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This Document Recorded  
04/29/2008 State RTT: 0.00 Doc Id: 5701997  
04:11PM Local RTT: 0.00 Receipt #: 787552  
Doc Code: 01 Lancaster County, Recorder of Deeds Office Rec Fee: 42.00

MUN10221-1(8k)000303\3\71  
03/31/08

Prepared By: Morgan, Hallgren, Crosswell & Kane, P.C.  
700 N. Duke St. P. O. Box 4686  
Lancaster, PA 17604-4686  
(717)-299-5251  
Return To: Morgan, Hallgren, Crosswell & Kane, P.C.  
700 N. Duke St. P. O. Box 4686  
Lancaster, PA 17604-4686  
Parcel ID #: District 461; J-999-99999-99999

 5701997  
Page: 1 of 5  
04/29/2008 04:11PM

**This Deed,** made this *18* day of *April*  
in the year two thousand eight (2008)

Between **FRANKLIN GREINER, JR.**, an adult individual with a mailing address of 1650 Steel Way Drive, Mount Joy, Pennsylvania 17552  
(hereinafter called the Grantor),

and **MOUNT JOY TOWNSHIP**, a municipal corporation duly organized under the laws of the Commonwealth of Pennsylvania, with its municipal office located at 159 Merts Drive, Elizabethtown, Pennsylvania 17022  
(hereinafter called the Grantee),

**Witnesseth**, that in consideration of the public welfare and intending to be legally bound and in further consideration of One (\$1.00) Dollar in hand paid, receipt whereof is hereby acknowledged, said Grantor hereby grants and conveys to said Grantee, its successors and assigns, for public street purposes forever:

**ALL THAT CERTAIN** tract or parcel of land being situate in the Township of Mount Joy, Lancaster County, Pennsylvania, being a proposed road extending from Steel Way Drive (T-834) to Mount Pleasant Road (SR 4010) as shown on a Final Subdivision and Land Development Plan for Greiner Industries, Inc. prepared by D.C. Gohn Associates, Inc. (Drawing No. CG-2689), recorded in the Recorder of Deeds Office of Lancaster County on \_\_\_\_\_, 2008, in Subdivision Plan Book J-\_\_\_\_\_, Page \_\_\_\_\_; and all the same being more fully bounded and described as follows, to wit:

**BEGINNING** at a point on the North right-of-way line of Steel Way Drive (T-834) thence along the North right-of-way line of Steel Way Drive (T-834) on a course of North fifty-one (51°) degrees twenty (20') minutes forty (40") seconds West a distance of one hundred sixty and zero hundredths (160.00) feet to a point the Southwest corner of Lot 2 as shown on the plan; thence continuing along the East line of Lot 2 and through Lot 1 the following 7 courses and distances: [1]

on a line curving to the left having a radius of fifty and zero hundredths (50.00) feet with an arc length of seventy-eight and fifty-two hundredths (78.52) feet said arc being subtended by a chord of North eighty-three (83°) degrees forty (40') minutes five (05") seconds East a distance of seventy and seventy hundredths (70.70) feet to a point; [2] on a course of North thirty-eight (38°) degrees forty (40') minutes fifty-one (51") seconds East a distance of seventy-four and thirteen hundredths (74.13) feet to a point; [3] on a line curving to the right having a radius of two hundred five and zero hundredths (205.00) feet with an arc length of one hundred five and eighteen hundredths (105.18) feet said arc being subtended by a chord of North fifty-three (53°) degrees twenty-two (22') minutes forty-seven (47") seconds East a distance of one hundred four and three hundredths (104.03) feet to a point; [4] on a course of North sixty-eight (68°) degrees four (04') minutes forty-four (44") seconds East a distance of five hundred eighty-nine and fifty-nine hundredths (589.59) feet to a point; [5] on a line curving to the left having a radius of one hundred forty-five and zero hundredths (145.00) feet with an arc length of sixty-six and eighty-two hundredths (66.82) feet said arc being subtended by a chord of North fifty-four (54°) degrees fifty-two (52') minutes forty-one (41") seconds East a distance of sixty-six and twenty-three hundredths (66.23) feet to a point; [6] on a course of North forty-one (41°) degrees forty (40') minutes thirty-seven (37") seconds East seventy-eight and eighty-three hundredths (78.83) feet to a point; [7] on a line curving to the left having a radius of fifty and zero hundredths (50.00) feet with an arc length of seventy-eight and forty-five hundredths (78.45) degrees said arc being subtended by a chord of North three (03°) degrees sixteen (16') minutes twenty-six (26") seconds West a distance of seventy and sixty-five hundredths (70.65) feet to a point on the South right-of-way line of Mount Pleasant Road (SR-4010) off set thirty (30) feet from the centerline of the roadway; thence along the South right-of-way line of Mount Pleasant Road (SR-4010) on a course of South forty-eight (48°) degrees thirteen (13') minutes twenty-nine (29") seconds East a distance of one hundred sixty and zero hundredths (160.00) feet to a point on the right-of-way line; thence leaving the South right-of-way line of Mount Pleasant Road (SR-4010) and continuing through Lot 1 the following 7 courses and distances: [1] on a line curving to the left having a radius of fifty and zero hundredths (50.00) feet with an arc length of seventy-eight and sixty-three hundredths (78.63) feet said arc being subtended by a chord of South eighty-six (86°) degrees forty-three (43') minutes thirty-four (34") seconds West a distance of seventy and seventy-seven hundredths (70.77) feet to a point; [2] on a course of South forty-one (41°) degrees forty (40') minutes thirty-seven (37") seconds West a distance of seventy-eight and fifty-five hundredths (78.55) feet to a point; [3] on a line curving to the right having a radius of two hundred five and zero hundredths (205.00) feet with an arc length of seventy-eight and sixty-three hundredths (78.63) feet said arc being subtended by a chord of South fifty-four (54°) degrees fifty-two (52') minutes forty-one (41") seconds West a distance of ninety-three and sixty-three hundredths (93.63) feet to a point; [4] on a course of South sixty-eight (68°) degrees four (04') minutes forty-four (44") seconds West a distance of five hundred eighty-nine and fifty-nine hundredths (589.59) feet to a point; [5] on a line curving to the left having a radius of one hundred forty-five and zero hundredths (145.00) feet with an arc length of seventy-four and forty hundredths (74.40) feet said arc being subtended by a chord of South fifty-three (53°) degrees twenty-two (22') minutes forty-seven (47") seconds West a distance of seventy-three and fifty-nine hundredths (73.59) feet; [6] on a course of South thirty-eight (38°) degrees forty (40') minutes fifty-one (51") seconds West a distance of seventy-four and six hundredths (74.06) feet to a point; [7] on a line curving to the left having a radius of fifty and

zero hundredths (50.00) feet with an arc length of seventy-eight and fifty-six hundredths (78.56) feet said arc being subtended by a chord of South six (06°) degrees nineteen (19') minutes fifty-five (55") seconds East a distance of seventy and seventy-three hundredths (70.73) feet to a point on the North right-of-way line of Steel Way Drive (T-834) the point or place of BEGINNING.

CONTAINING and area of 62,914.6 square feet or 1.44 acres of land.

