FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN: ZONE 'X' (areas determined to be outside the 0.2% annual chance floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42071C0114F, WHICH BEARS A REVISED DATE OF APRIL 5, 2016.
AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION TO APPLY FOR A VARIANCE.
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL

PA 1 1-800-242-1776

TICKET #20251322059
TICKET #20251322060
TICKET #20251322061

LEGEND OF SYMBOLS

- CHAIN LINK FENCE
- EDGE OF WOODS
- OVERHEAD WIRES
- METAL GUIDERAIL
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- PROPERTY CORNER EVIDENCE
- TREE W/TRUNK DIAMETER
- TITLE REPORT EXCEPTION
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- BOLLARD
- SIGN
- PAINTED ARROWS
- PARKING COUNT
- HANDICAP
- AREA LIGHT
- MANHOLE
- INLET
- VENT
- CLEAN OUT
- ELECTRIC METER
- GAS METER
- GAS VALVE
- WATER VALVE
- HYDRANT
- MONITORING WELL
- UTILITY POLE
- DEED
- STATE PLANE
- PROPOSED PROPERTY CORNERS (TO BE SET)

LANCASTER COUNTY PLANNING CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON ____________ 20___ AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE LANCASTER COUNTY PLANNING COMMISSION IN LCPC FILE NO. ____________ THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

CHAIRMAN ____________ VICE CHAIRMAN ____________

MOUNT JOY PLANNING 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.

OWNER

ON THIS, THE ______ DAY OF ____________, 20___, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED ____________ BEING ____________ OF ____________ WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE ____________ OF THE PROPERTY SHOWN ON THE PLAN, THAT THEY ARE AUTHORIZED TO EXECUTE SAID ON BEHALF OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED.

