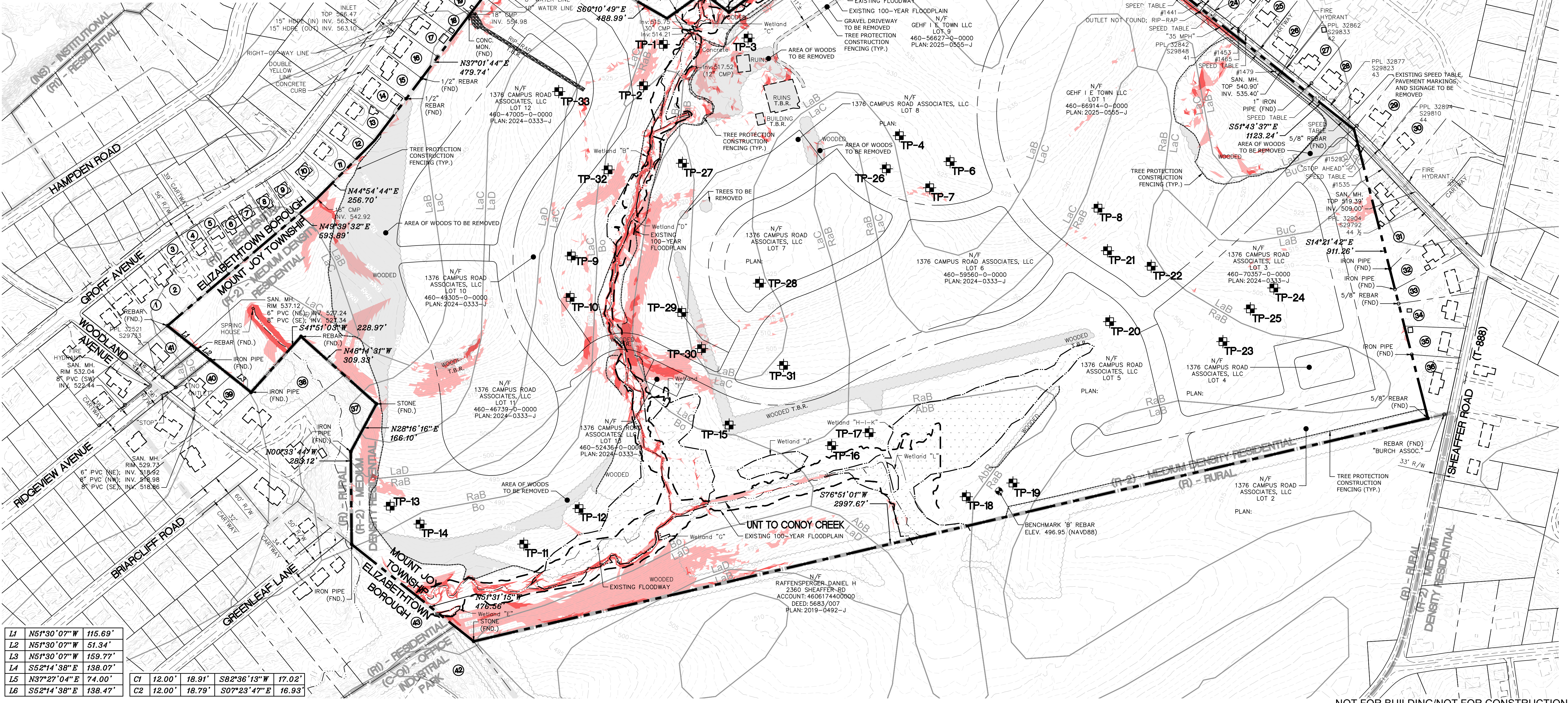


TRACT	NAME	ADDRESS	PARCEL	DEED	PLAN
1	CRICK JOAN L	620 GROFF AVE	2506680200000	05437404	J-008-035
2	LAWTON WAYNE D & MARY LOU	624 GROFF AVE	2507275400000	3108527	J-008-035
3	CAUDILL STEVEN R & HEATHER J	630 GROFF AVE	2507760000000	6553343	J-008-035
4	BAUM MICHAEL G	632 GROFF AVE	2508333400000	05578039	J-008-035
5	JXZ REALTY LLC	638 GROFF AVE	2508877400000	6769429	J-008-035
6	SDR PROPERTY MANAGEMENT LLC	644 GROFF AVE	2509350900000	6749987	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	2500962700000	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 & JANEZ 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	4141668	J-023-030
23	SPINKS ANDREWS B & MARION	1441 CAMPUS RD	4609317700000	3011252	J-028-001
24	SCHMIDT MEGHAN	1453 CAMPUS RD	4609183300000	6185796	J-028-001
25	HALTER MELISSA M	1465 CAMPUS RD	4608089700000	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 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 SELINA 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	2503387900000	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\"/>	115.69'	C1	12.00'	18.91'	S82°36'13\"/>	17.02'
L2	N51°30'07\"/>	51.34'	C2	12.00'	18.79'	S07°23'47\"/>	16.93'
L3	N51°30'07\"/>	159.77'					
L4	S52°14'38\"/>	138.07'					
L5	S37°27'04\"/>	74.00'					
L6	S52°14'38\"/>	138.47'					

