW R	726 GROFF AVE	2502164500000	5072673	J-017-046
12	CRIBBS JOSHUA D & REBECCA R	732 GROFF AVE	2502700700000	6963623	J-017-046
13	GINGRICH QUINN	738 GROFF AVE	2503197000000	6753058	J-017-046
14	YEAGER RICHARD B JR & DAWN L	744 GROFF AVE	2503683400000	4522247	J-017-046
15	DYER ARTHUR G & JANET M	750 GROFF AVE	2504000000000	0-520494	J-017-046
16	WILLIAMS PATRICE DIANNE	756 GROFF AVE	2504656000000	8006241	J-017-046
17	WARFEL W ANDREW P	762 GROFF AVE	2505142400000	6433-248	J-022-029
18	KOETZLE RICHARD A	768 GROFF AVE	2505638800000	5233890	J-022-029
19	SCHAEFFER DEAN R & DOROTHY M	830 GROFF AVE	2506085200000	6306-535	J-122-097
20	STABLEY WILLIAM D	840 GROFF AVE	2506284500000	6174719	J-122-097
21	SPLAIN RONALD L	850 GROFF AVE	2507330800000	5980507	J-122-097
22	RAILING DENNIS E	928 GROFF AVE	2507918900000	5141668	J-023-030
23	SPINKS ANDREWS B & MARION	1441 CAMPUS RD	4603937700000	3012152	J-028-001
24	SCHMIDTKE J & CHRISTINE G	1453 CAMPUS RD	4604000000000	6157356	J-028-001
25	HALTER MELISSA M	1465 CAMPUS RD	4600897700000	6260514	J-028-001
26	WRIGHT JAMES B	1479 CAMPUS RD	4601661400000	5020859	J-028-001
27	BEAMENDERFER WILLIAM J & LORI	1489 CAMPUS RD	4602425500000	6447375	J-028-001
28	HERSHEY JOHN E	1501 CAMPUS RD	4603477000000	0514453	J-028-001
29	HEISEY JAMES I	1529 CAMPUS RD	4604567300000	5098696	J-016-071
30	HILE JOSEPH LOU & KELSEY D	1535 CAMPUS RD	4605340500000	6478030	J-016-071
31	NOELL J KEVIN	1552 CAMPUS RD	4604735900000	6348552	J-019-029
32	SHARP EUGENE J & JEAN M	1582 CAMPUS RD	4605592200000	K-620815	J-049-029
33	DIKE J & CHRISTINE G	2122 SHEAFFER RD	4606868900000	6742582	J-049-029
34	MANGAT GURDIP & SANDEEP	2122 SHEAFFER RD	4606868900000	6742545	J-049-029
35	SWARTLEY DANA & KERRY	2168 SHEAFFER RD	4605907800000	6629397	J-049-029
36	BOYER SELENA L	2154 SHEAFFER RD	4605974100000	6397260	J-049-029
37	AJE TIMOTHY G & SUSAN	111 WOODLAND AVE	4602045500000	5687/422	
38	JACOBY KEVIN R	105 WOODLAND AVE	4600711300000	5411366	
39	ORTIZ JERRY LOUIS	103 WOODLAND AVE	4608879800000	6344952	
40	DAVIDSON RYAN M	101 WOODLAND AVE	4608254900000	6291469	
41	ROTH RYAN & ADRIENNE N	99 WOODLAND AVE	4607024000000	6377362	
42	PLF PROPERTIES LLC	1593 S MOUNT JOY ST	2505455100000	0556998	J-223-122
43	HEIST DONALD L	24 GREENLEAF LN	2501773000000	0511730	J-170-077
44	SKAGGS DALE R & HOLLY E	994 GROFF AVE	4603941000000	6186943	
45	MILLER RALPH P & RONDA O	1000 RIDGE RD	4605472100000	6393145	J-020-048
46	LEVOSKY THOMAS D & PATRICIA A	1005 CAMPUS RD	4602507400000	3199687	
47	CAMPUS VIEW PL	RIDGE RD	4604428800000	5872696	J-138-102