**BEING A PORTION OF THE SAME PREMISES** which Andrew F. Reymer and Nancy J. Reymer, by Deed dated May 28, 1986, and recorded May 28, 1986, in Deed Book X, Volume 94, Page 591, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, granted and conveyed unto Franklin Greiner, Jr., his heirs, personal representatives, and assigns.

**AND ALSO BEING A PORTION OF THE SAME PREMISES** which Franklin Greiner, Jr., by Deed dated June 8, 1998, and recorded June 10, 1988, in Record Book 5776, Page 273, in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, granted and conveyed unto Franklin Greiner, Jr., his heirs, personal representatives, and assigns.

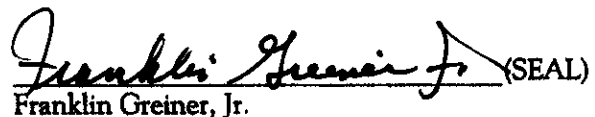
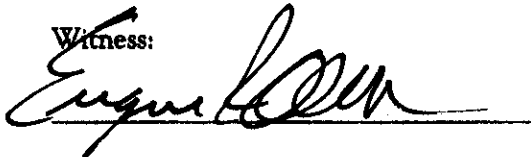
**TO HAVE AND TO HOLD** all and singular the privileges aforesaid unto the said Grantee to and for only the proper use and behoof of the said Grantee, its successors and assigns forever, as and for a public road and the installation of public utilities and related public services, including but not limited to sanitary and storm sewers, water mains, street lights, electrical and gas service and cable television lines, etc.

**AND THE SAID GRANTOR**, for himself, his personal representatives, heirs and assigns, by these presents, covenants, promises, and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor nor his personal representatives, heirs and assigns, shall nor will at any time hereafter ask, demand, or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the physical grading of the said street to the grade as now established by the Township, Grantee hereunder, and if such grade shall not be established at the day of the date of these presents that neither the said Grantor, nor his personal representatives, heirs and assigns, shall nor will at any time hereafter ask, demand, recover or receive any such damage by reason of the physical grading of said street to conform to the grade as first thereafter established or confirmed by the said Township.

The Grantor covenants that he will warrant specially the property hereby conveyed.

**In Witness Whereof** the Grantor has executed this deed the day and year first above written.

Witness:



Franklin Greiner, Jr.

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF LANCASTER )

Tammy A Bennett, a notary public

On this 18<sup>th</sup> day of April 2008, before me Franklin  
(Officer Print Name: Not Title)

the undersigned officer, personally appeared Franklin Greiner, Jr., known to me, (or satisfactorily proven) to be the person whose name is subscribed on the within instrument and acknowledged that he executed the same for the purposes therein contained.

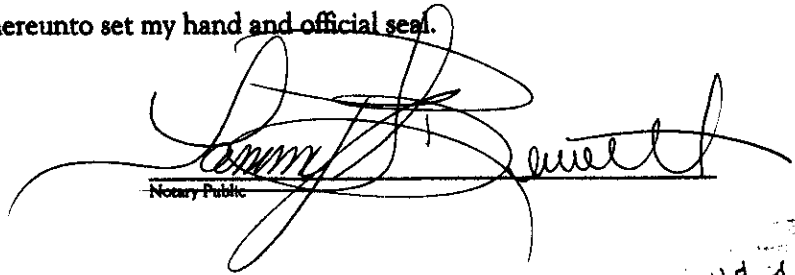
In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal  
Tammy A. Bennett, Notary Public  
Mt. Joy Boro, Lancaster County  
My Commission Expires Oct. 15, 2009

Member, Pennsylvania Association of Notaries

  
Notary Public



I certify that the precise address of the within grantee is 159 Merts Drive, Elizabethtown, PA 17022.

Sign: 

Print Name: Josele Cleary, Esquire  
On behalf of Grantee

Commonwealth of Pennsylvania  
 Department of Revenue  
 Bureau of Individual Taxes  
 Dept. 280603  
 Harrisburg, PA 17128-0603

**REALTY TRANSFER TAX  
 STATEMENT OF VALUE**

See Reverse for Instructions

<i>Recorder's Use Only</i>	
State Tax Paid	0
Book Number	5701997
Page Number	
Date Recorded	4/29/08

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Josele Cleary, Esquire Telephone Number: (717) 299-5251  
 Street Address, City, State, Zip Code:  
 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686

**B. TRANSFER DATA**

Grantor(s)/Lessor(s) Franklin Greiner, Jr.	Date of Acceptance of Document
Street Address 1650 Steel Way Drive	Grantee(s)/Lessee(s) Mount Joy Township
City, State, Zip Code Mount Joy, PA 17552	Street Address 159 Merts Drive
	City, State, Zip Code Elizabethtown, PA 17022

**C. PROPERTY LOCATION**

Street Address Steel Way and Mount Pleasant Road	City, Township, Borough Lower Mount Joy Township
County Lancaster	School District Donegal
	Tax Parcel Number District 461; J-999-99999-99999

**D. VALUATION DATA**

1. Actual Cash Consideration none	2. Other Consideration + none	3. Total Consideration none
4. County Assessed Value no assessed value	5. Common Level Ratio Factor x 1.31	6. Fair Market Value no assessed value

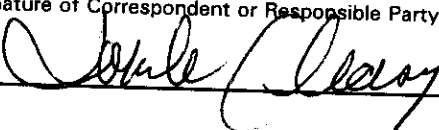
**E. EXEMPTION DATA**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Interest Conveyed 100%
---	---

**2. Mark Appropriate Item Below for Exemption Claimed**

- Will or intestate succession \_\_\_\_\_  
(Name of Decedent; Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach copy of agency/straw party agreement.)
- Transfers to Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 4/29/08
---	-----------------

Prepared by: Lancaster County Planning Commission

Return to: D C GOHN INC  
32 MOUNT JOY STREET  
PO BOX 128  
MOUNT JOY PA 17552

District #: \*460

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This Document Recorded  
06/10/2008  
01:29PM  
Doc Code: 02

Doc Id: 5712467  
Receipt #: 799502  
Rec Fee: 15.00  
Lancaster County, Recorder of Deeds Office

8 pgs.

Re: LCPC File #: 78-311-2F

A request to review the plan identified below was received by the Lancaster County Planning Commission on **October 3, 2007** and was reviewed at the Commission meeting on **November 13, 2007**.

**Plan Name:** Greiner Industries, Inc.

**Application Classification:** Final

**Municipality:** Mount Joy Township

**Project Location:** Southeast side of Steel Way Drive, west side of Mount Pleasant Road

**Proposed Use:** Industrial

**Number of Lots/Units:** 2/2

**Total Acreage:** 65

**Property Owner(s):** Franklin Greiner, Jr.  
1650 Steel Way Drive, Mount Joy, PA 17552

Certified for Recording by:

*Jana A. Hitchens*  
Senior Community Planner

FPB\cag

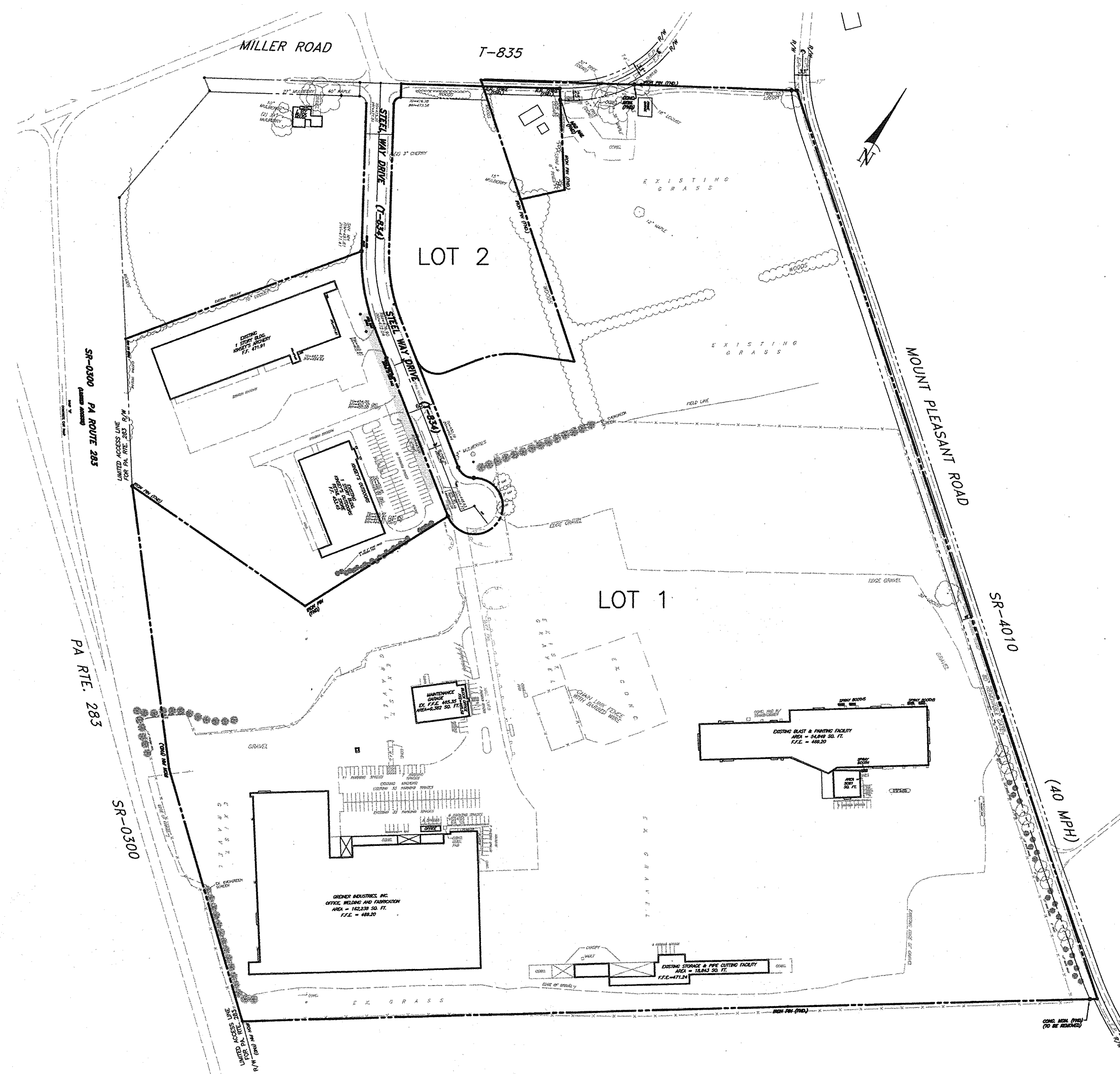
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Page: 1 of 8  
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# FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR GREINER INDUSTRIES INC.

## MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA



**OWNER**  
FRANKLIN GREINER, JR.  
1650 STEEL WAY DRIVE  
MOUNT JOY, PA. 17552  
PHONE: 717-653-8111

32 MOUNT JOY STREET  
P.O. BOX 128  
MOUNT JOY, PA. 17552-0128  
(717) 653-5308  
FAX: 653-1996



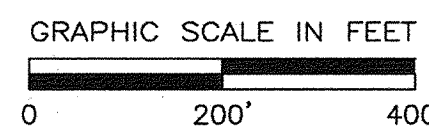
Surveyors Engineers Landscape Architects

### LIST OF DRAWINGS

COVER SHEET	1 *
EXISTING CONDITIONS PLAN	2 *
PROPOSED PROPERTY AND BOUNDARY PLAN	3 *
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN	4 - 6 *
NOTES AND DETAILS	7 *
GRADING & UTILITY PLAN	8 - 10
EROSION & SEDIMENT CONTROL PLAN	11 - 12
LANDSCAPING & LIGHTING PLAN	13 - 15
STORMWATER PROFILES	16

\*PLAN SHEETS TO BE RECORDED

### PROJECT LOCATION



PLAN DATE - SEPTEMBER 6, 2007  
REVISED - MARCH 19, 2008  
LAST REVISED - APRIL 14, 2008

### PROPERTY INFORMATION

LOT 1	- 5776/273	- 461-16777
LOT 2	- X-940591	- 461-30863
LOT 3	- X-940591	- 461-57193

TOTAL SITE AREA LOTS 1 & 2  
2,831,486.2 SQ. FT = 65.00 AC.  
(INCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)

2,702,462.4 SQ. FT = 62.04 AC.  
(EXCLUDES EXISTING AND PROPOSED RIGHTS-OF-WAY OF  
MOUNT PLEASANT ROAD, MILLER ROAD, AND FUTURE CONNECTOR STREET)

### ZONING DATA

1. DISTRICT	INDUSTRIAL INTERCHANGE DEVELOPMENT (I-2)
2. MIN. LOT AREA	15,000 SQ. FT.
3. MIN. LOT WIDTH	75' @ MBL
4. MIN. LOT DEPTH	100'
5. MIN. FRONT YARD	50' FROM @ STEELWAY DRIVE
6. MIN. SIDE YARD	80' FROM @ MOUNT PLEASANT ROAD
7. MIN. REAR YARD	NO LESS THAN 6' (2 REQUIRED)
8. MAX. LOT COVERAGE	BLDG. 60%, IMPRV. 70%
9. MAX. BLDG. HEIGHT	40' (20' FOR ACCESSORY)
10. MIN. BLDG. HEIGHT	20'

ZONING DATA SHOWN AS PER ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS SURVEY.

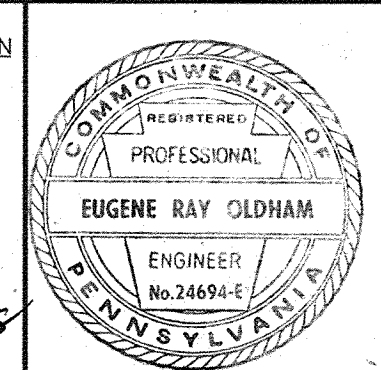
### SITE DATA (TO STREET RIGHT-OF-WAY)

1. AREA LOT 1	58.11 AC.
2. AREA LOT 2	3.93 AC.
3. NUMBER OF ACRES	62.04 AC.
4. DENSITY	0.03 LOTS/ACRES
5. ZONING	INDUSTRIAL INTERCHANGE DEVELOPMENT (I-2)
6. PROPOSED LAND USE	INDUSTRIAL
7. UNITS OF OCCUPANCY	5 SEPARATE BUILDINGS
8. PROPOSED LOT COVERAGE	60% (LOT 1)
9. PROPOSED LOT COVERAGE	0% (LOT 2)

### STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 113, STORMWATER MANAGEMENT.

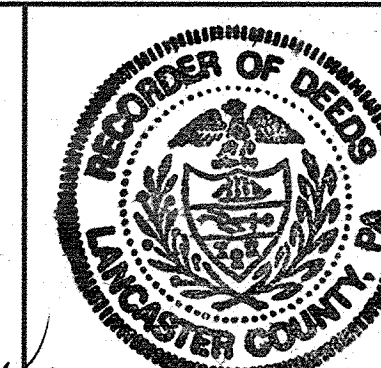
Signature: Eugene R. Oldham  
Date: 4/14/2008



### RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, ETC., IN AND FOR LANCASTER COUNTY, PA. IN SUBDIVISION PLAN BOOK

5 234 PAGE 14  
WITNESS MY HAND AND SEAL OF OFFICE THIS 10th DAY OF June A.D., 2008

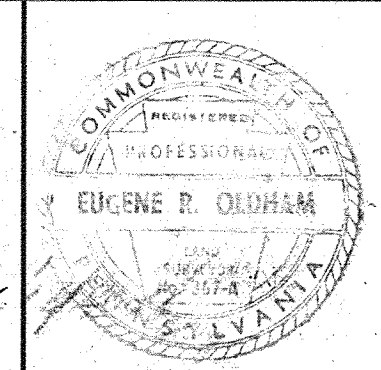
Signature: [Illegible]  
Deputy Recorder



### CERTIFICATE OF ACCURACY

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.

Signature: Eugene R. Oldham  
Date: 4/14/2008



THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON November 13, 2007, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN L.C.P.C. FILE NO. 78-311-25

CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

Signature: Dana A. Hitchens, Justin J. Swann

AT A MEETING HELD ON December 18, 2007, 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. 78-311-2500 BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Signature: Gerald S. Houser, Blaine E. Miller

COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER

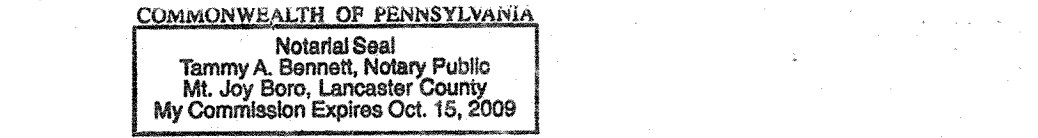
ON THIS 18th DAY OF April, 2008 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) Franklin B. Greiner, Jr.

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER/EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

Signature: Franklin B. Greiner, Jr.  
OWNER/EQUITABLE OWNER - SUBDIVIDER

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN



Signature: [Illegible]  
NOTARY SIGNATURE









DATE	REVISIONS
3/19/08	PER AUTHORITY REVIEW

OWNER: FRANKLIN GREINER, JR.  
 ADDRESS: 1650 STEEL WAY DRIVE  
 MOUNT JOY, PA. 17552  
 TELEPHONE: (717) 653-8111  
 SOURCE OF TITLE: 5776/273  
 X-940591

LANC. CO. TAX ACCT: 461-16777  
 461-50863  
 461-57193

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

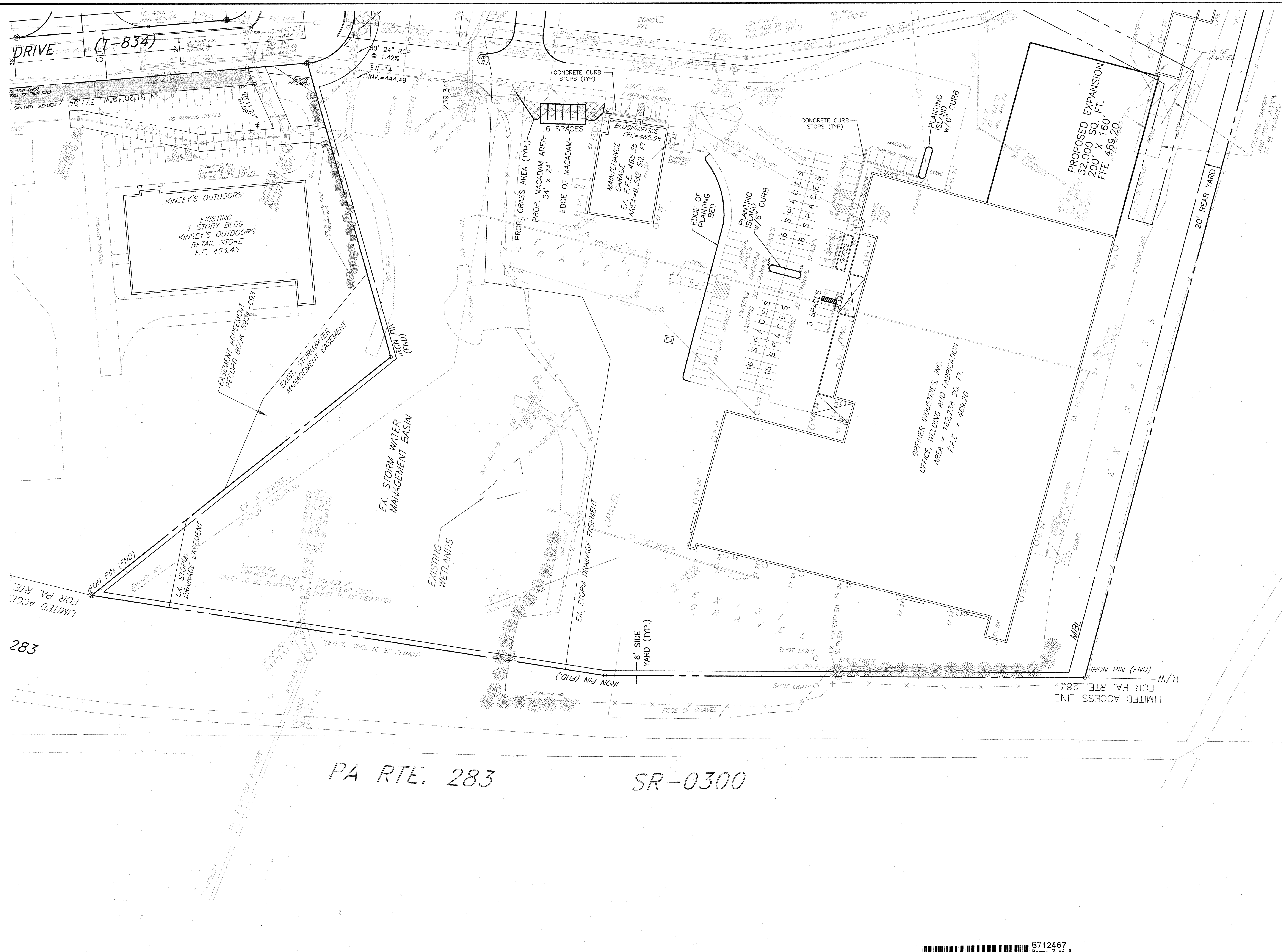
**dc john**  
 Associates, Inc.  
 Surveyors Engineers  
 Landscape Architects

32 MOUNT JOY STREET  
 P.O. BOX 1282-0128  
 MOUNT JOY, PA. 17552-0128  
 (717) 653-5508  
 FAX: 653-1989

PROJECT NO.: 3677-20  
 SCALE: 1" = 500'  
 DATE: SEPTEMBER 6, 2007  
 DRAWN BY: jmk  
 CHECKED BY:  
 DRAWING NO.: CG-2689  
 SHEET NO.: 5 OF 16  
 SCALE IN FEET: 0, 25, 50

