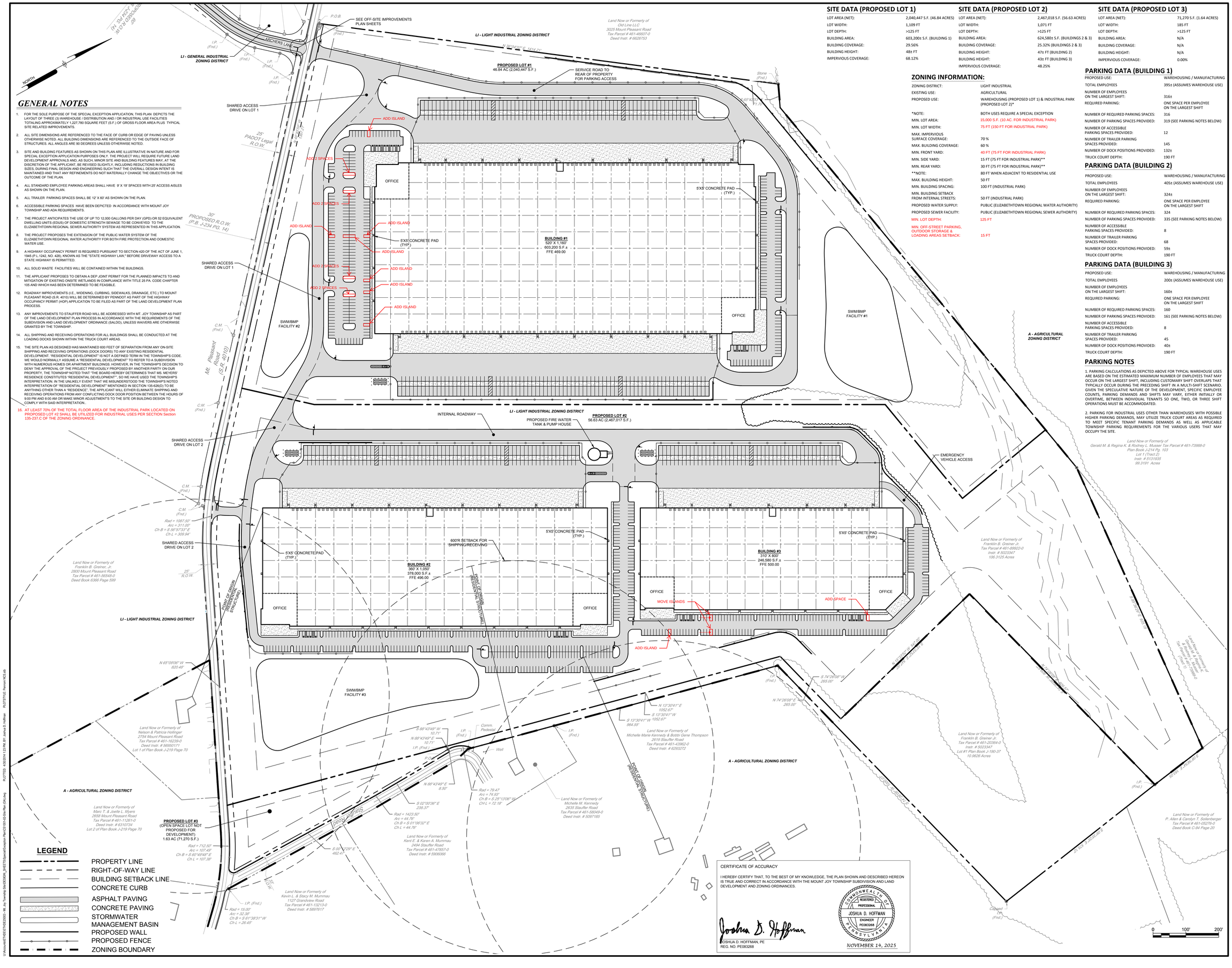

GENERAL NOTES

1. FOR THE SOLE PURPOSE OF THE SPECIAL EXCEPTION APPLICATION, THIS PLAN DEPICTS THE LAYOUT OF THREE (3) WAREHOUSE / DISTRIBUTION AND / OR INDUSTRIAL USE FACILITIES TOTALING APPROXIMATELY 1,227,780 SQUARE FEET (S.F.) OF GROSS FLOOR AREA PLUS TYPICAL SITE RELATED IMPROVEMENTS.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. SITE AND BUILDING FEATURES AS SHOWN ON THIS PLAN ARE ILLUSTRATIVE IN NATURE AND FOR SPECIAL EXCEPTION APPLICATION PURPOSES ONLY. THE PROJECT WILL REQUIRE FUTURE LAND DEVELOPMENT APPROVALS AND, AS SUCH, MINOR SITE AND BUILDING FEATURES MAY, AT THE DISCRETION OF THE APPLICANT, BE REVISED SLIGHTLY, INCLUDING REDUCTIONS IN BUILDING SIZES, DURING FINAL DESIGN AND ENGINEERING SUCH THAT THE OVERALL DESIGN INTENT IS MAINTAINED AND THAT ANY REFINEMENTS DO NOT MATERIALLY CHANGE THE OBJECTIVES OR THE OUTCOME OF THE PLAN.
4. ALL STANDARD EMPLOYEE PARKING AREAS SHALL HAVE 9' X 19' SPACES WITH 25' ACCESS AISLES AS SHOWN ON THE PLAN.
5. ALL TRAILER PARKING SPACES SHALL BE 12' X 60' AS SHOWN ON THE PLAN.
6. ACCESSIBLE PARKING SPACES HAVE BEEN DEPICTED IN ACCORDANCE WITH MOUNT JOY TOWNSHIP AND ADA REQUIREMENTS.
7. THE PROJECT ANTICIPATES THE USE OF UP TO 12,000 GALLONS PER DAY (GPD) OR 52 EQUIVALENT DWELLING UNITS (EDUS) OF DOMESTIC STRENGTH SEWAGE TO BE CONVEYED TO THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY SYSTEM AS REPRESENTED IN THIS APPLICATION.
8. THE PROJECT PROPOSES THE EXTENSION OF THE PUBLIC WATER SYSTEM OF THE ELIZABETHTOWN REGIONAL WATER AUTHORITY FOR BOTH FIRE PROTECTION AND DOMESTIC WATER USE.
9. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
10. ALL SOLID WASTE FACILITIES WILL BE CONTAINED WITHIN THE BUILDINGS.
11. THE APPLICANT PROPOSES TO OBTAIN A DEP JOINT PERMIT FOR THE PLANNED IMPACTS TO AND MITIGATION OF EXISTING ONSITE WETLANDS IN COMPLIANCE WITH TITLE 25 PA. CODE CHAPTER 105 AND WHICH HAS BEEN DETERMINED TO BE FEASIBLE.