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

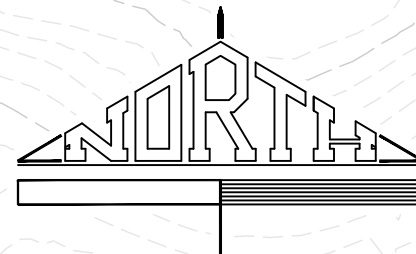
EXISTING FEATURE TO BE REMOVED
T.B.R. = TO BE REMOVED

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%)

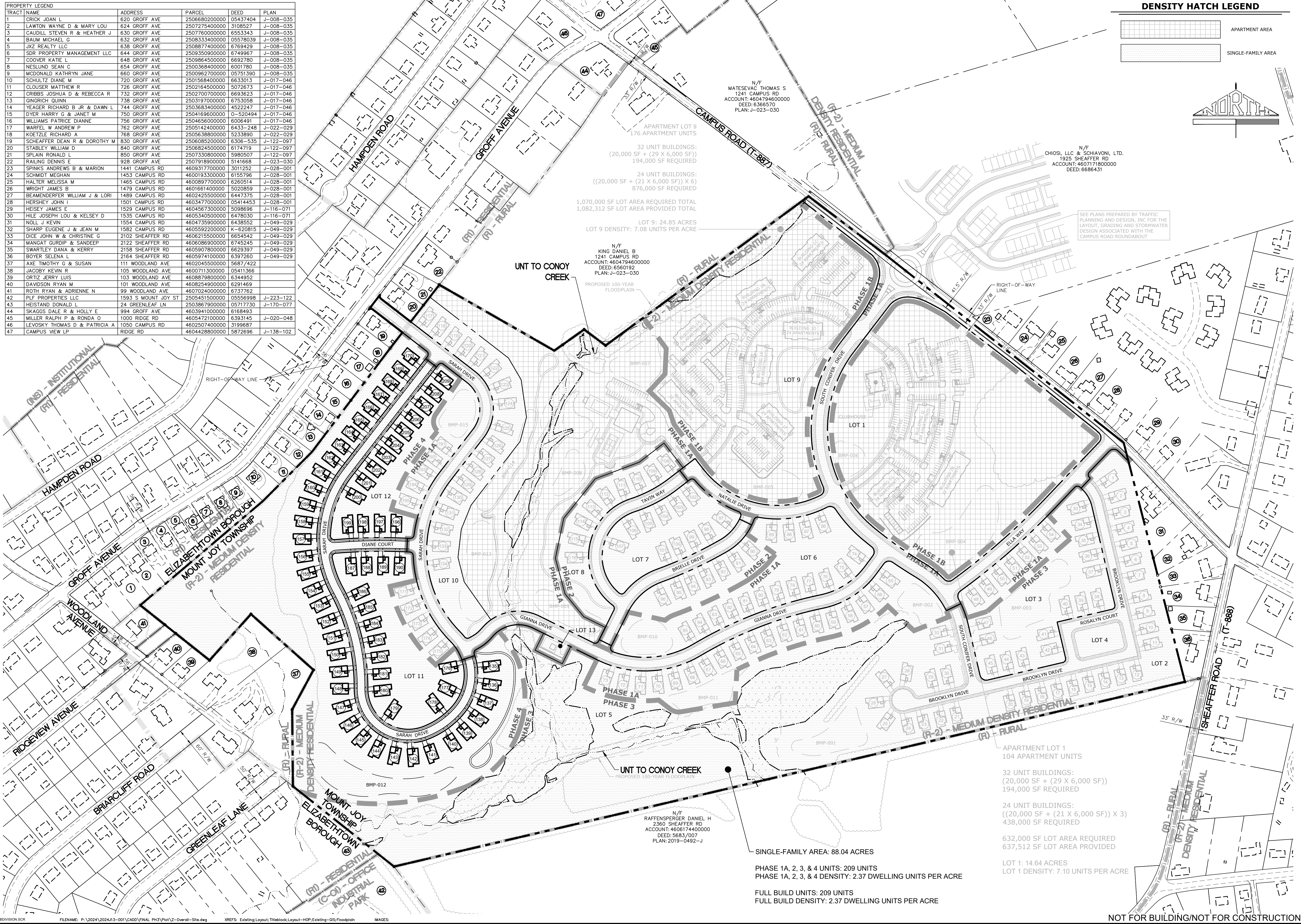


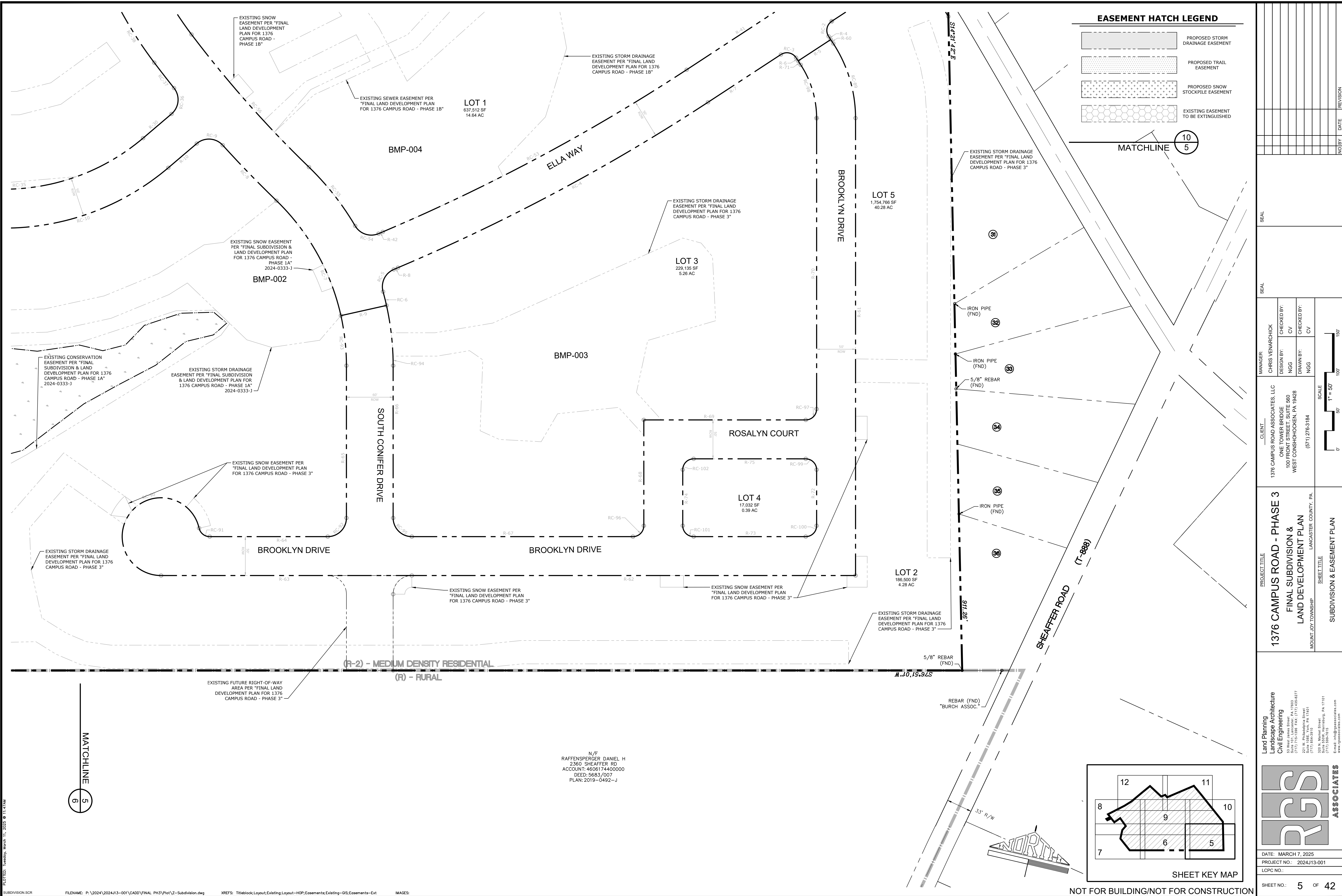
MANAGER: CHRIS VEIARCHICK
DESIGN BY: NGG
DRAWN BY: NGG
CHECKED BY: CV
PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 3
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN
DATE: MARCH 7, 2025
PROJECT NO.: 2024/13-001
LPC NO.:
SHEET NO.: 3 OF 42

Land Planning
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221 W. Philadelphia Street
P.O. Box 11003
Lancaster, PA 17601
Tel: (717) 399-1515
Fax: (717) 399-1516
www.asssociates.com

