



MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.: 24-03-LLCP	Date of Receipt/Filing: January 5, 2023
School District: X Donegal	Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

Plan & Project Information

Plan Name:	Lot Line Change Plan for the Heisey Property		
Plan No.:	2023116-001	Plan Date:	January 5, 2023
Location:	1660 Mount Pleasant Road and 1665 Mount Pleasant		
Property Owner:	John M. & Linda J. Heisey		
Owner Address:	1665 Mount Pleasant Road, Mount Joy, PA 17552		
Telephone No.:	717-917-8744		
E-mail:	lindaheisey3@gmail.com		
Deed Reference:	Book 2472, pg. 322; Book 3252, pg. 0388; Book W-74, pg. 539; Book D-81, pg. 300; Book 3252, Pg. 0391	Tax Parcel No.:	461-19121-0-0000; 461-64629-0-0000; 461-72408-0-0000
Plan Type:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Description:	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>1. Subdivide 1660 Mount Pleasant Road (parcel 461-19121-0-0000 along the road centerline, creating a 14-acre parcel with a dwellings and agricultural buildings.</p> <p>2. Combine the remaining parcel to the North of Mount Pleasant Road with parcel 461-72408-0-0000.</p> </div> <div style="width: 45%;"> <p>3. Add on a portion of the newly created parcel north of pleasant valley road to the 1665 Pleasant Valley Road parcel (461-64629-0-0000).</p> </div> </div>		
Zoning District:	Agricultural		
Is a zoning change necessary?	<input type="checkbox"/> No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	<input checked="" type="checkbox"/> Yes	If yes, attach ZHB decision.	
Total Acreage:	62.96 (35.86 acres (parcel 461-19121-0-0000); 26.3 acres (parcel 461-72408-0-0000); 0.8 acres (parcel 461-64629-0-0000))		
Name of applicant (if other than owner):			
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	Bitner Engineering, LLC		
Address:	711 Speedwell Forge Road, Lititz, PA 17543		
Phone No.:	717-368-1169		
Person responsible for plan:	David Bitner, PE		
E-mail:	dave@bitnerengineering.com		

◆ SUPERVISORS ◆ PARK & RECREATION BOARD ◆ PLANNING COMMISSION ◆ ZONING HEARING BOARD

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022
PHONE (717) 367-8917 –FAX (717) 367-9208
www.mtjoytp.org

Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
Total #			Mixed Use		
Agricultural	2	1(Existing)	Single Family Detached	1	1(Existing)
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		
Total Square Feet of Ground Floor Area (building footprint):					
Total Square Feet of Existing Structures (all floors):			23,663 sf		
Total Square Feet of Proposed Structures (all floors):			n/a		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			n/a		
Linear feet of new street:			n/a		
Identify all street(s) not proposed for dedication:			n/a		

Type of water supply proposed:

	Public (Live)		Community
	Public (Capped)	x	Individual (existing)

Type of sanitary sewage disposal proposed:

	Public (Live)		Community
	Public (Capped)	x	Individual (existing)

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.



Signature of Landowner of Applicant

12/15/23

Date

January 5, 2023

24-03-LLCP

Justin Evans
Community Development Director/Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

**RE: Heisey Property
Lot Line Change Plan
Mount Joy Township, Lancaster County
Project No. 2023116-001**

Dear Mr. Evans,

Bitner Engineering, LLC, on behalf of John & Linda Heisey, is pleased to submit this application for a Lot Line Change Plan for the Heisey Property located at 1660 and 1665 Mount Pleasant Road. The project contains 3 existing parcels with a total of approximately 63 acres and is located within the AG-Agricultural Zoning District.