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN  
 FOR  
**GREINER INDUSTRIES INC.**  
 MOUNT JOY TOWNSHIP  
 LANCASTER COUNTY, PENNSYLVANIA

FILENAME: P:\3677\CADD\Latest Design\Final Plan (new).dwg XREFS: IMAGES: PLOTTED: April 17, 2008 @ 03:10PM



DATE	REVISIONS
3/19/08	PER AUTHORITY REVIEW

OWNER:  
 NAME: FRANKLIN GREINER, JR.  
 ADDRESS: 1650 STEEL WAY DRIVE  
 MOUNT JOY, PA, 17552  
 TELEPHONE: (717) 653-8111  
 SOURCE OF TITLE: 5776/273  
 X-940591

LANC. CO. TAX ACCT.: 461-16777  
 461-30853  
 461-57193

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

**dc john**  
 Associates, Inc.

Survivors Engineers  
 Landscape Architects

32 MOUNT JOY STREET  
 P.O. BOX 128  
 MOUNT JOY, PA 17552-0128  
 (717) 653-5308  
 FAX: 653-1998

PROJECT NO.: 3677-20  
 SCALE: 1" = 50'  
 DATE: SEPTEMBER 6, 2007  
 DRAWN BY: jmk  
 CHECKED BY:  
 DRAWING NO.: CG-2689  
 SHEET NO.: 6 OF 16  
 SCALE IN FEET

FINAL SUBDIVISION AND LAND  
 DEVELOPMENT PLAN  
 FOR  
**GREINER INDUSTRIES  
 INC.**  
 MOUNT JOY TOWNSHIP  
 LANCASTER COUNTY, PENNSYLVANIA

PLOTTED: April 17, 2008 @ 03:11PM  
 FILENAME: P:\3677\CADD\Latest Design\Final Notes and Details.dwg  
 IMAGES: XREFS:

**GENERAL NOTES**

- THIS PLAN PROVIDES FOR A 32,000 SQ. FT. EXPANSION OF EXISTING BUILDING AND A NEW BUILDING OF 51,100 SQ. FT.
- THIS PLAN REVISES THE PREVIOUSLY RECORDED PLAN AS FOUND IN SUBDIVISION PLAN BOOK J-204, PAGE 52.
- PROJECT BENCHMARK: RR/SPIKE IN PPL POLE #33516-S29756, NORTH SIDE OF STEELWAY DRIVE, OPPOSITE KINSEY REALTY PROPERTY, ELEV.=449.49.
- THE SITE IS PRESENTLY SERVED BY PUBLIC SANITARY SEWER AND ON-LOT WELL FACILITIES.
- IRON PINS AND CONCRETE MONUMENTS WILL BE SET AS INDICATED UPON APPROVAL OF THIS PLAN AND PRIOR TO THE RELEASE OF ESCROW.
- MOUNT JOY TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES WHICH ARISE BEFORE AND DURING CONSTRUCTION SHALL BE IMMEDIATELY CONVEYED TO THE OFFICERS OF D. C. GOHN ASSOCIATES, INC. AND NO CONSTRUCTION SHALL COMMENCE OR CONTINUE UNTIL THE DISCREPANCY IS VERIFIED AND REMEDIED. D. C. GOHN ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO PERFORM THE ABOVE.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- PARKING REQUIREMENTS:  
 1 SPACE /EMPLOYEE ON LARGEST SHIFTS  
 EMPLOYEES TOTAL (REQUIRED SPACES) 125  
 150 PARKING SPACES WITH 5 HANDICAPPED SPACES PROVIDED.
- THIS PLAN SHOWS THE LOCATION OF RIGHTS-OF-WAY AND CARTWAYS FOR STREETS, ACCESS DRIVES AND SERVICE STREETS, AS WELL AS VISIBLE UTILITIES AND STORM WATER MANAGEMENT FACILITIES, WHICH WERE OBSERVED BY PERSONNEL OF D. C. GOHN ASSOCIATES, INC. AS OF THE DATE OF THIS PLAN. EXACT LOCATION AND ROUTING OF UNDERGROUND FACILITIES MAY VARY AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- ALL UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. D. C. GOHN ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. THE CONTRACTOR SHALL REVIEW THE PROJECT SITE PRIOR TO INITIATING WORK, AND IN ACCORDANCE WITH ACT 278/172, PRIOR TO THE START OF CONSTRUCTION SHALL REQUEST FROM EACH USER'S OFFICE THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, BEING INFORMATION AS TO THE POSITION AND TYPE OF USER'S LINES, BASED ON THE INFORMATION CURRENTLY IN THE USER'S POSSESSION.
- CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D.C. GOHN ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRE PRIOR WRITTEN APPROVAL OF THE MUNICIPALITY.
- NEW UTILITIES AND STORM WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND/OR MUNICIPAL AUTHORITY AND THE SERVICING UTILITY COMPANY REGULATIONS HAVING JURISDICTION.
- NO FLOOD PLAIN EXISTS WITHIN 1,100 FEET (APPROX.) OF THIS SITE, PER FLOOD INSURANCE RATE MAP NO. 42071C0118E, DATE APRIL 19, 2005.
- ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AROUND THE EXISTING WETLANDS, TO IDENTIFY AND PROTECT THEM DURING CONSTRUCTION. THE FENCE SHALL BE REMOVED AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE WITHIN THE STORM WATER MANAGEMENT BASIN.
- NO DEVELOPMENT IS PRESENTLY PROPOSED FOR LOT 2. AT THE TIME LOT 2 IS DEVELOPED, THE OWNER SHALL SUBMIT A LAND DEVELOPMENT PLAN. IT IS INTENDED THAT WHEN DEVELOPED LOT 2 WILL BE PROVIDED WITH PUBLIC SEWER SERVICE AND WATER SERVICE BY MEANS OF A WELL TO BE LOCATED ON LOT 2.
- THE EXISTING WELL LOCATED AT THE EASTERN BOUNDARY OF LOT 2 IS NOT CURRENTLY IN SERVICE. SUCH WELL SHALL BE RESERVED FOR THE USE OF LOT 1. AT SUCH TIME AS THE OWNER OF LOT 2 DESIRES TO PLACE SUCH WELL INTO SERVICE, THE OWNER OF LOT 1 SHALL COMPLY WITH ALL THEN-APPLICABLE REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, TREATMENT OF WATER, AND SHALL PROVIDE THE TOWNSHIP WITH EVIDENCE OF SUCH COMPLIANCE.
- PRIOR TO THE RELEASE OF THE PLAN FOR RECORDING FRANKLIN B. GREINER, JR. WILL PAY MOUNT JOY TOWNSHIP A SUM OF \$411,803.00 WHICH SUM INCLUDES THE FOLLOWING COSTS AND FEES: MOUNT PLEASANT ROAD WIDENING/CURB ALONG LOT 1 FRONTAGE; TRAFFIC IMPACT FEE; FEE-IN-LIEU OF TRAFFIC STUDY. THIS SUM SHALL BE CONSIDERED PAYMENT IN FULL OF ALL IMPACT FEES, ALL FEES IN LIEU OF PREPARATION OF A TRAFFIC STUDY, AND FEES IN LIEU OF MAKING REQUIRED IMPROVEMENTS ALONG THE FRONTAGE OF MOUNT PLEASANT ROAD, MILLER ROAD, AND STEEL WAY DRIVE REQUIRED IN CONNECTION WITH THE DEVELOPMENT SHOWN ON THE PLAN.
- IF LOT 1 IS FURTHER DEVELOPED IN THE FUTURE, THE OWNER WILL NOT BE REQUIRED TO INSTALL THE ROAD WIDENING AND CURBS ALONG MOUNT PLEASANT ROAD OR STEEL WAY DRIVE, THE COST OF WHICH ARE INCLUDED IN PAYMENTS TO THE TOWNSHIP.
- THE OWNER OF LOT 2 SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PAVEMENT WIDENING AND INSTALLATION OF CURBS ALONG THE FRONTAGE OF MILLER ROAD. IF A LAND DEVELOPMENT PLAN IS FILED FOR LOT 2, THE PAVEMENT WIDENING AND CURBS SHALL BE PROVIDED FOR ON SUCH LAND DEVELOPMENT PLAN OR THE OWNER SHALL PAY A FEE IN LIEU OF INSTALLATION OF SUCH IMPROVEMENTS. IF THE TOWNSHIP UNDERTAKES A PROJECT TO IMPROVE MILLER ROAD BEFORE THE FILING OF SUCH A LAND DEVELOPMENT PLAN, THE OWNER OF LOT 2 SHALL, WITHIN 30 DAYS AFTER RECEIPT OF AN INVOICE FROM THE TOWNSHIP, REIMBURSE THE TOWNSHIP FOR INSTALLATION OF PAVEMENT WIDENING AND CURBS ALONG THE MILLER ROAD FRONTAGE. IF THE OWNER OF LOT 2 DOES NOT MAKE SUCH PAYMENT, THE TOWNSHIP SHALL BE AUTHORIZED TO FILE A MUNICIPAL LIEN FOR SUCH COSTS AND THE TOWNSHIP'S ATTORNEYS' FEES INCURRED IN PREPARATION AND FILING OF THE MUNICIPAL LIEN.
- ANY FUTURE OWNER OF LOT 2 SHALL BE REQUIRED TO PAY IMPACT FEES FOR THE USE EVENTUALLY DEVELOPED ON LOT 2.
- NEITHER THE OWNER OF LOT 1 NOR THE OWNER OF LOT 2 CREATED FROM THIS PLAN SHALL AT ANY TIME SEEK DAMAGES IF IN THE FUTURE MOUNT JOY TOWNSHIP VACATES MILLER ROAD BETWEEN THE PROPERTY OF KENNETH D. MYERS AND MICHELLE L. MYERS AND MOUNT PLEASANT ROAD.
- APPLICANT SHALL EITHER REMOVE THE CONNECTION OF THE EXISTING DRIVEWAY ALONG THE NORTHERN BOUNDARY OF LOT 1 TO THE CARTWAY OF MILLER DRIVE OR INSTALL A GATE TO RESTRICT THE USE OF SUCH DRIVEWAY WITHIN SIX MONTHS AFTER THE RECORDING OF THE PLAN.
- THE EXISTING DRIVEWAY ACCESS ALONG THE NORTHERN PROPERTY LINE OF LOT 1 CONNECTING WITH MOUNT PLEASANT ROAD SHALL NOT BE FURTHER IMPROVED OR EXPANDED.