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EASEMENT HATCH LEGEND

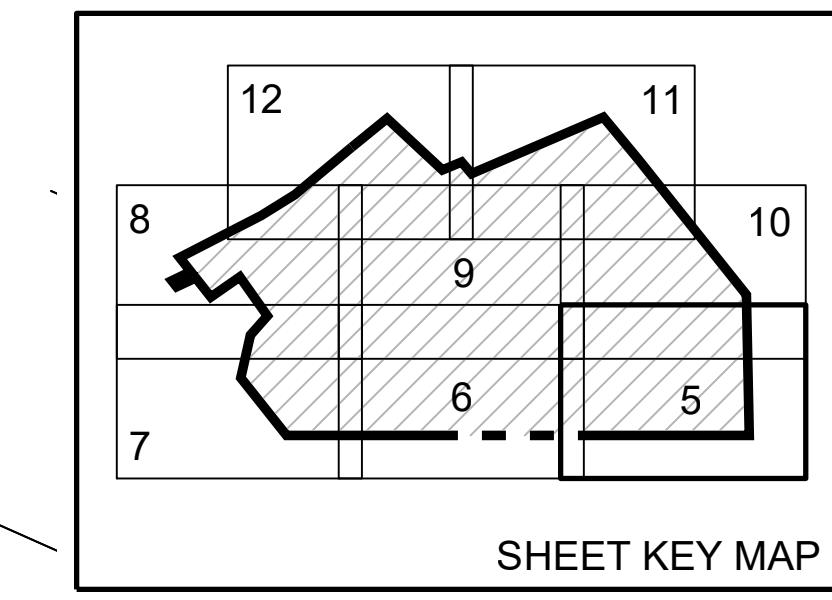
PROPOSED STORM DRAINAGE EASEMENT

PROPOSED FUTURE RIGHT-OF-WAY

PROPOSED SNOW STOCKPILE EASEMENT

EXISTING EASEMENT TO BE EXTINGUISHED

MATCHLINE 10 5



MANAGER: CHRIS VEMARCHICK

DESIGN BY: NGS

DRAWN BY: NGS

CHECKED BY: CV

CLIENT

1376 CAMPUS ROAD ASSOCIATES, LLC

ONE TOWER BRIDGE

100 FRONT STREET SUITE 560

WEST CONSHOHOCKEN, PA 19428

(571) 276-3184

PROJECT TITLE

1376 CAMPUS ROAD - PHASE 3

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

SHEET TITLE

SUBDIVISION & EASEMENT PLAN

DATE: FEBRUARY 24, 2025

PROJECT NO.: 2024/13-001

LOPC NO.:

SHEET NO.: 5 OF 38

Land Planning Landscape Architecture Civil Engineering

53 West Jones Street • 11003

(717) 715-1388 FAX (717) 335-8977

221 W. Philadelphia Street

(717) 854-2315

328 N. Market Street

(717) 582-7515

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ASSOCIATES



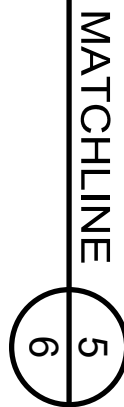
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PROPOSED STORM DRAINAGE EASEMENT