MY COMMISSION EXPIRES____________

ZONING DATA

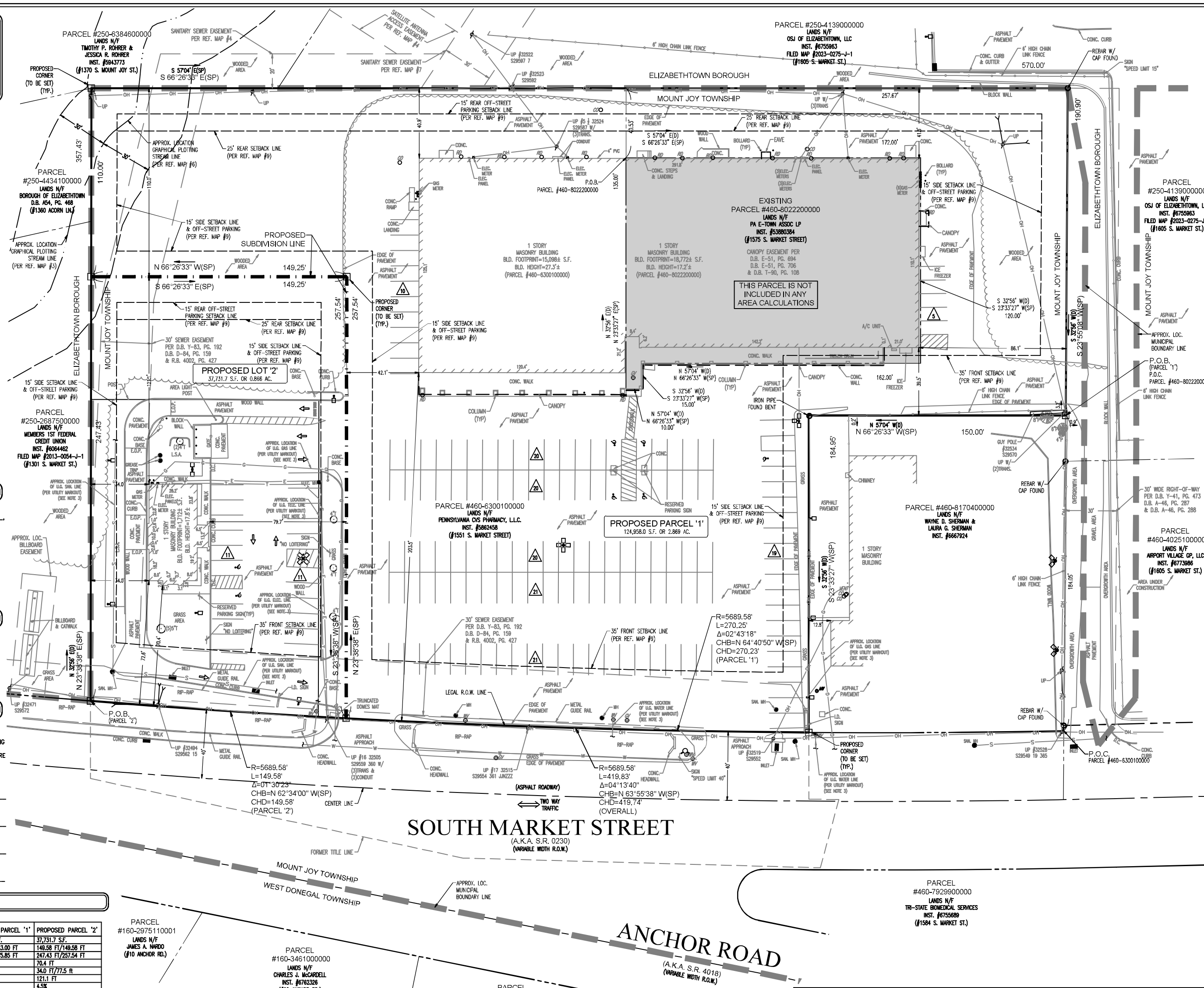
ZONED: C-2 (GENERAL COMMERCIAL DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED PARCEL '1'	PROPOSED PARCEL '2'
MIN. LOT AREA	10,000 S.F.	162,689.7 S.F.	124,958.0 S.F.	37,731.7 S.F.
MIN. LOT WIDTH	75 FT	570 FT	270.25 FT/423.00 FT	149.58 FT/149.58 FT
MIN. LOT DEPTH	100 FT	357.43 FT/375.85 FT	367.41 FT/375.85 FT	247.43 FT/257.54 FT
MIN. FRONT YARD SETBACK	35 FT	70.4 FT	203.5 FT	70.4 FT
MIN. SIDE YARD SETBACK	15 FT	34.0 FT	44.3 FT	34.0 FT/77.5 ft
MIN. REAR YARD SETBACK	25 FT	40.9 FT	40.9 FT	121.1 FT
MAX. BUILDING COVERAGE	50%	9.3%	12.1%	4.5%
MAX. BUILDING HEIGHT	35'	27.3'/17.8'	27.3'	17.8'
MIN. FRONT YARD SETBACK (OUTDOOR STORAGE)	N/A	NONE	NONE	NONE
MIN. SIDE & REAR YARD SETBACK (OUTDOOR STORAGE)	15 FT	NONE	NONE	NONE
MAX. IMPERVIOUS COVERAGE	65%	70.7% *	75.8% *	54.1%