**MUNICIPAL NOTES OR REQUIREMENTS**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MOUNT JOY TOWNSHIP REQUIREMENTS.
- ALL CONSTRUCTION STANDARDS AND MATERIALS NOT SPECIFIED BY LOCAL MUNICIPAL REGULATIONS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, PUBLICATION 408/2003, LATEST EDITION AND STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LATEST EDITION, UNLESS CERTAIN LOCAL REGULATIONS APPLY.
- ADDITIONAL RIGHT-OF-WAY ALONG MOUNT PLEASANT ROAD, THE INTERSECTION OF MILLER ROAD AND STEELWAY DRIVE AND THE CONNECTOR FROM STEELWAY DRIVE TO MOUNT PLEASANT ROAD ARE OFFERED TO MOUNT JOY TOWNSHIP.

**STORM DRAINAGE**

- ALL INLETS IN PAVED AREAS SHALL HAVE BICYCLE SAFE GRATES.
- ALL STORM SEWER LINES SHALL BE SMOOTH LINED CORRUGATED PLASTIC PIPE, UNLESS OTHERWISE SPECIFIED.
- ALL PIPE CONNECTIONS AT INLETS AND MANHOLES SHALL BE GROUTED AND WATERTIGHT.
- ALL STORMWATER PIPES SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS.
- ALL STORM LINES SHALL BE CONSTRUCTED WITH THE MOUNT JOY TOWNSHIP RULES AND REGULATIONS OR IN ACCORDANCE WITH PENNDOT PUBLICATION 72 AND SPECIFICATION 408/2003.
- THE OWNER SHALL RETAIN OWNERSHIP OF, AND THEREFORE BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT ON-SITE STORM WATER STRUCTURES WITHIN THE BUILDING SETBACK LINE. THE TOWNSHIP SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY.

**CONTRACTOR:**

- AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE COVERED BY IMPERVIOUS COVER SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS AS LISTED WITHIN THE SEDIMENTATION AND EROSION CONTROL PLAN NARRATIVE FOR THIS SITE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION SHOWN ON THIS PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES WHICH ARISE BEFORE AND DURING CONSTRUCTION SHALL BE CONVEYED TO THE OFFICERS OF D. C. GOHN ASSOCIATES, INC. AND NO CONSTRUCTION SHALL COMMENCE OR CONTINUE UNTIL THE DISCREPANCY IS VERIFIED AND REMEDIED. D. C. GOHN ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE CONTRACTOR'S FAILURE TO PERFORM THE ABOVE.
- THE CONTRACTOR SHALL MAINTAIN A SAFE FLOW OF TRAFFIC FOR THE ADJOINING PROPERTIES DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHTS-OF-WAY WHILE ENTERING AND LEAVING THE SITE. SIGNS, MARKINGS, AND FLAG PERSONNEL SHALL BE REQUIRED TO ACHIEVE SITE SAFETY.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITY, COUNTY, STATE, ETC. AS REQUIRED AND AS IT RELATES TO CONSTRUCTION ACTIVITY BEING UNDERTAKEN PRIOR TO COMMENCING CONSTRUCTION THE PROJECT SITE OR OFF-SITE AREAS.
- SITE CONTRACTOR IS RESPONSIBLE FOR DAILY MAINTENANCE OF E. S. C. MEASURES, PREVENTION OF RUNOFF FROM THE SITE, AND RESTORATION OF THE STREETS TO THEIR ORIGINAL CONDITIONS.
- THE OWNERS/AND/OR CONTRACTOR SHALL RESTORE THE STREETS TO CURRENT CONDITIONS IN THE EVENT OF ANY DAMAGE, AND SHALL POST A SURETY GUARANTEE TO COVER NECESSARY IMPROVEMENTS REQUIRED.
- THE STORM WATER BASIN HAS BEEN DESIGNED TO CONTROL THE AREAS TRIBUTARY TO THE BASIN, INCLUDING ADJOINING PROPERTY TO AN ALLOWABLE 70% COVERAGE. AN EXHIBIT HAS BEEN PREPARED (CG-2689B) AND DELIVERED TO MOUNT JOY TOWNSHIP THAT DETAILS THE LIMITS OF THIS AREA.