ASSOCIATES

PROPERTY LEHARD						
TRACT	NAME	ADDRESS	PARCEL	DEED	PLAN	
1	CRICK JOHN L	620 GROFF AVE	2506680200000	05437304	J-008-035	
2	LAWTON WAYNE D & MARY LOU	624 GROFF AVE	2502757540000	31085272	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	55578939	J-008-035	
5	JXZ JEFF GROSS LLC	644 GROFF AVE	2508333400000	6764289	J-008-035	
6	SDR PROPERTY MANAGEMENT LLC	644 GROFF AVE	2509350900000	6749867	J-008-035	
7	COOVER KATIE L	648 GROFF AVE	2509865400000	6692780	J-008-035	
8	NESLUND SEAN C	654 GROFF AVE	2503368400000	6001780	J-008-035	
9	MCDONALD KATHRYN JANE	660 GROFF AVE	2500962700000	65751390	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	2503170700000	6693623	J-017-046	
13	GINGRICH QUINN	738 GROFF AVE	2503197000000	6753058	J-017-046	
14	YEAGER RICHARDS B JR & DAWN L	744 GROFF AVE	2503683400000	6522247	J-017-046	
15	DYER HARRY G & JANET M	750 GROFF AVE	2504169600000	6520494	J-017-046	
16	WILLIAMS PATRICIA DIANE	756 GROFF AVE	2504656300000	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-022-097	
20	STABLEY WILLIAM D	840 GROFF AVE	2506824500000	6174619	J-022-097	
21	SPLAIN RONALD L	850 GROFF AVE	2507338000000	5980507	J-022-097	
22	RELAND DENNIS E	928 GROFF AVE	2507189900000	5141668	J-023-030	
23	SPRING RICHARDS B & MARION	1441 CAMPUS RD	4600193000000	6011283	J-028-001	
24	SCHMIDT MEGHAN	1453 CAMPUS RD	4600193300000	6155796	J-028-001	
25	HALTER MELISSA M	1465 CAMPUS RD	4600897700000	6260514	J-028-001	
