



## (Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE.
3. THIS CONCEPT DOES NOT CONSTITUTE A ZONING CONFORMANCE ANALYSIS, NOR DOES IT CONSTITUTE A ZONING COMPLIANCE STATEMENT, AND ANY APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF THE INFORMATION PROVIDED.
4. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
5. THE INFORMATION AND DATA PROVIDED HEREIN IS BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS NOT GUARANTEED BY THE ENGINEER. THE ENGINEER'S DUTY AND OBLIGATION IS TO PREPARE THE CONCEPT PLAN AS REQUESTED.
6. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS CONCEPT PLAN.

DATE	DATE	DESCRIPTION	DRAWN BY
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[illegible]

ATTENTION ALL CONTRACTORS:  
LOCATIONS OF ALL EXISTING  
UTILITIES SHOWN HEREIN HAVE  
BEEN DEVELOPED FROM UTILITY  
COMPANY RECORDS AND/OR  
ABOVE-GROUND INSPECTION OF THE  
SITE. COMPLETENESS OR  
ACCURACY OF TYPE, SIZE, DEPTH  
OR HORIZONTAL LOCATION OF  
UTILITIES OR STRUCTURES CANNOT BE  
PURSUANT TO REQUIREMENTS OF  
SLATIVE ACT NUMBER 287 OF 1974 AS  
OF 2017. CONTRACTORS MUST VERIFY  
OF ALL UNDERGROUND UTILITIES AND  
PRIOR TO START OF WORK.  
WWW.PA1CALL.ORG

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT  
UNLESS INDICATED OTHERWISE

PROJECT No.: PAA240141.00-0B

PROJECT No.:	PAA240141.00-0B
DRAWN BY:	JHT
CHECKED BY:	TRK
DATE:	9/10/2025
CAD I.D.:	P-PCPT-CNPT

**PROJECT:**

## FOI

## PROPOSED DEVELOPMENT

CLOVERLEAF ROAD AND  
WEST MAIN STREET  
TOWNSHIP OF MOUNT JOY  
LANCASTER COUNTY  
COMMONWEALTH OF PENNSYLVANIA

BOHLER<sup>TM</sup>

**1600 MANOR DRIVE, SUITE 200**  
**CHALFONT, PA 18914**  
 Phone: (215) 996-9100  
 Fax: (215) 996-9102  
***www.BohlerEngineering.com***

**T.R. KNAB**

**REGISTERED LANDSCAPE ARCHITECT**  
PENNSYLVANIA LICENSE No. LA003352

**SHEET TITLE**

**SHEET NUMBER**

# C-001

ORG. DATE - 9/10/2025