**MISCELLANEOUS:**

- THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS PLAN MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE ENVIRONMENTAL CONDITIONS ON THE PREMISES HERON DESCRIBED, I. E., THE DETECTION OF SURFACE OR SUBSURFACE CONTAMINANTS AS DEFINED IN D. E. R. TITLE 25-PA CODES 71, 101, 271, 27, 279, 281, 283, AND 285.
- ANY REVISION TO THIS PLAN AFTER THE DATE OF THE PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF D. C. GOHN ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF D. C. GOHN ASSOCIATES, INC.
- CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE RESULTING FROM HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING, AND SHORING.
- NO ONE SHALL SCALE FROM THESE PLANS.
- CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL AND OTHER UTILITY PROVIDER SERVICE AS APPLICABLE.
- D.C. GOHN ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS OF THE PROJECT SITE AREA (I.E. THE EXISTENCE OR DEPTH OF ROCK, WATER TABLE, SOIL CONDITIONS, ETC.)
- MANHOLE COVERS, VALVE BOXES, AND FIRE HYDRANTS SHALL BE ADJUSTED TO CONFORM WITH FINISHED SURFACES AS APPLICABLE.

**ZONING APPROVAL:**

ON JULY 11, 2007 THE MOUNT JOY TOWNSHIP ZONING HEARING BOARD GRANTED THE FOLLOWING APPROVALS OF RELIEF OF THE ZONING ORDINANCE OF MOUNT JOY TOWNSHIP.

- SPECIAL EXCEPTION TO SECTION 135-312A TO PERMIT CONSTRUCTION GREATER THAN 30,000 SQ. FT.
- SPECIAL EXCEPTION TO SECTION 135-136.D TO PERMIT THE INSTALLATION OF ONE DIRECTIONAL SIGN ON THE PROPERTY.
- VARIANCE TO SECTION 135-172.E(11) TO ALLOW 3 TREES TO BE PLANTED AT A LOCATION OTHER THAN THE MAIN PARKING LOT.
- VARIANCE TO SECTIONS 135-253.D(7) AND 135-283.E(3) SO THAT ZONING PERMITS CAN BE OBTAINED WITHIN ONE YEAR AND COMPLETION OF CONSTRUCTION OR ALTERATION CAN BE OBTAINED WITHIN TWO YEARS OF THE HEARING.

**WAIVER REQUESTS:**

THE MOUNT JOY TOWNSHIP PLANNING COMMISSION ON DECEMBER 18, 2007, GRANTED THE FOLLOWING WAIVERS:

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

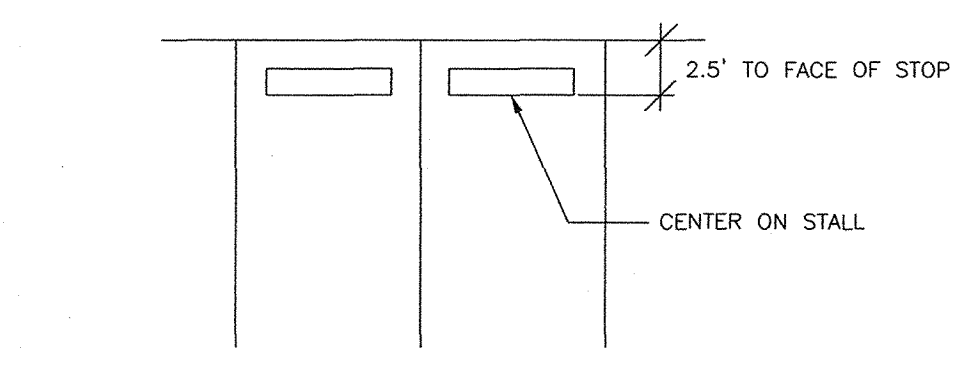
SECTION	DESCRIPTION
119-10	PRELIMINARY PLAN REVIEW
119-17	TRAFFIC IMPACT STUDIES
119-19.A	DRAFTING STANDARDS
119-30.J(3)	IMPROVEMENT OF EXISTING STREET
119-31.B(2)	SIDEWALK
119-31.C	CURB
119-37.B	PLANTED VISUAL BARRIER
119-37.B(3)	LANDSCAPING OF INDUSTRIAL PARKING AREA PERIMETERS
119-19.D(22)(d)	STORM WATER BASIN HEIGHT OF 6 FEET

**STORM WATER ORDINANCE**

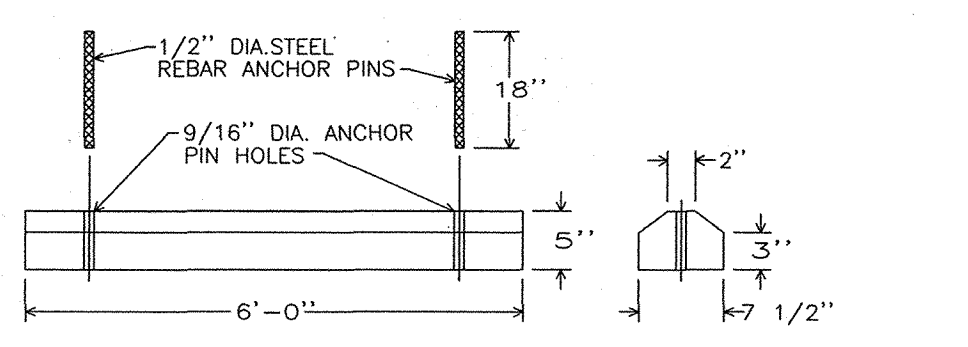
113-21.0(1) STORM WATER BASIN HEIGHT OF 8 FEET

THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS ON FEBRUARY 18, 2008 GRANTED THE FOLLOWING WAIVERS.

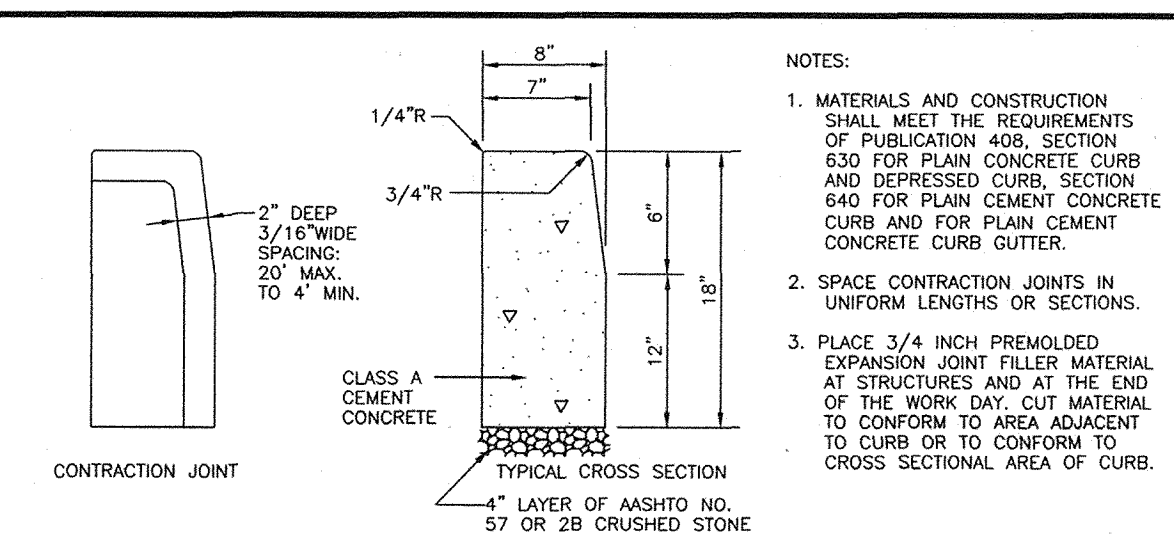
CHAPTER 131 SECTION 4 CONSTRUCTION OF CAPPED WATER FACILITIES TO ALLOW A FEE IN LIEU OF CONSTRUCTION.