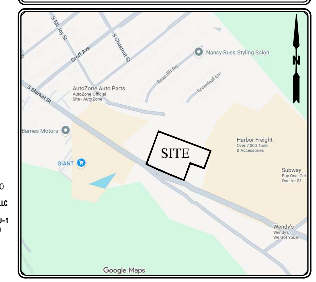
ZONED: C-2 (PARKING REGULATIONS)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED PARCEL '1'	PROPOSED PARCEL '2'
RETAIL STORES, EXCEPT THOSE SPECIFICALLY NAMED ABOVE, SHALL BE PROVIDED WITH FIVE PARKING SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA	5 SPACES/1,000 S.F. OF GROSS FLOOR (33,870± EX. S.F.) 60 SPACES (W/ 20% RED. SEC. 135-344.A)	158 (TOTAL) 151 (REGULAR) 7 (RESERVED)	136 (TOTAL) 131 (REGULAR) 5 (RESERVED)	N/A
DRIVE-THROUGH AND/OR FAST-FOOD: RESTAURANTS SHALL BE PROVIDED WITH 1 SPACE FOR EVERY 2 SEATS PLUS AN ADD. SPACE PER EMPLOYEE ON THE LARGEST SHIFT	1 SPACE EVERY 2 SEATS & 1 SPACE EVERY EMPLOYEE 22 SPACES	158 (TOTAL) 151 (REGULAR) 7 (RESERVED)	N/A	22 (TOTAL) 20 (REGULAR) 2 (RESERVED)

PRIOR TO USE FOR ANY EVALUATION OR DESIGN PURPOSE MUST CONFIRM CURRENT ZONING CODE.
* IMPERVIOUS AREAS DO NOT INCLUDE ANY AREA CALCULATIONS FROM PARCEL 460-8022200000
* IMPERVIOUS AREA COVERAGE EXCEED 65% AND THIS IS AN EXISTING NON-CONFORMITY (PER 135-135.F(2)).



VICINITY MAP



1" = 600'

NOTES

1. PROPERTY KNOWN AS PARCEL #460-6300100000 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF LANCASTER COUNTY, TOWNSHIP OF MOUNT JOY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA PARCEL #460-6300100000 = 162,689 S.F. OR 3.735 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. COORDINATES AND ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
9. THIS SUBDIVISION PLAN DOES NOT PROPOSE ANY NEW IMPROVEMENTS TO ANY PART OF THIS PROPERTY.
10. NO ITEMS SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.

REFERENCES

1. THE OFFICIAL TAX MAPS OF LANCASTER COUNTY, TOWNSHIP OF MOUNT JOY, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, LANCASTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 114 OF 780, MAP NUMBER 42071C0114F, MAP REVISED: APRIL 5, 2016.
3. MAP ENTITLED "FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS FOR MEMBERS 1ST FEDERAL CREDIT UNION, SOUTH MARKET STREET (S.R. 0230) & CAREY LANE, MOUNT JOY TOWNSHIP/ELIZABETHTOWN BOROUGH, LANCASTER COUNTY, PA" PREPARED BY J. MICHAEL BRILL & ASSOCIATES, INC., DATED DECEMBER 16, 2011, LAST REVISED DECEMBER 14, 2012 AND FILED IN DOC. #2013-0054-J.
4. MAP ENTITLED "PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLANS FOR NASSIMI REALTY LLC, MARKET STREET SQUARE RETAIL CENTER 460-20549-0-0000 & 250-39525-0-0000, ELIZABETHTOWN BOROUGH/MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA" PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED AUGUST 3, 2021, LAST REVISED APRIL 19, 2023 AS REVISION NO. 6 AND FILED IN DOC. #2023-0275-J.
5. MAP ENTITLED "FINAL SUBDIVISION PLAN, OAK MANOR, SECTION III, BLOCK "B", BOROUGH OF ELIZABETHTOWN – LANCASTER CO. PENNSYLVANIA" PREPARED BY RICHARD R. CRAMER, DATED JULY 27, 1988, LAST REVISED AUGUST 31, 1988 AND FILED AS PLAN J-162-35, PG. 1.
6. MAP ENTITLED "LOT ADD-ON PLAN, MSS ASSOCIATES LTD. 1821 OREGON PIKE, LANCATER, PA 17604" PREPARED BY DAVID MILLER/ASSOCIATES, INC., DATED AUGUST 1, 1990 AND FILED AS PLAN J-175-25.
7. MAP ENTITLED "FINAL LAND DEVELOPMENT PLAN, MARKET STREET SQUARE, MOUNT JOY TOWNSHIP & ELIZABETHTOWN BOROUGH, LANCASTER COUNTY, PA," PREPARED BY DAVID MILLER/ASSOCIATES, LAST REVISED JANUARY 8, 1993 AND FILED AS PLAN J-181-117, PG. 1.
8. MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF WAY FOR STATE ROUTE 0230, SECTION 041 R/W IN LANCASTER COUNTY" SHEETS 1-13 OF 13.
9. ZONING MAP OF MOUNT JOY TOWNSHIP, AS AMENDED THROUGH MAY 20, 2024.
10. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, IRONWOOD REAL ESTATE, LLC, #1551 SOUTH MARKET STREET, PARCEL #460-6300100000 & PARCEL #460-8022200000, TOWNSHIP OF MOUNT JOY, LANCASTER COUNTY, COMMONWEALTH OF PENNSYLVANIA", PREPARED BY BLUE MARSH ASSOCIATES, INC., DATED 6-4-2025, PROJECT NO. 25-A-142.

