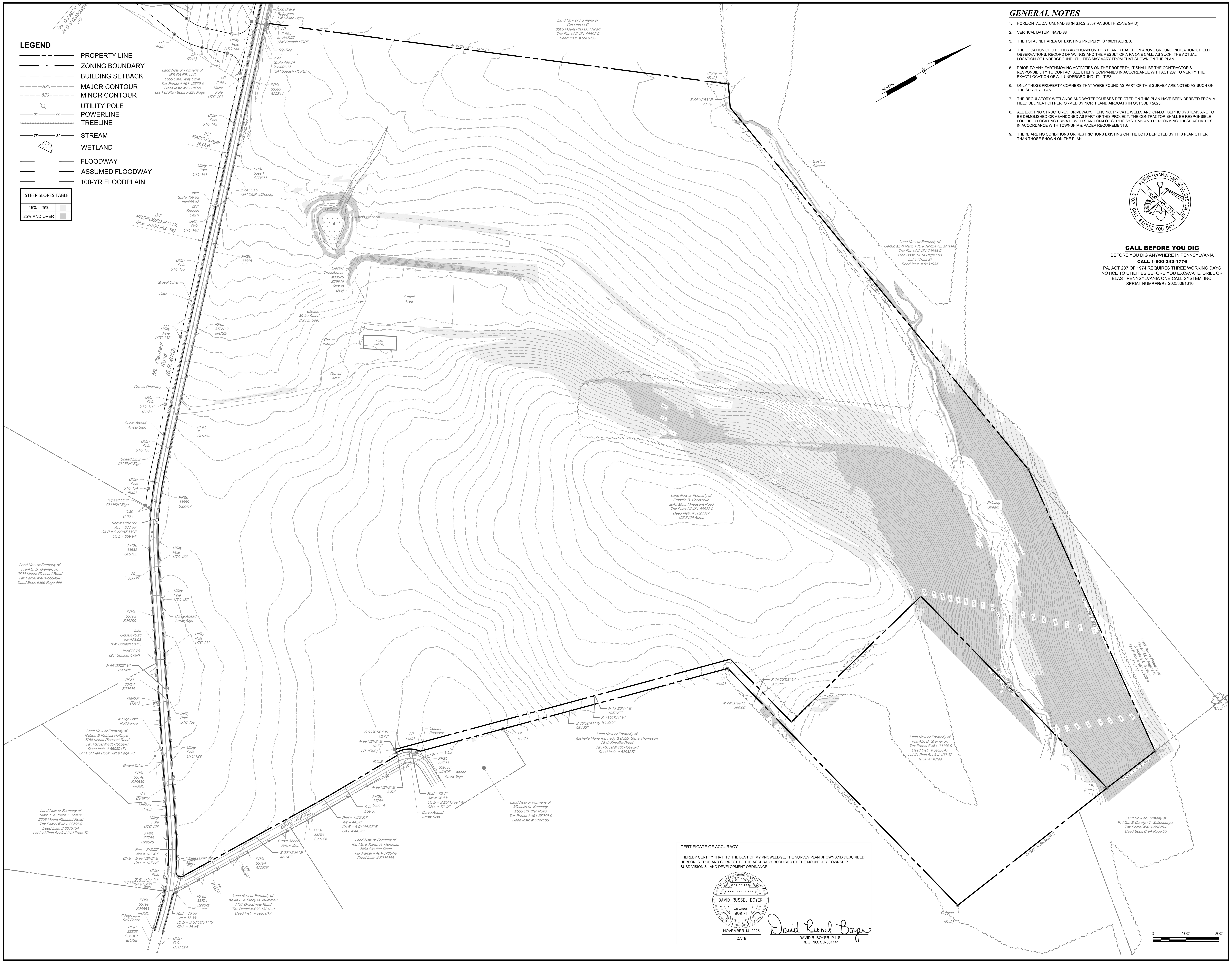

GENERAL NOTES

1. HORIZONTAL DATUM: NAD 83 (N.S.R.S. 2007 PA SOUTH ZONE GRID)
2. VERTICAL DATUM: NAVD 88
3. THE TOTAL NET AREA OF EXISTING PROPERY IS 106.31 ACRES.
4. THE LOCATION OF UTILITIES AS SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND INDICATIONS, FIELD OBSERVATIONS, RECORD DRAWINGS AND THE RESULT OF A PA ONE CALL. AS SUCH, THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM THAT SHOWN ON THE PLAN.
5. PRIOR TO ANY EARTHMOVING ACTIVITIES ON THE PROPERTY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 287 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
6. ONLY THOSE PROPERTY CORNERS THAT WERE FOUND AS PART OF THIS SURVEY ARE NOTED AS SUCH ON THE SURVEY PLAN.
7. THE REGULATORY WETLANDS AND WATERCOURSES DEPICTED ON THIS PLAN HAVE BEEN DERIVED FROM A FIELD DELINEATION PERFORMED BY NORTHLAND AIRBOATS IN OCTOBER 2025.
8. ALL EXISTING STRUCTURES, DRIVEWAYS, FENCING, PRIVATE WELLS AND ON-LOT SEPTIC SYSTEMS ARE TO BE DEMOLISHED OR ABANDONED AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING PRIVATE WELLS AND ON-LOT SEPTIC SYSTEMS AND PERFORMING THESE ACTIVITIES IN ACCORDANCE WITH TOWNSHIP & PADEP REQUIREMENTS.
9. THERE ARE NO CONDITIONS OR RESTRICTIONS EXISTING ON THE LOTS DEPICTED BY THIS PLAN OTHER THAN THOSE SHOWN ON THE PLAN.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20253081610

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID RUSSEL BOYER LAND SURVEYOR SU061141

NOVEMBER 14, 2025
DATE

David Russel Boyer
DAVID R. BOYER, P.L.S.
REG. NO. SU-061141

PENNONI ASSOCIATES INC.
5072 Ritter Road, Suite 102
Mechanicsburg, PA 17055
T 717.975.6481 F 717.975.6480

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

GREINER DEVELOPMENT PROJECT

2843 MOUNT PLEASANT ROAD
MOUNT JOY, PENNSYLVANIA

EXISTING CONDITIONS SURVEY PLAN

FRANKLIN B. GREINER, JR.
2843 MOUNT PLEASANT ROAD
MOUNT JOY, PENNSYLVANIA 17552

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	ETHDE25003
DATE	2025-11-14
DRAWING SCALE	1' = 100'
DRAWN BY	TLR
APPROVED BY	JDH

CS0201

SHEET 1 OF 1

U:\Accounts\ETHDE\ETHDE25003 - Mt. Joy Township Site\DESIGN_SHEETS\Special Exception Plan\CS0201-01-Ex. Conditions.dwg PLOTTED: 4/30/2014 1:23 PM, BY: Tyler Reesman PLOTSTYLE: Pennoni NCS.stb