PROPOSED FUTURE RIGHT-OF-WAY

PROPOSED SNOW STOCKPILE EASEMENT

EXISTING EASEMENT TO BE EXTINGUISHED



NOT FOR BUILDING/NOT FOR CONSTRUCTION

Land Planning
Landscape Architecture
Civil Engineering

53 West James Street,
Suite 100, Harrisburg, PA 17103
(717) 715-1396 FAX: (717) 435-8277

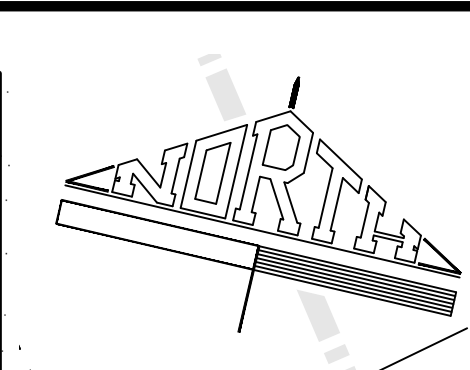
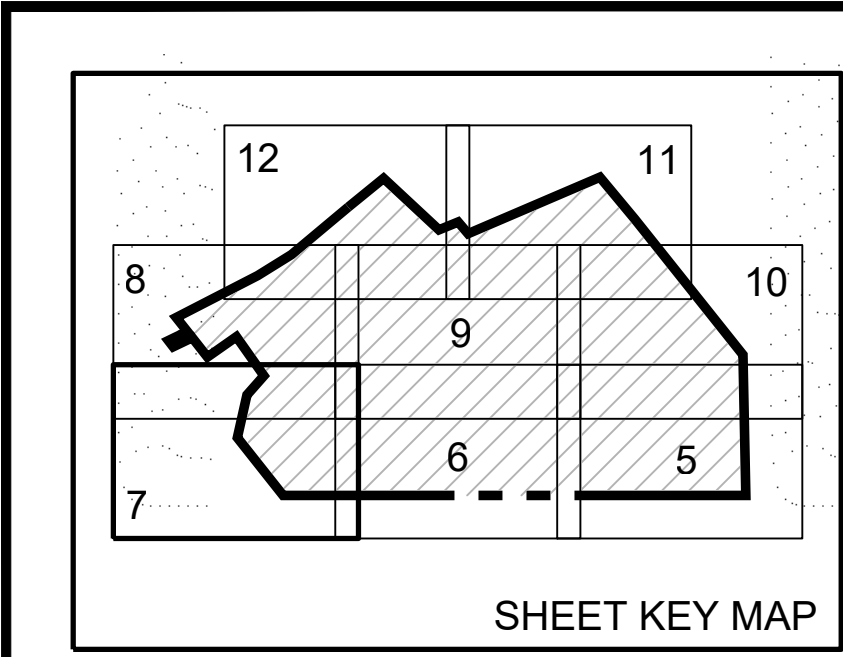
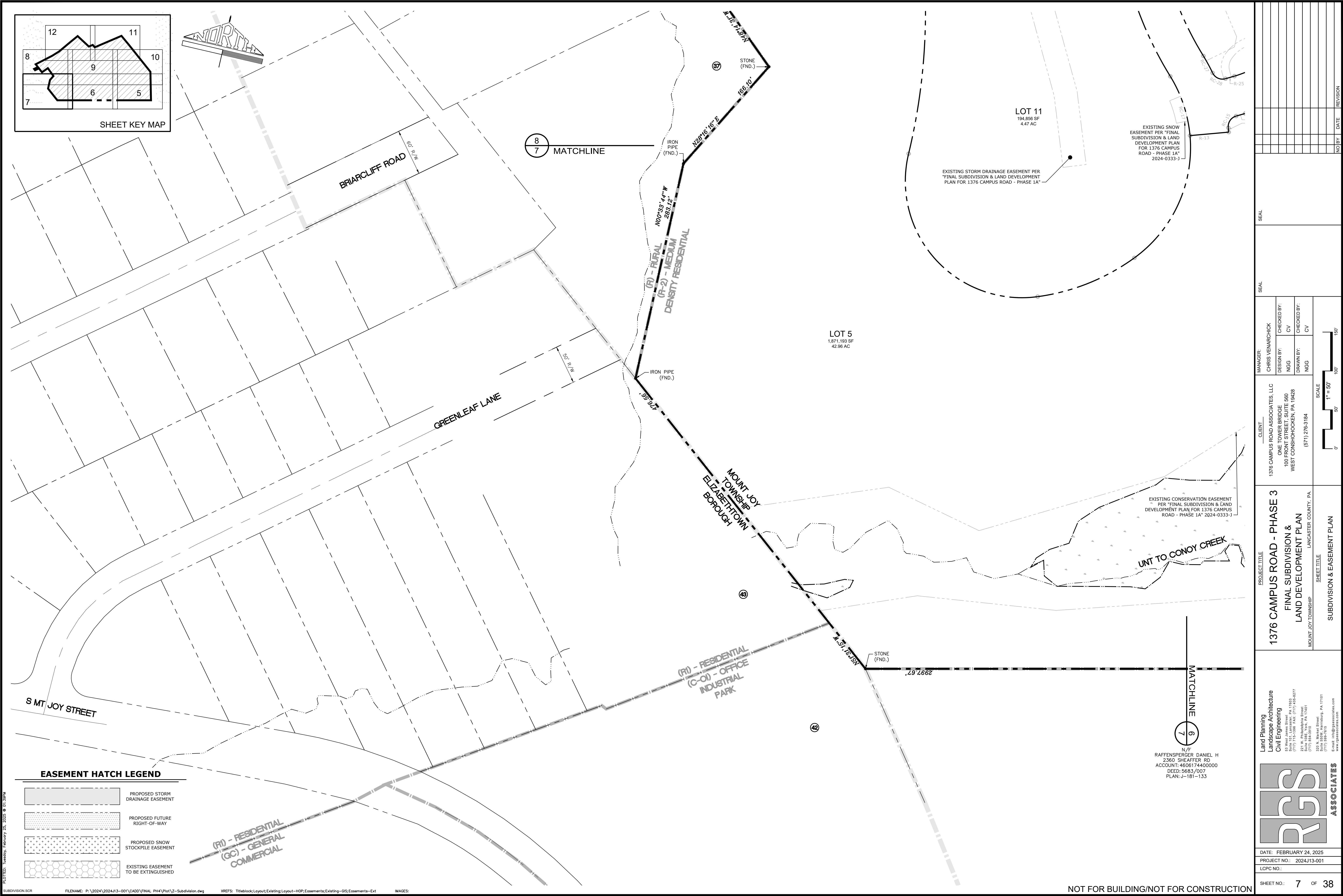
221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3910