26	WRIGHT JAMES B	1479 CAMPUS RD	4601661400000	5200859	J-028-001	
27	BEAMENDORFER WILLIAM J & LORI	1489 CAMPUS RD	4602425500000	6447375	J-028-001	
28	HERSHEY JOHN I	1501 CAMPUS RD	4603477000000	5514453	J-028-001	
29	HEISEY JAMES E	1529 CAMPUS RD	4604567300000	5098966	J-016-071	
30	HILL JOSEPH LOU & KELSEY D	1535 CAMPUS RD	4605340500000	6478030	J-016-071	
31	NOLLI J KEVIN	1554 CAMPUS RD	4604735900000	6438552	J-049-029	
32	SHARR EUGENE J & JEAN M	2102 SHEAFFER RD	4602081500000	6208185	J-049-029	
33	DICE JOHN W & CHRISTINE G	2102 SHEAFFER RD	4606215500000	6654542	J-049-029	
34	MANGAT GURDIP & SANDEEP	2122 SHEAFFER RD	4606086900000	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	AIXE TIMOTHY G & SUSAN	111 WOODLAND AVE	4602045500000	5687/422		
38	JACOBY KEVIN R	105 WOODLAND AVE	4600711300000	5511366		
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	6377362		
42	PULFINGER LLC	1593 S MOUNT JOY ST	4602565600000	5560000	J-223-122	
43	HEISTAND DONALD L	24 GREENLEAF LN	2503867900000	5071730	J-070-047	
44	SKAGGS DALE R & HOLLY E	994 GROFF AVE	4603941000000	6186493		
45	MILLER RALPH R & RONDA E	1000 RIDGE RD	4603547210000	6391451	J-020-048	
46	LEVOSKY THOMAS D & PATRICIA A	1050 CAMPUS RD	4602507400000	3199687		
47	CAMPUS VIEW LP	1050 CAMPUS RD	4604428800000	5872696	J-138-102	



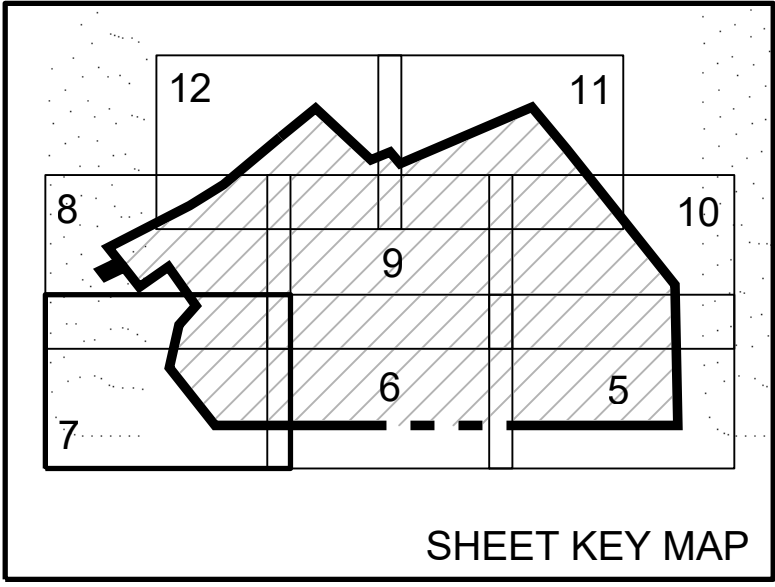
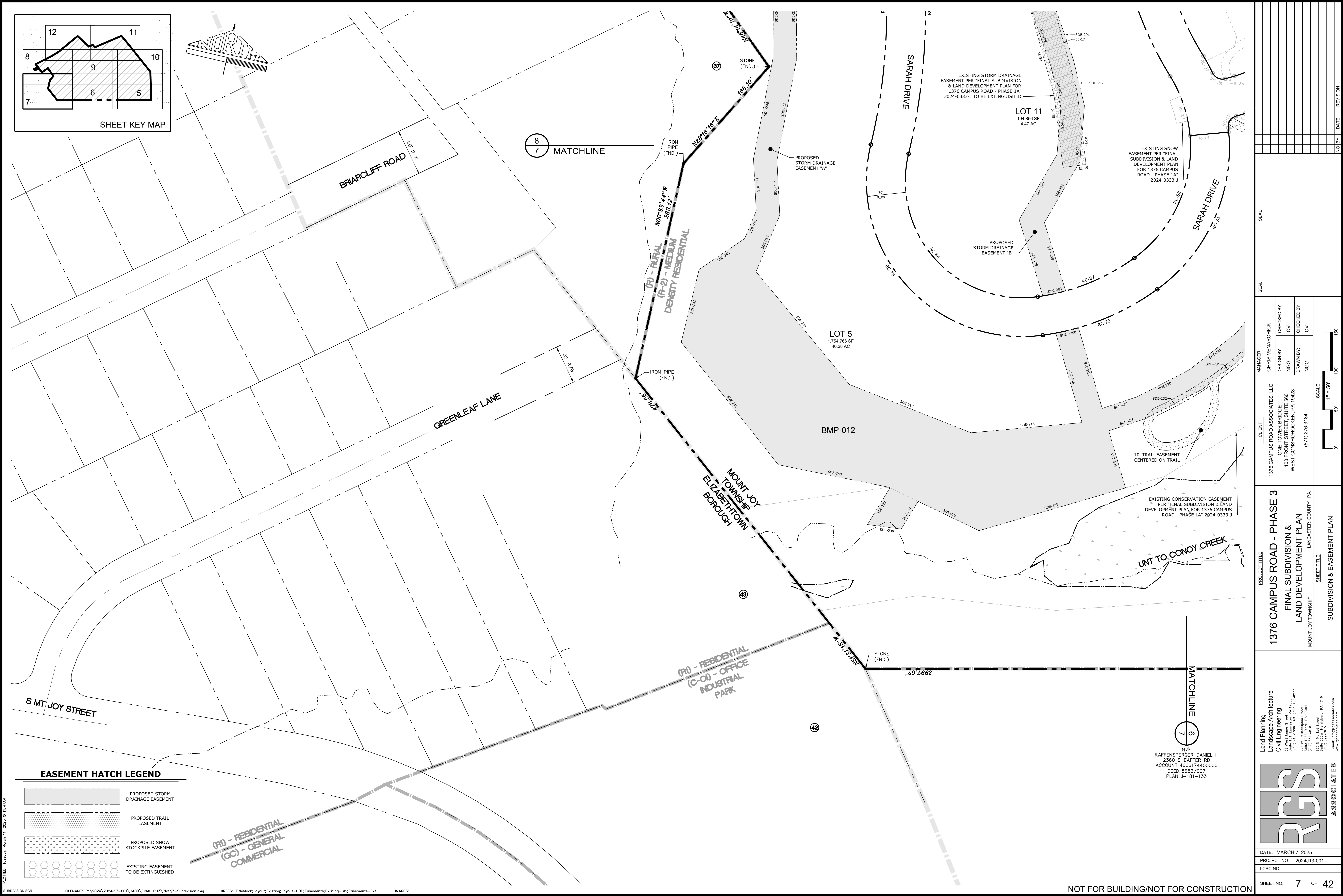