12. ROADWAY IMPROVEMENTS (I.E., WIDENING, CURBING, SIDEWALKS, DRAINAGE, ETC.) TO MOUNT PLEASANT ROAD (S.R. 4010) WILL BE DETERMINED BY PENNDOT AS PART OF THE HIGHWAY OCCUPANCY PERMIT (HOP) APPLICATION TO BE FILED AS PART OF THE LAND DEVELOPMENT PLAN PROCESS.
13. ANY IMPROVEMENTS TO STAUFFER ROAD WILL BE ADDRESSED WITH MT. JOY TOWNSHIP AS PART OF THE LAND DEVELOPMENT PLAN PROCESS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO), UNLESS WAIVERS ARE OTHERWISE GRANTED BY THE TOWNSHIP.
14. ALL SHIPPING AND RECEIVING OPERATIONS FOR ALL BUILDINGS SHALL BE CONDUCTED AT THE LOADING DOCKS SHOWN WITHIN THE TRUCK COURT AREAS.
15. THE SITE PLAN AS DESIGNED HAS MAINTAINED 600 FEET OF SEPARATION FROM ANY ON-SITE SHIPPING AND RECEIVING OPERATIONS (DOCK DOORS) TO ANY EXISTING RESIDENTIAL DEVELOPMENT. "RESIDENTIAL DEVELOPMENT" IS NOT A DEFINED TERM IN THE TOWNSHIP'S CODE. WE WOULD NORMALLY ASSUME A "RESIDENTIAL DEVELOPMENT" TO REFER TO A SUBDIVISION WITH NUMEROUS HOMES OR APARTMENT BUILDINGS. HOWEVER, IN THE TOWNSHIP'S DECISION TO DENY THE APPROVAL OF THE PROJECT PREVIOUSLY PROPOSED BY ANOTHER PARTY ON OUR PROPERTY, THE TOWNSHIP NOTED THAT "THE BOARD HEREBY DETERMINES THAT MS. MEYERS' RESIDENCE CONSTITUTES "RESIDENTIAL DEVELOPMENT"", SO WE HAVE USED THE TOWNSHIP'S INTERPRETATION. IN THE UNLIKELY EVENT THAT WE MISUNDERSTOOD THE TOWNSHIP'S NOTED INTERPRETATION OF "RESIDENTIAL DEVELOPMENT" MENTIONED IN SECTION 135-826(D) TO BE ANYTHING OTHER THAN A "RESIDENCE", THE APPLICANT WILL EITHER EL MINATE SHIPPING AND RECEIVING OPERATIONS FROM ANY CONFLICTING DOCK DOOR POSITION BETWEEN THE HOURS OF 9:00 PM AND 8:00 AM OR MAKE MINOR ADJUSTMENTS TO THE SITE OR BUILDING DESIGN TO COMPLY WITH SAID INTERPRETATION.
16. AT LEAST 70% OF THE TOTAL FLOOR AREA OF THE INDUSTRIAL PARK LOCATED ON PROPOSED LOT #2 SHALL BE UTILIZED FOR INDUSTRIAL USES PER SECTION Section 135-237.C OF THE ZONING ORDINANCE.