1660 Mount Pleasant Road consists of approximately 62 acres (across two tracts) and is currently used as agricultural and 1665 Mount Pleasant Road consists of approximately 0.75 acres and is used as residential. The southern most agricultural lot is currently bisected by Mount Pleasant Road. The Lot Line Change Plan proposes to subdivide this lot along Mount Pleasant Road. The portion of the agricultural lot south of Mount Pleasant Road will be approximately 14 acres. The Northern portion of the subdivided lot will then be combined with the adjacent agricultural lot to the north. Approximately 0.6 acres of this tract will also be added to the residential lot, creating a 1.39-acre lot around the existing dwelling. No physical improvements are proposed as part of this plan.

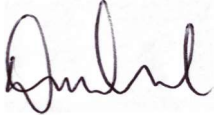
There are currently three existing lots and following the Lot Line Change Plan, three total lots will remain; therefore, no sewer planning will be required. Correspondence with DEP is included with submission confirming sewer planning is not required.

Several waiver/modifications are requested as part of the planning process. A separate letter is included with this submission.

We request the plan be discussed at the next available Planning Commission meeting.

Please do not hesitate to contact me if you have any questions. Thank you for your assistance in this process.

Sincerely,
Bitner Engineering, LLC

A handwritten signature in black ink, appearing to read 'David Bitner', written over a light grey rectangular background.

David Bitner, PE
President

CC: Ben Craddock, Lancaster Civil (via email)

January 5, 2024
Revised March 4, 2024

Justin Evans
Community Development Director/Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

**RE: Lot Line Change Plan for Heisey Property
Modification/Deferral Request Letter
Mount Joy Township, Lancaster County
Project No. 2023116-001**

Dear Mr. Evans,

Bitner Engineering, LLC, on behalf of John & Linda Heisey, requests the following waivers of the Mount Joy Township Subdivision and Land Development Ordinance and Roadway Ordinance:

The following modifications have been withdrawn:

119-32.B – Wetland Study
119-32.E – Aquifer Study

Subdivision and Land Development Ordinance:

SECTION 119-31.C(3): EXISTING FEATURES WITH 200 FT OF TRACT

Requirement:

Requires existing features within 200 feet of the site to be shown on the plan.

Requested Relief:

To provide significant features within and immediately adjacent to the proposed subdivision.

Justification:

The proposed plan is a Lot Line Change plan and no improvements are proposed on or off site. Features within 200 feet of the site will not be impacted as part of the plan.

SECTION 119-31.A – PLAN SCALE

Requirement:

The plan shall be clearly and legibly drawn at a commonly used scale between 20 feet and 100 feet to the inch.

Requested Relief:

To provide an overall plan at a scale of 150 feet to the inch.

Justification:

The objective of the overall plan is to present the entirety of reconfigured lots on a single sheet, enhancing clarity regarding the lot line change. The plan will not include detailed information; rather, its sole purpose is to offer a clearer overall depiction.

The following deferral is requested:

SECTION 119-52.J(3)(A) – EXISTING ROADWAY IMPROVEMENTS

Requirement:

In cases where a subdivision or land development abuts an existing Township and/or state street, the street shall be improved to the ultimate width in accordance with Subsection J or as indicated on the Township Official Map, whichever is greater, and additional right-of-way shall be provided, concrete curbing and sidewalk, and any other street improvements that are required by this chapter, shall be constructed.

Requested Relief:

To defer the existing street improvements.

Justification:

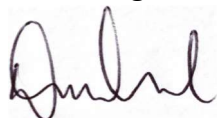
The proposed plan is a Lot Line Change plan, with no proposed improvements either on-site or off-site. The required additional right-of-way is included on the plan. Given that the site falls outside the designated urban growth area, no curb or sidewalk installations are mandated. This deferral is specifically for the widening of the existing cartway. The majority of the existing frontage is along PennDOT roadways, except for Mount Pleasant Road east of West Risser Mill Road. As far as we are aware, neither the Township nor PennDOT has imminent plans to widen these roadways.

We request the waivers be discussed at the next available Planning Commission meeting.

Please do not hesitate to contact me if you have any questions. Thank you for your assistance in this process.