IMAGES:

A schematic site plan labeled "SHEET KEY MAP" showing a building footprint divided into 12 numbered areas. The areas are: 1 (top left), 2 (top center), 3 (top right), 4 (middle left), 5 (middle right), 6 (bottom left), 7 (bottom center), 8 (bottom right), 9 (central horizontal strip), 10 (right vertical strip), 11 (top right corner), and 12 (top left corner). The building is surrounded by a parking lot and a road.

**Land Planning
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 Civil Engineering**
 53 West Jackson Street, Suite 1100
 (773) 751-1995 FAX: (773) 756-0277
 221 W. Randolph Street
 Suite 1000, Chicago, IL 60601
 (773) 884-2810
 2015 N. Lincoln Highway, PA 17101
 (717) 529-1165
www.lpaassociates.com
www.lpa-usa.com



EASEMENT HATCH LEGEND	
	PROPOSED STORM DRAINAGE EASEMENT
	PROPOSED TRAIL EASEMENT
	PROPOSED SNOW STOCKPILE EASEMENT
	EXISTING EASEMENT TO BE EXTINGUISHED

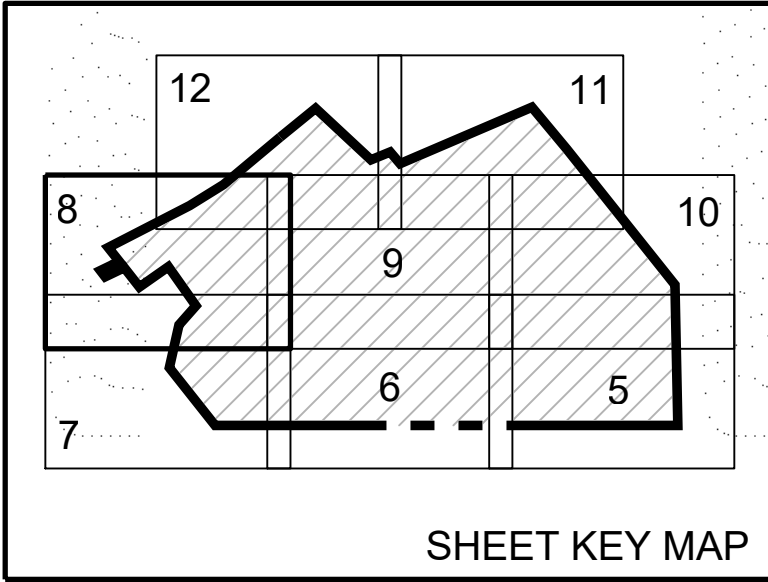
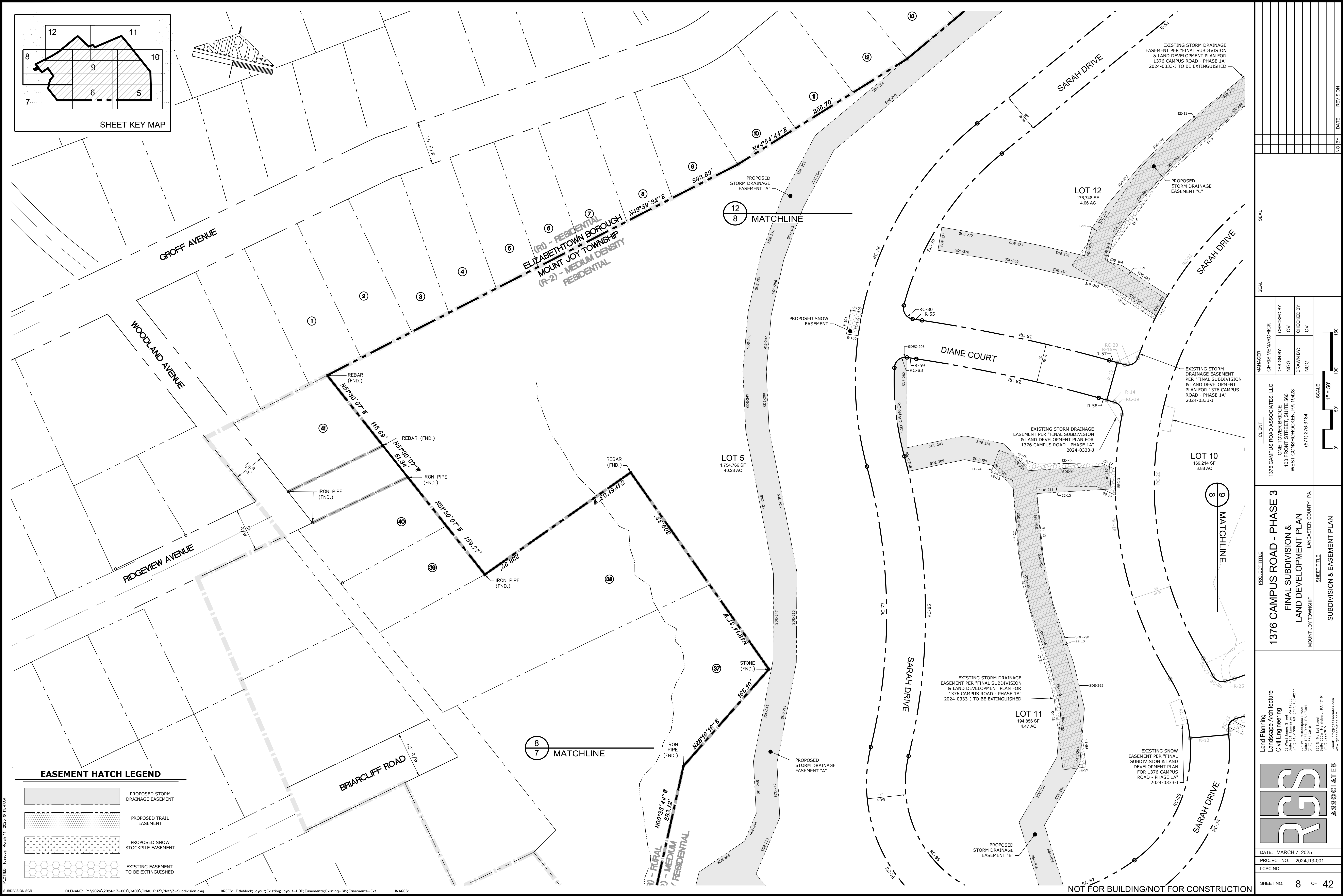
N/F
RAFFENSPERGER, DANIEL H
2360 SHE-AFTER RD
ACCOUNT: 4606174400000
DEED: 5683/007
PLAN: J-181-133

<div>NO BY DATE REVISION</div>	
SEAL	
SEAL	
MANAGER: CHRIS VEMARCHICK	CHECKED BY: CV
DESIGN BY: NGG	CHECKED BY: CV
DRAWN BY: NGG	
SCALE 1" = 50' 0' 50' 100' 150'	
PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA	
SHEET TITLE SUBDIVISION & EASEMENT PLAN	
Land Planning Landscape Architecture Civil Engineering 53 West Java Street P.O. Box 11003 Pittsburgh, PA 15203 (724) 715-1338 FAX (724) 715-4877 221 W. Philadelphia Street Pittsburgh, PA 15201 (724) 715-4810 328 N. Market Street Pittsburgh, PA 15219 (724) 392-1515 E-mail: info@rassassociates.com www.rassassociates.com	
DATE: MARCH 7, 2025	
PROJECT NO.: 2024/113-001	
LOPC NO.:	
SHEET NO.: 7 OF 42	