320 N. Market Street
Suite 500W, Harrisburg, PA 17101
(717) 599-7615

Email: info@gasassociates.com
www.gasassociates.com

DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024J13-001
LCPC NO.:

SHEET NO.: 6 OF 38

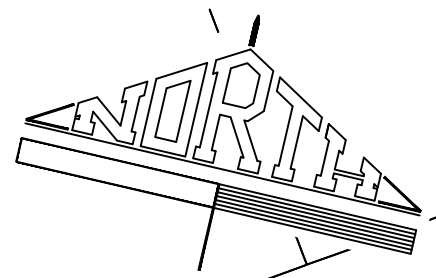
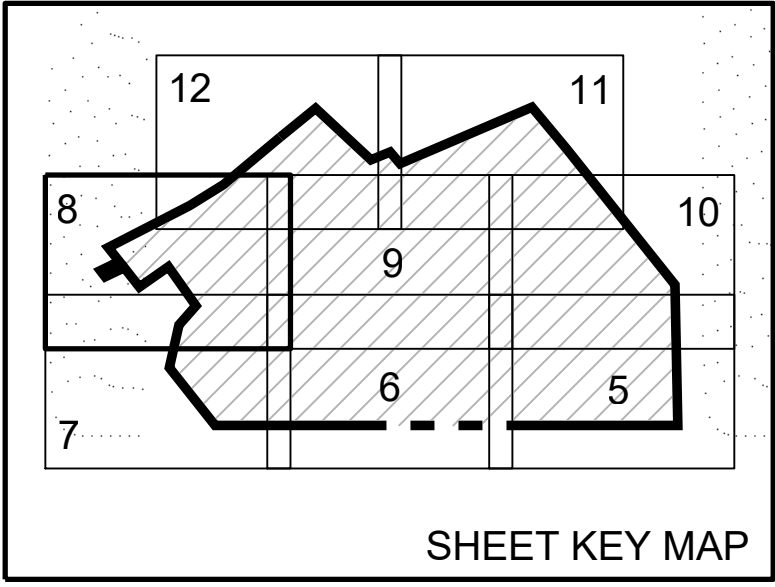
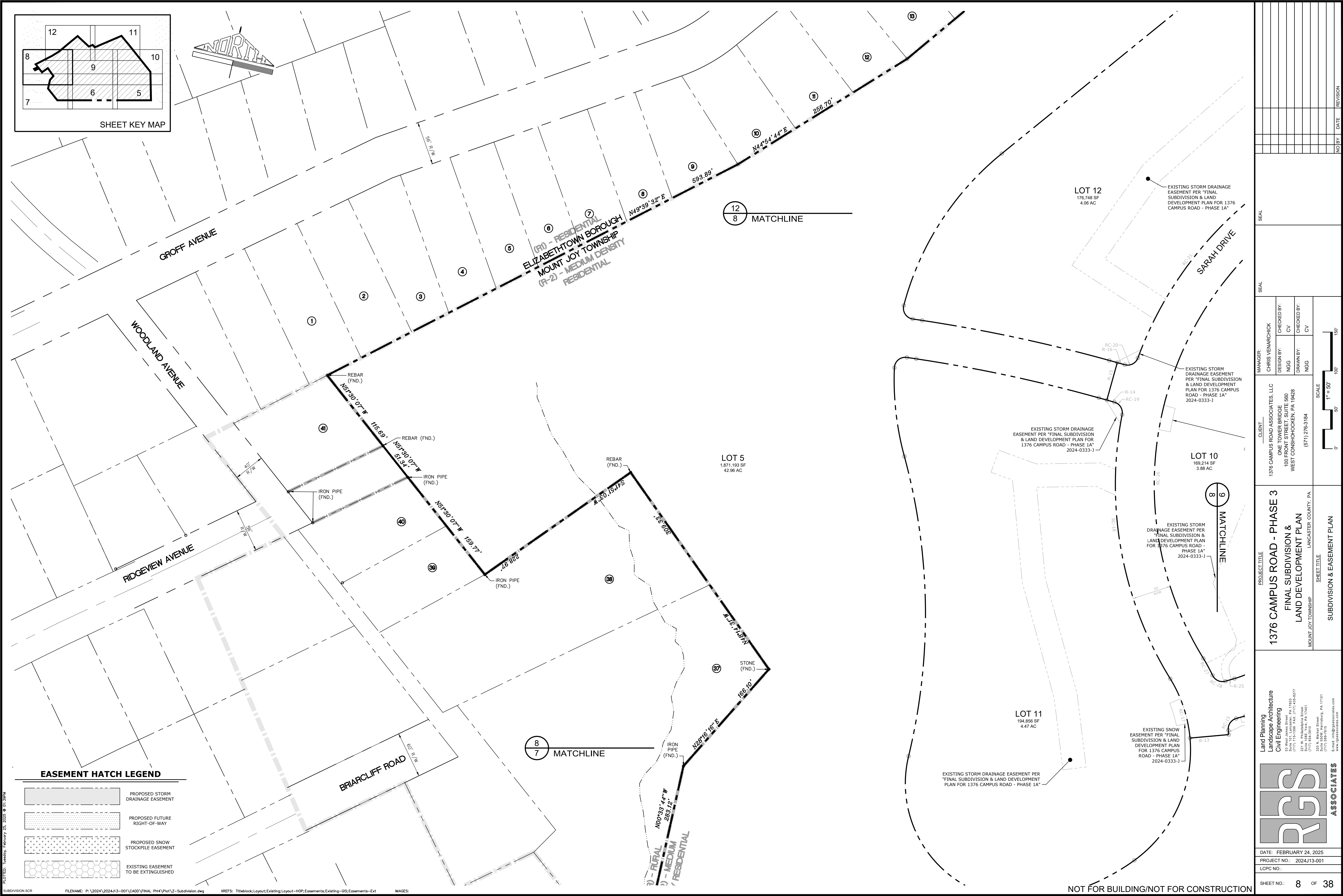