Sincerely,

Bitner Engineering, LLC



David Bitner, PE
President

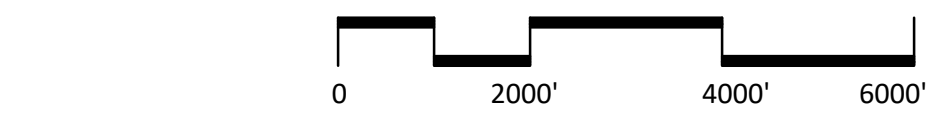
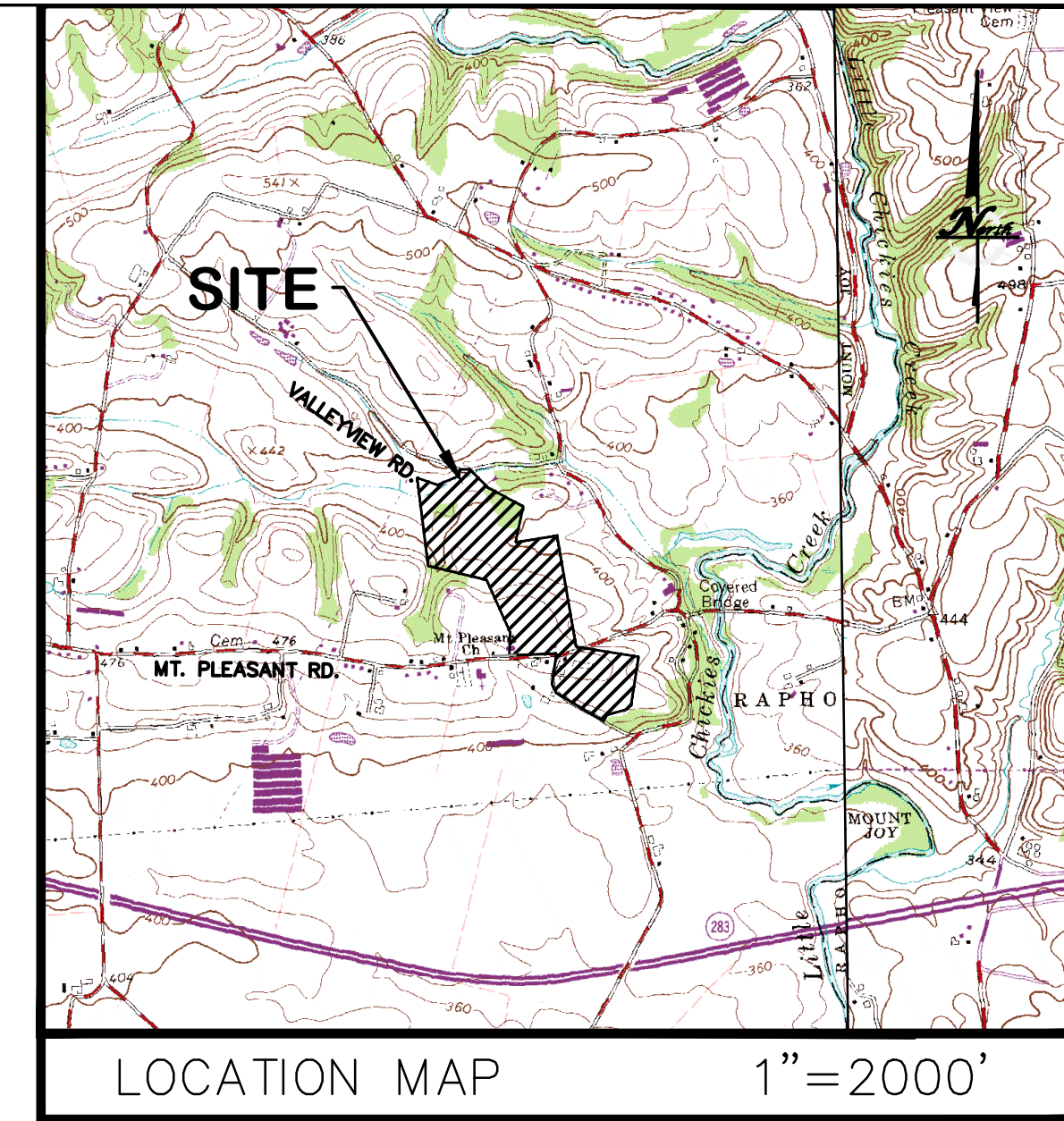
Cc: Ben Craddock, Lancaster Civil (via email)