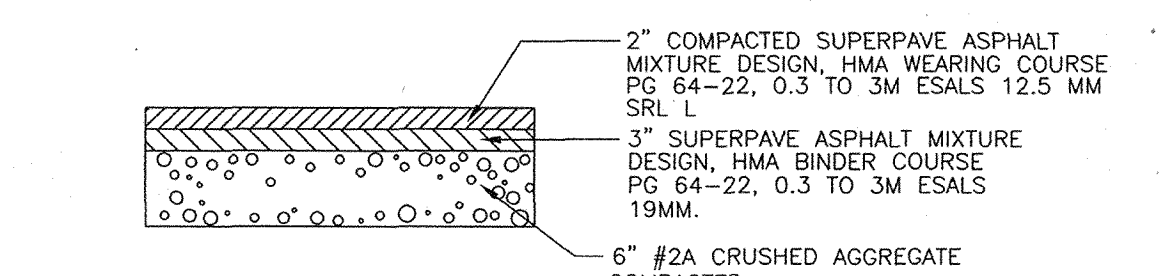
**PARKING STALL PLACEMENT**



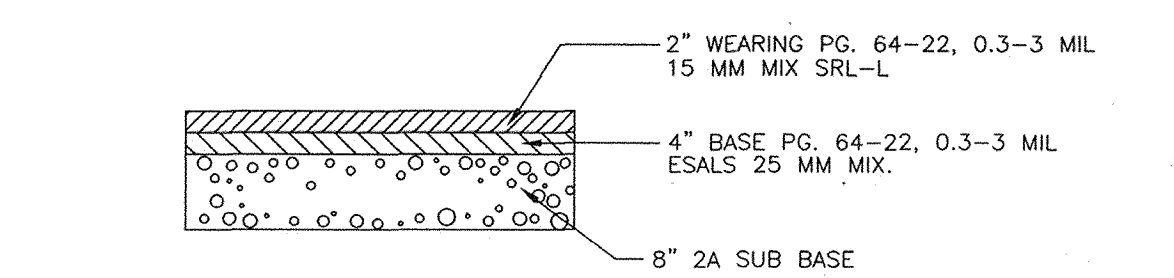
**PRECAST CONCRETE CURB STOP**  
NOT TO SCALE



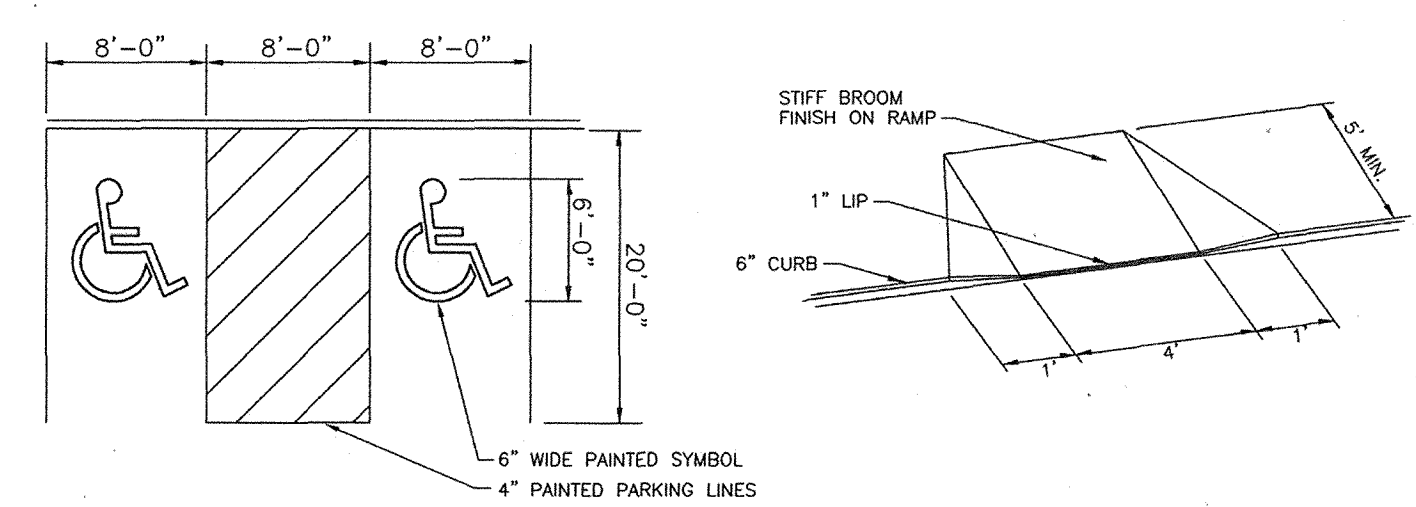
**PLAIN CEMENT CONCRETE CURB**  
NOT TO SCALE



**PAVING DETAIL (PARKING AREA)**  
NOT TO SCALE



**PAVING DETAIL (ENTRANCE AT MT. PLEASANT ROAD PENNDOT PAVING)**  
NOT TO SCALE



**HANDICAP PARKING**      **CURB RAMP FOR HANDICAP**  
NOT TO SCALE

DATE	REVISIONS
3/19/08	PER AUTHORITY REVIEW

OWNER:  
 NAME: FRANKLIN GREINER, JR.  
 ADDRESS: 1650 STEEL WAY DRIVE  
 MOUNT JOY, PA. 17552  
 TELEPHONE: (717) 653-9111  
 SOURCE OF TITLE: 5776/273  
 X-940591

LANC. CO. TAX ACCT.: 461-18777  
 461-50853  
 461-57193

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

**dcohn**  
 Associates, Inc.  
 Surveyors Engineers  
 Landscape Architects

32 MOUNT JOY STREET  
 P.O. BOX 128  
 MOUNT JOY, PA. 17552-0128  
 (717) 653-9998  
 FAX: 653-1999

PROJECT NO.: 3677-20  
 SCALE: 1" = 50'  
 DATE: SEPTEMBER 6, 2007  
 DRAWN BY: jmk  
 CHECKED BY:  
 DRAWING NO.: CG-2689  
 SHEET NO.: 7 OF 16  
 SCALE IN FEET  
 50  
 0  
 25  
 50

**NOTES AND DETAILS**  
 FOR  
**GREINER INDUSTRIES**  
 INC.  
 MOUNT JOY TOWNSHIP  
 LANCASTER COUNTY, PENNSYLVANIA