SITE DATA (PROPOSED LOT 1)

LOT AREA (NET):	2,040,447 S.F. (46.84 ACRES)
LOT WIDTH:	1,109 FT
LOT DEPTH:	>125 FT
BUILDING AREA:	603,200± S.F. (BUILDING 1)
BUILDING COVERAGE:	29.56%
BUILDING HEIGHT:	48± FT
IMPERVIOUS COVERAGE:	68.12%

SITE DATA (PROPOSED LOT 2)

LOT AREA (NET):	2,467,018 S.F. (56.63 ACRES)
LOT WIDTH:	1,071 FT
LOT DEPTH:	>125 FT
BUILDING AREA:	624,580± S.F. (BUILDINGS 2 & 3)
BUILDING COVERAGE:	25.32% (BUILDINGS 2 & 3)
BUILDING HEIGHT:	47± FT (BUILDING 2)
BUILDING HEIGHT:	43± FT (BUILDING 3)
IMPERVIOUS COVERAGE:	48.25%

SITE DATA (PROPOSED LOT 3)

LOT AREA (NET):	71,270 S.F. (1.64 ACRES)
LOT WIDTH:	185 FT
LOT DEPTH:	>125 FT
BUILDING AREA:	N/A
BUILDING COVERAGE:	N/A
BUILDING HEIGHT:	N/A
IMPERVIOUS COVERAGE:	0.00%

ZONING INFORMATION:

ZONING DISTRICT:	LIGHT INDUSTRIAL
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	WAREHOUSING (PROPOSED LOT 1) & INDUSTRIAL PARK (PROPOSED LOT 2)*
*NOTE:	BOTH USES REQUIRE A SPECIAL EXCEPTION
MIN. LOT AREA:	15,000 S.F. (10 AC. FOR INDUSTRIAL PARK)
MIN. LOT WIDTH:	75 FT (150 FT FOR INDUSTRIAL PARK)
MAX. IMPERVIOUS SURFACE COVERAGE:	70 %
MAX. BUILDING COVERAGE:	60 %
MIN. FRONT YARD:	40 FT (75 FT FOR INDUSTRIAL PARK)
MIN. SIDE YARD:	15 FT (75 FT FOR INDUSTRIAL PARK)**
MIN. REAR YARD:	30 FT (75 FT FOR INDUSTRIAL PARK)**
**NOTE:	80 FT WHEN ADJACENT TO RESIDENTIAL USE
MAX. BUILDING HEIGHT:	50 FT
MIN. BUILDING SPACING:	100 FT (INDUSTRIAL PARK)
MIN. BUILDING SETBACK FROM INTERNAL STREETS:	50 FT (INDUSTRIAL PARK)
PROPOSED WATER SUPPLY:	PUBLIC (ELIZABETHTOWN REGIONAL WATER AUTHORITY)
PROPOSED SEWER FACILITY:	PUBLIC (ELIZABETHTOWN REGIONAL SEWER AUTHORITY)
MIN. LOT DEPTH:	125 FT
MIN. OFF-STREET PARKING, OUTDOOR STORAGE & LOADING AREAS SETBACK:	15 FT