LOT LINE CHANGE PLAN

FOR THE

HEISEY PROPERTY

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA



SHEET LIST TABLE	
SHEET TITLE	SHEET NO.
COVER SHEET	1
NOTES	2
LOT LINE PLAN	3
LOT LINE PLAN	4
LOT LINE PLAN	5
OVERALL RESULTANT LOT LINE PLAN	6

*ALL PLAN SHEETS ARE TO BE RECORDED.

REQUESTED MODIFICATIONS:
THE FOLLOWING WAIVERS OF THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:

- SECTION 119-31.A(1): PLAN SCALE
ACTION: _____ DATE: _____
- SECTION 119-31.C(3): EXISTING FEATURES WITHIN 200' OF THE TRACT
ACTION: _____ DATE: _____



PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE WORKING DAYS NOTICE
ONE CALL SERIAL NUMBER 20232302989

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITY LOCATIONS.

BRIGHTSPEED 1120 S TRYON STREET SUITE 700 CHARLOTTE, NC 28203 CASE WELLS case.wells@brightspeed.com 704-314-2503	MOUNT JOY TOWNSHIP LANCASTER COUNTY 8853 ELIZABETH TOWN RD ELIZABETH TOWN, PA 17022 KEN EBERSOLE KEN@MTJOYTWP.ORG 717-673-2054
U S I C LOCATING SERVICES 9045 N RIVER ROAD STE 300 INDIANAPOLIS, IN 46240 JEFFREY TRUMBOWER jefftrumbower@usilc.com 317-810-8254	PPL ELECTRIC UTILITIES CORPORATION 437 BLUE CHURCH RD PAXINOS, PA 17860 DOUG HAUPT dlhaupt@pplweb.com 570-490-5684
FIRSTENERGY CORPORATION 21 S MAIN ST AKRON, OH 44308 MELLYSSA ADAMS madams@firstenergycorp.com 330-604-4073	UGI UTILITIES INC 1301 AIP DR MIDDLETOWN, PA 17057 STEPHEN BATEMAN sbateman@ugi.com 610-807-3174

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _____, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

*
SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, AND ALL THE CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION THAT ARE FILED WITH THE MUNICIPALITY IN FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

Chairman Signature _____ Vice Chairman Signature _____

OWNER

JOHN M. & LINDA J. HEISEY
1665 MOUNT PLEASANT RD.
MOUNT JOY, PA 17552

SITE ADDRESS

1665 MOUNT PLEASANT RD.
MOUNT JOY, PA 17552

SOURCE OF TITLE

EXISTING LOT 1
ACCOUNT NO.: 461-72408-0-0000
DEED BOOK D-81, PAGE 0300 (1/2 INT)
DEED BOOK 3252, PAGE 0391 (1/2 INT)

EXISTING LOT 2
ACCOUNT NO.: 461-64629-0-0000
DEED BOOK W-74, PAGE 539

EXISTING LOT 3
ACCOUNT NO.: 461-19121-0-0000
DEED BOOK 2472, PAGE 0322 (1/2 INT)
DEED BOOK 3252, PAGE 0388 (1/2 INT)