GRAPHIC SCALE
30 0 15 30 60 120
SCALE : 1 " = 30'

LIST OF WAIVERS

1. WAIVER REQUESTED TO PROCESS THE SUBDIVISION PLAN AS A COMBINED PRELIMINARY/FINAL APPLICATION.
2. WAIVER REQUESTED FROM SECTION 119.31.C(3) TO ACCPET AN AERIAL OF EXISTING FEATURES IN LIEU OF ADDING EXISTING FEATURES TO THIS PLAN.
3. WAIVERS REQUESTED FROM SECTION 119-32-B AND 119-34.E(3)(c) AS NO NEW DEVELOPMENT IS PROPOSED AS PART OF THIS APPLICATION, AND THEREFORE, THERE IS NO IMPACT TO WETLANDS, IF ANY EXIST ON THE PROPERTY.
4. WAIVER REQUESTED FROM SECTIONS 135-299.E(2) & 119-31.D(12) FROM SHOWING CLEAR SIGHT TRIANGLES AND STOPPING DISTANCES AS NO PROPOSED CHANGES TO THE EXISTING SITE CONDITIONS.

OWNER/APPLICANT

OWNER: PENNSYLVANIA CVS PHARMACY, LLC
ONE CVS DRIVE
WOONSOCKET, RI 02895

EQUITABLE OWNER APPLICANT: ETOWN IRE ASSOCIATES, LLC
P.O. BOX 14
VILLANOVA, PA 19085

AREA TABLE

EXISTING PARCEL #460-6300100000 = 162,689.7 S.F. OR 3.735 AC.

PROPOSED PARCEL '1' = 124,958.0 S.F. OR 2.869 AC.
PROPOSED PARCEL '2' = 37,731.7 S.F. OR 0.886 AC.

SURVEYOR'S CERTIFICATION

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

NOT VALID UNLESS SEALED WITH EMBOSSED SEAL

COMMONWEALTH OF PENNSYLVANIA – REGISTERED PROFESSIONAL LAND SURVEYOR – JOSEPH JAMES WRIGHT – NO. SU037826

11-7-2025
DATE

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU-37826-E

DATE:	8-5-2025
SCALE:	1" = 30'
FIELD BK. NO:	25-02
PROJECT NO.:	25-A-142
DRAWN BY:	S.N.W./S.C.H.
REVIEWED BY:	T.D.M./J.J.W.
REV-1: 11-7-2025	
REV. PER COMMENT LETTER 9-18-2025	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

PRELIMINARY/FINAL SUBDIVISION PLAN

PENNSYLVANIA CVS PHARMACY, L.L.C.

#1551 SOUTH MARKET STREET
PARCEL #460-6300100000
TOWNSHIP OF MOUNT JOY, LANCASTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215-278-4053 (MAIN)
215-343-0218 (FAX)
1541 ROUTE 37 EAST, SUITE B
TOMS RIVER, NJ 08753
732-552-3841 (MAIN)
732-929-8815 (FAX)
www.BlueMarshAssociates.com