PARKING DATA (BUILDING 1)

PROPOSED USE:	WAREHOUSING / MANUFACTURING
TOTAL EMPLOYEES	395± (ASSUMES WAREHOUSE USE)
NUMBER OF EMPLOYEES ON THE LARGEST SHIFT:	316±
REQUIRED PARKING:	ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT
NUMBER OF REQUIRED PARKING SPACES:	316
NUMBER OF PARKING SPACES PROVIDED:	319 (SEE PARKING NOTES BELOW)
NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED:	12
NUMBER OF TRAILER PARKING SPACES PROVIDED:	145
NUMBER OF DOCK POSITIONS PROVIDED:	132±
TRUCK COURT DEPTH:	190 FT

PARKING DATA (BUILDING 2)

PROPOSED USE:	WAREHOUSING / MANUFACTURING
TOTAL EMPLOYEES	405± (ASSUMES WAREHOUSE USE)
NUMBER OF EMPLOYEES ON THE LARGEST SHIFT:	324±
REQUIRED PARKING:	ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT
NUMBER OF REQUIRED PARKING SPACES:	324
NUMBER OF PARKING SPACES PROVIDED:	335 (SEE PARKING NOTES BELOW)
NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED:	8
NUMBER OF TRAILER PARKING SPACES PROVIDED:	68
NUMBER OF DOCK POSITIONS PROVIDED:	59±
TRUCK COURT DEPTH:	190 FT

PARKING DATA (BUILDING 3)

PROPOSED USE:	WAREHOUSING / MANUFACTURING
TOTAL EMPLOYEES	200± (ASSUMES WAREHOUSE USE)
NUMBER OF EMPLOYEES ON THE LARGEST SHIFT:	160±
REQUIRED PARKING:	ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT
NUMBER OF REQUIRED PARKING SPACES:	160
NUMBER OF PARKING SPACES PROVIDED:	161 (SEE PARKING NOTES BELOW)
NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED:	8
NUMBER OF TRAILER PARKING SPACES PROVIDED:	45
NUMBER OF DOCK POSITIONS PROVIDED:	40±
TRUCK COURT DEPTH:	190 FT

PARKING NOTES

1. PARKING CALCULATIONS AS DEPICTED ABOVE FOR TYPICAL WAREHOUSE USES ARE BASED ON THE ESTIMATED MAXIMUM NUMBER OF EMPLOYEES THAT MAY OCCUR ON THE LARGEST SHIFT, INCLUDING CUSTOMARY SHIFT OVERLAPS THAT TYPICALLY OCCUR DURING THE PRECEDING SHIFT IN A MULTI-SHIFT SCENARIO. GIVEN THE SPECULATIVE NATURE OF THE DEVELOPMENT, SPECIFIC EMPLOYEE COUNTS, PARKING DEMANDS AND SHIFTS MAY VARY, EITHER INITIALLY OR OVERTIME, BETWEEN INDIVIDUAL TENANTS SO ONE, TWO, OR THREE SHIFT OPERATIONS MUST BE ACCOMMODATED.

2. PARKING FOR INDUSTRIAL USES OTHER THAN WAREHOUSES WITH POSSIBLE HIGHER PARKING DEMANDS, MAY UTILIZE TRUCK COURT AREAS AS REQUIRED TO MEET SPECIFIC TENANT PARKING DEMANDS AS WELL AS APPLICABLE TOWNSHIP PARKING REQUIREMENTS FOR THE VARIOUS USERS THAT MAY OCCUPY THE SITE.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT IN ACCORDANCE WITH THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT AND ZONING ORDINANCES.

JOSHUA D. HOFFMAN, PE
REG. NO. PE083268

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSHUA D. HOFFMAN
ENGINEER
PE083268

NOVEMBER 14, 2025

PENNONI ASSOCIATES INC.
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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

OVERALL SITE PLAN

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

NO.	DATE	REVISIONS	BY

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

CS1001