EASEMENT HATCH LEGEND	
	PROPOSED STORM DRAINAGE EASEMENT
	PROPOSED FUTURE RIGHT-OF-WAY
	PROPOSED SNOW STOCKPILE EASEMENT
	EXISTING EASEMENT TO BE EXTINGUISHED

(R) - RESIDENTIAL
(GC) - GENERAL COMMERCIAL

MANAGER: CHRIS VENARCHICK		DESIGN BY: NGS		CHECKED BY: CV	
CLIENT: 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		DRAWN BY: NGS		CHECKED BY: CV	
PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA		SHEET TITLE: SUBDIVISION & EASEMENT PLAN		SCALE: 1" = 50' 0' 50' 100' 150'	
Land Planning Landscape Architecture Civil Engineering 53 West Java Street P.O. Box 11003 Pittsburgh, PA 15203 (724) 751-5385 FAX: (724) 751-5387 221 W. Philadelphia Street Pittsburgh, PA 15201 (724) 854-2010 E-mail: info@rsgassociates.com www.rsgassociates.com		RSG ASSOCIATES		DATE: FEBRUARY 24, 2025 PROJECT NO.: 2024/113-001 LOPC NO.: SHEET NO.: 7 OF 38	

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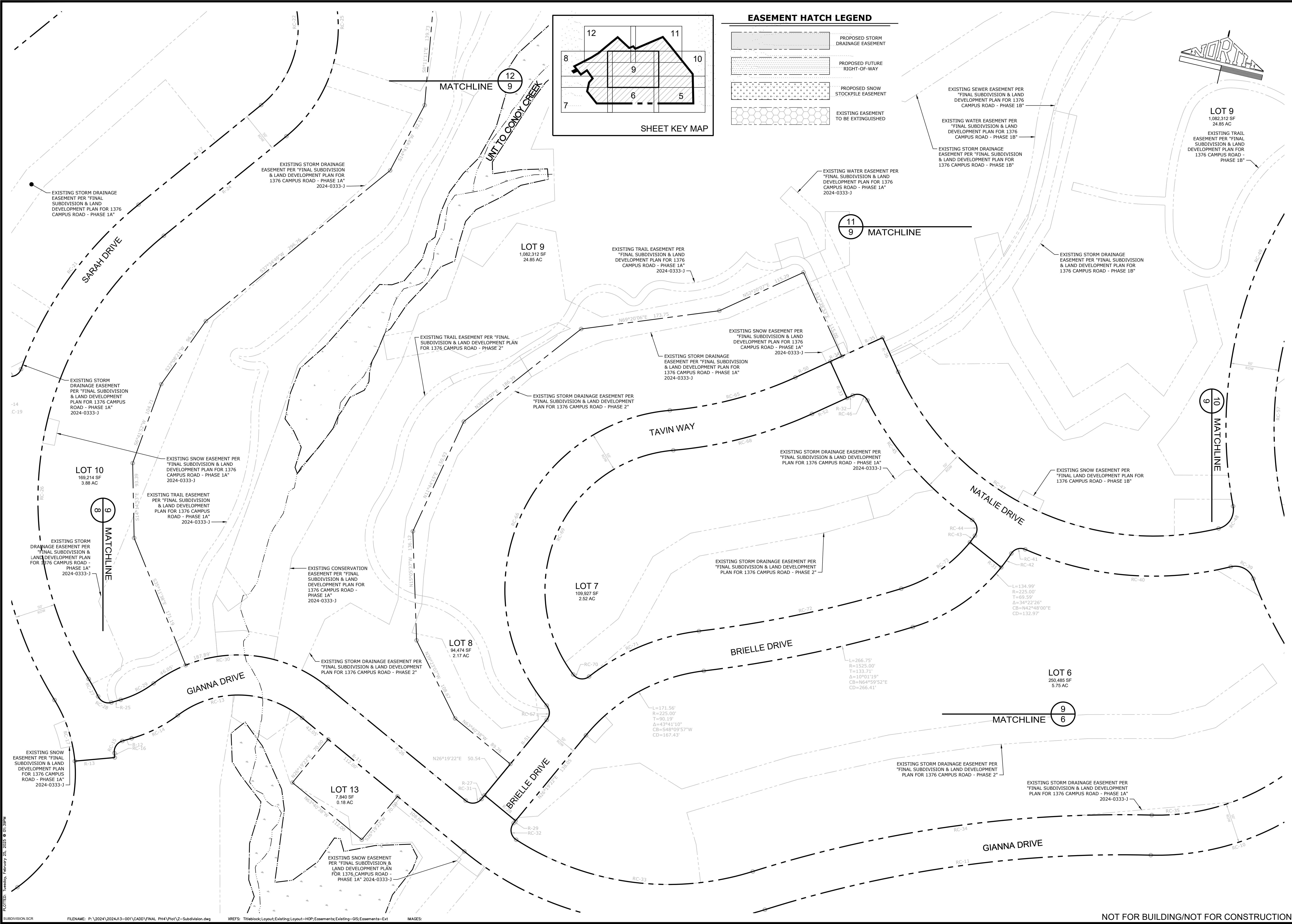
EASEMENT HATCH LEGEND	
	PROPOSED STORM DRAINAGE EASEMENT
	PROPOSED FUTURE RIGHT-OF-WAY
	PROPOSED SNOW STOCKPILE EASEMENT
	EXISTING EASEMENT TO BE EXTINGUISHED

PLOTTED: Tuesday, February 26, 2025 @ 01:38PM

SUBDIVISION SCR FILENAME: P:\2024\2024\J13-001\CA00\FINAL PH4\Plot\Z-Subdivision.dwg XREFS: Titleblock/Layout/Existing/Layout-HOP/Easements/Existing-QIS/Easements-Ext IMAGES:

MANAGER: CHRIS VEMARCHICK		DESIGN BY: NGG		CHECKED BY: CV	
CLIENT: 1376 CAMPUS ROAD ASSOCIATES, LLC		DRAWN BY: NGG		CHECKED BY: CV	
PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3		SHEET TITLE: SUBDIVISION & EASEMENT PLAN		SCALE: 1" = 50'	
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA		0' 50' 100' 150'	
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING		328 N. Market Street, PA 17101		E-mail: info@rsgassociates.com	
53 West Java Street, PA 17103		221 W. Philadelphia Street, PA 17001		(717) 892-1515	
(717) 715-1385 FAX: (717) 335-8977		(717) 854-2315		(717) 892-1515	
DATE: FEBRUARY 24, 2025		PROJECT NO.: 2024\13-001		LOPC NO.:	
SHEET NO.: 8		OF 38		NO BY DATE REVISION	