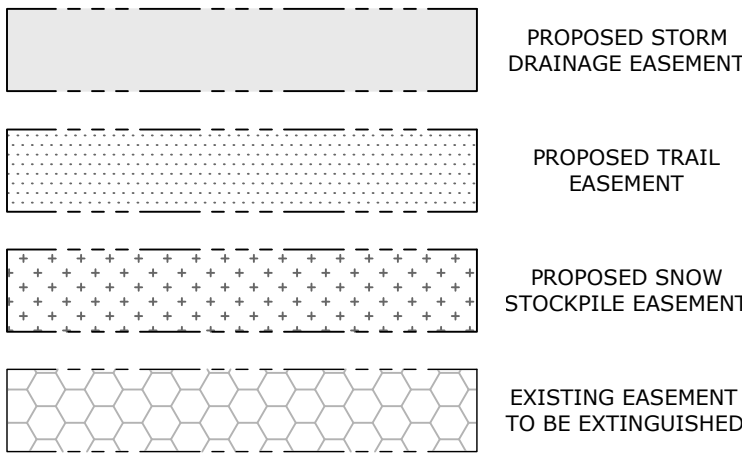
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NOT FOR BUILDING/NOT FOR CONSTRUCTION



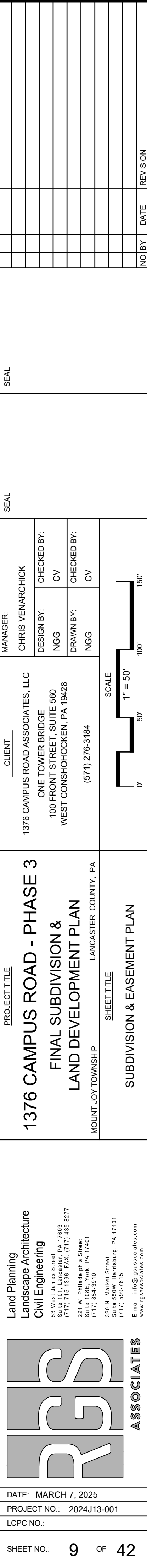
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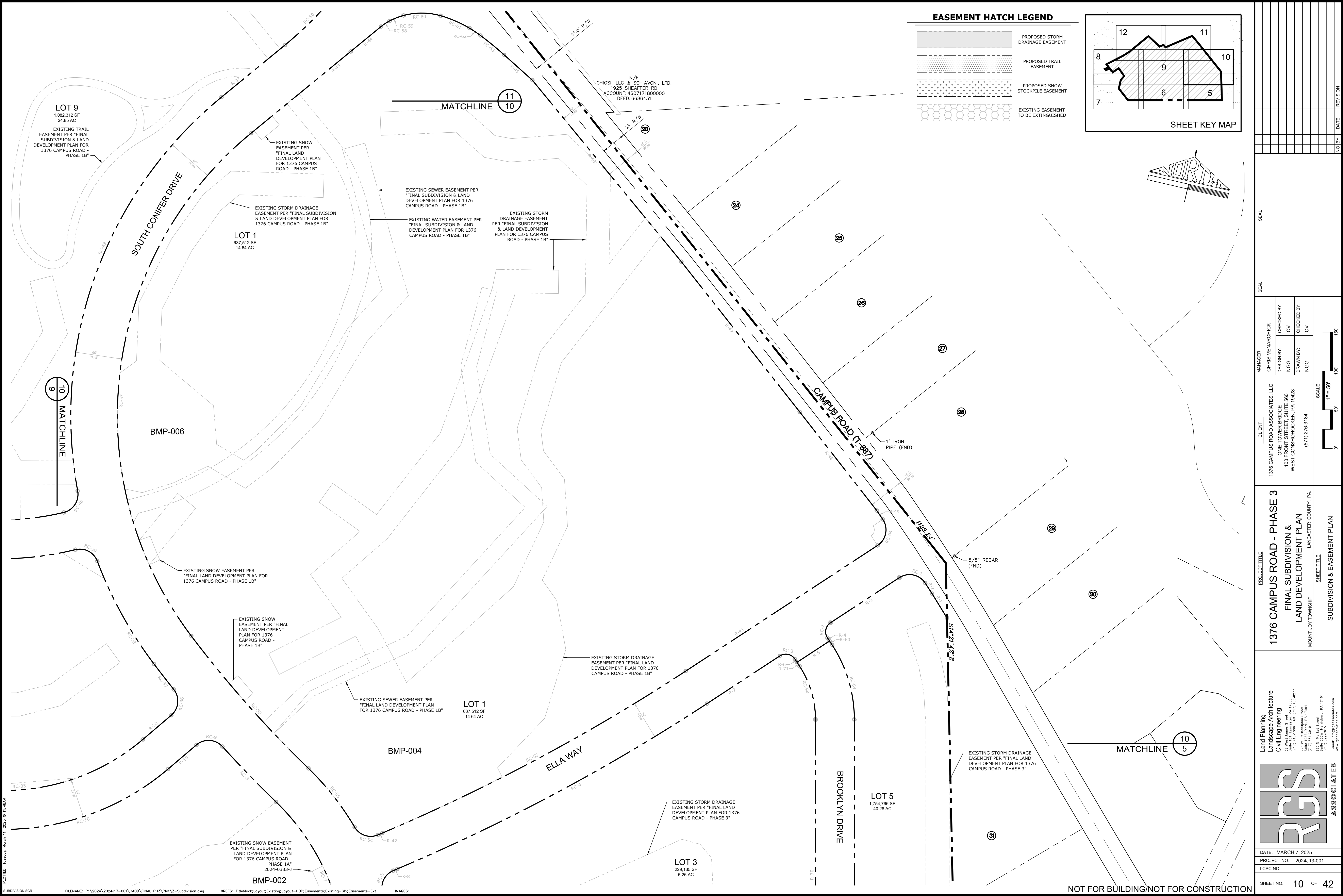