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EASEMENT HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED FUTURE RIGHT-OF-WAY
- PROPOSED SNOW STOCKPILE EASEMENT
- EXISTING EASEMENT TO BE EXTINGUISHED

PROJECT TITLE		SUBDIVISION & EASEMENT PLAN	
1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 500 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184	
SHEET TITLE		SCALE	
SUBDIVISION & EASEMENT PLAN		1" = 50' 0' 50' 100' 150'	
MANAGER: CHRIS VEMARCHICK		CHECKED BY: NGG	
DESIGN BY: NGG		DRAWN BY: NGG	
SEAL		SEAL	
NO BY		DATE	
REVISION			

Land Planning
Landscape Architecture
Civil Engineering

53 West Jones Street • 11003
(717) 715-1385 FAX (717) 715-6977

221 W. Philadelphia Street
(717) 864-2015

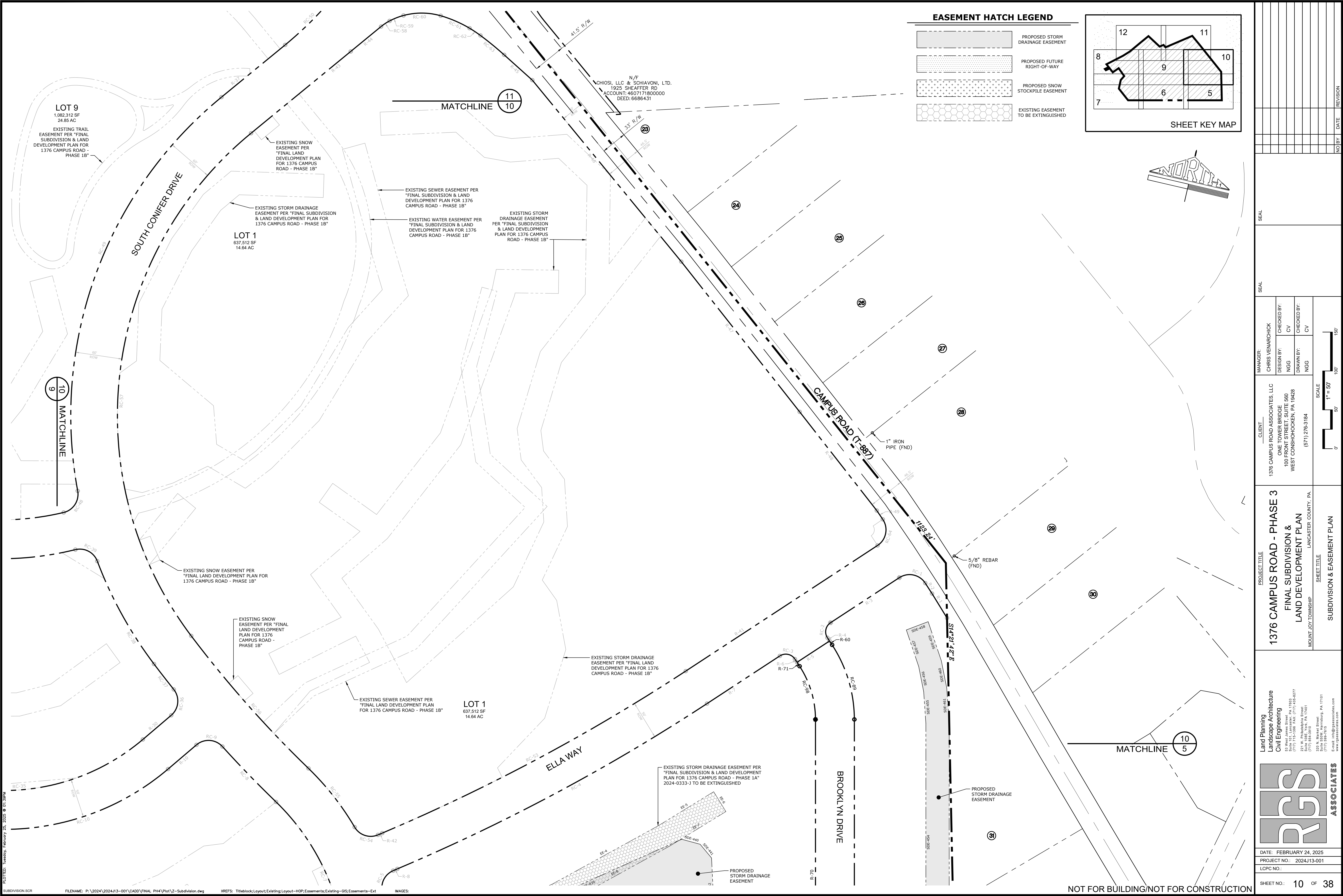
328 N. Market Street
(717) 862-1515

E-mail: info@rsgassociates.com
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RSG ASSOCIATES

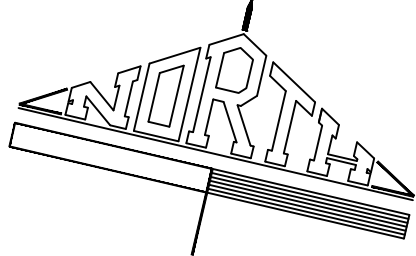
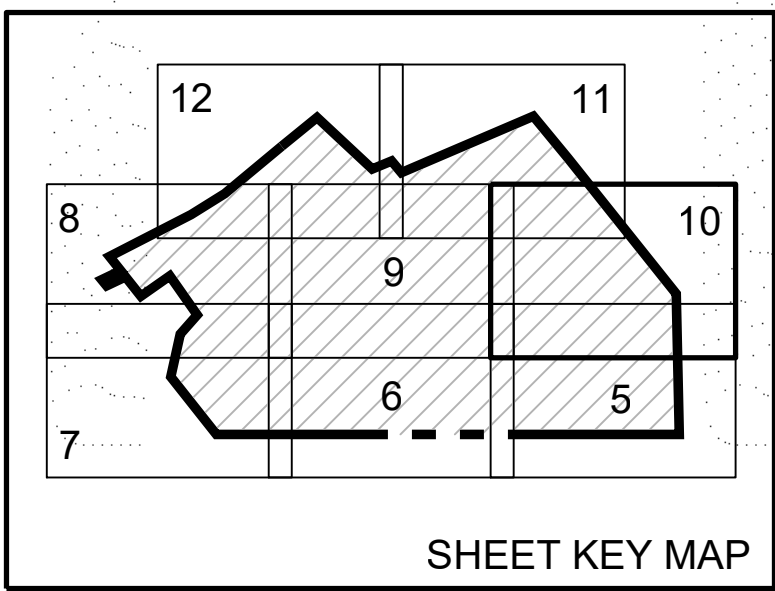
DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024/13-001
LOPC NO.:
SHEET NO.: 9 OF 38

NOT FOR BUILDING/NOT FOR CONSTRUCTION



EASEMENT HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED FUTURE RIGHT-OF-WAY
- PROPOSED SNOW STOCKPILE EASEMENT
- EXISTING EASEMENT TO BE EXTINGUISHED



MANAGER: CHRIS VEMARCHICK		CHECKED BY: CV	
DESIGN BY: NGG		CHECKED BY: CV	
DRAWN BY: NGG		CHECKED BY: CV	
SCALE: 1"= 50'		SCALE: 1"= 100'	
PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3		SUBDIVISION & EASEMENT PLAN	
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		SUBDIVISION & EASEMENT PLAN	
MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.		MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.	
Land Planning Landscape Architecture Civil Engineering		Land Planning Landscape Architecture Civil Engineering	
53 West Java Street, Suite 1100, Philadelphia, PA 19103		53 West Java Street, Suite 1100, Philadelphia, PA 19103	
(771) 715-3388 FAX: (771) 355-8977		(771) 715-3388 FAX: (771) 355-8977	
221 W. Philadelphia Street, Philadelphia, PA 19101		221 W. Philadelphia Street, Philadelphia, PA 19101	
(771) 854-2015		(771) 854-2015	
328 N. Market Street, Philadelphia, PA 19101		328 N. Market Street, Philadelphia, PA 19101	
(771) 582-7515		(771) 582-7515	
E-mail: info@rsgassociates.com		E-mail: info@rsgassociates.com	
www.rsgassociates.com		www.rsgassociates.com	
DATE: FEBRUARY 24, 2025		DATE: FEBRUARY 24, 2025	
PROJECT NO.: 2024/13-001		PROJECT NO.: 2024/13-001	
LOPC NO.:		LOPC NO.:	
SHEET NO.: 10 OF 38		SHEET NO.: 10 OF 38	