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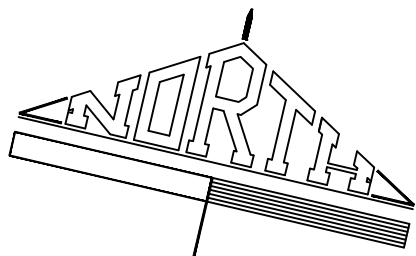
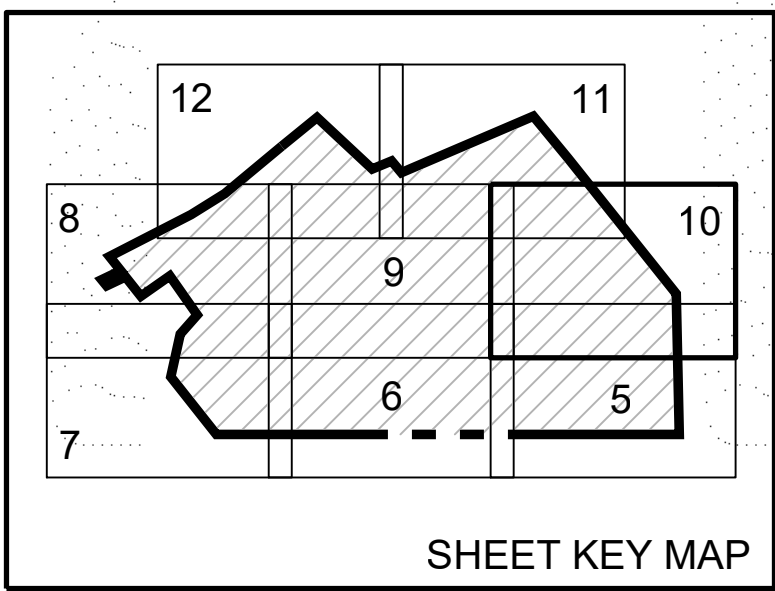
PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER: CHRIS VEMARCHICK DESIGN BY: NGG DRAWN BY: NGG		CHECKED BY: CV CV		NO BY: DATE REVISION	
SHEET TITLE SUBDIVISION & EASEMENT PLAN		SCALE 1" = 50' 0' 50' 100' 150'		SEAL		SEAL			
Land Planning Landscape Architecture Civil Engineering 53 West Jones Street • 11003 (717) 715-1385 FAX (717) 335-8977 221 W. Philadelphia Street (717) 854-3101 (717) 854-3105 E-mail: info@rassociates.com www.rassociates.com		328 N. Market Street (717) 897-1515		ASSOCIATES		DATE: MARCH 7, 2025 PROJECT NO.: 2024/13-001 LOPC NO.:		SHEET NO.: 8 OF 42	





EASEMENT HATCH LEGEND

- PROPOSED STORM DRAINAGE EASEMENT
- PROPOSED TRAIL EASEMENT
- PROPOSED SNOW STOCKPILE EASEMENT
- EXISTING EASEMENT TO BE EXTINGUISHED



PROJECT TITLE		SUBDIVISION & EASEMENT PLAN	
1376 CAMPUS ROAD - PHASE 3		SUBDIVISION & EASEMENT PLAN	
FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		SUBDIVISION & EASEMENT PLAN	
MOUNT JOY TOWNSHIP		LANCASTER COUNTY, PA.	
CLIENT		MANAGER:	
1376 CAMPUS ROAD ASSOCIATES, LLC		CHRIS VEMARCHICK	
ONE TOWER BRIDGE		DESIGN BY:	
100 FRONT STREET, SUITE 560		CV	
WEST CONSHOHOCKEN, PA 19428		DRAWN BY:	
(571) 276-3184		NGG	
SCALE		CHECKED BY:	
1" = 50'		CV	
0 50 100 150'			
SHEET TITLE		NO. BY DATE REVISION	
SUBDIVISION & EASEMENT PLAN			
Land Planning			
Landscape Architecture			
Civil Engineering			
53 West Java Street			
P.O. Box 11003			
(717) 715-1388 FAX: (717) 355-8977			
224 W. Philadelphia Street			
(717) 854-2015			
328 N. Market Street			
(717) 892-7515			
E-mail: info@grassassociates.com			
www.grassassociates.com			
DATE: MARCH 7, 2025			
PROJECT NO.: 2024-113-001			
LOPC NO.:			
SHEET NO.: 10 OF 42			