LANCASTER COUNTY CODE

DISTRICT: 461

ZONING/SITE DATA

ZONING DISTRICT - A - AGRICULTURAL DISTRICT
EXISTING USE: -SINGLE FAMILY DETACHED DWELLING / AGRICULTURAL
PROPOSED USE: -SINGLE FAMILY DETACHED DWELLING / AGRICULTURAL
WATER: -ON-LOT WELL
SEWER: -ON-LOT

	REQUIRED	PROVIDED Lot 1	Lot 2	Lot 3
MINIMUM LOT AREA (FARM USE)	25 ACRES	47.2 AC. (GROSS) 46.94 AC. (NET)		14.29 AC. (GROSS) 13.49 AC. (NET)
MINIMUM LOT AREA (SINGLE FAMILY)	1 AC MIN./2.5 MAX.		1.39 AC. (GROSS) 1.05 AC. (NET)	
OCCUPANCY	-		1 DWELLING UNIT	1 DWELLING UNIT
DENSITY	0		0.95 UNITS/ACRE	0.07 UNITS/ACRE
MINIMUM LOT WIDTH	100'	100' MIN.	100' MIN.	100' MIN.
MINIMUM LOT DEPTH	150'	150' MIN.	150' MIN.	150' MIN.
BUILDING COVERAGE	20% MAX.	0%	5%	3.6%
MAXIMUM LOT COVERAGE	25% MAX.	1%	9%	7.4%
MAXIMUM PERMITTED HEIGHT	35'	35' MAX.	35' MAX.	35' MAX.
MINIMUM FRONT YARD SETBACK				
FROM EXISTING/PROPOSED ROW LINE	50' (AGRICULTURAL) 35' (RESIDENTIAL)	50'	35'	50'
MINIMUM SIDE YARD SETBACK		20'	20'	20'
MINIMUM REAR YARD SETBACK	50'	50'	50'	50'

PREVIOUS PLAN APPROVALS:

- FINAL PLAN FOR E. MUSSER & MIRIAM M. HEISEY, RECORDED ON JUNE 12, 1991 AT SUBDIVISION PLAN BOOK J-174-16.
- FINAL SUBDIVISION PLAN FOR JOHN M. & LINDA J. HEISEY RECORDED ON NOVEMBER 17, 1994 AT SUBDIVISION PLAN BOOK J-187-144.

*
DESIGN PROFESSIONAL

THE FOLLOWING DEFERRAL IS REQUESTED:

SECTION 119-52.J(3)(A) IMPROVEMENTS OF EXISTING STREETS AND INTERSECTIONS REQUIREMENT:
IN CASES WHERE A SUBDIVISION OR LAND DEVELOPMENT ABUTS AN EXISTING TOWNSHIP AND/OR STATE STREET, THE STREET SHALL BE IMPROVED TO THE ULTIMATE WIDTH IN ACCORDANCE WITH SUBSECTION J OR AS INDICATED ON THE TOWNSHIP OFFICIAL MAP, WHICHEVER IS GREATER, AND ADDITIONAL RIGHT-OF-WAY SHALL BE PROVIDED, CONCRETE CURBING AND SIDEWALK, AND ANY OTHER STREET IMPROVEMENTS THAT ARE REQUIRED BY THIS CHAPTER, SHALL BE CONSTRUCTED.

AGRICULTURAL ZONING DISTRICT WARNING:

WARNING: THE RESIDENTIAL USES OR LOTS PROPOSED BY THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN ARE IN THE AGRICULTURAL ZONING DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL, AND RESIDENTS MUST EXPECT OCCURRENCES SUCH AS THE SMELL OF FARM ANIMALS AND THE ANIMAL WASTE THEY PRODUCE, INSECTS, TOXIC CHEMICAL SPRAYING, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS AND OTHER BY-PRODUCTS OF AGRICULTURAL BUSINESS AND ACTIVITY.

AGRICULTURAL NUISANCE DISCLAIMER:

ALL LANDS WITHIN THE AGRICULTURAL DISTRICT ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS, AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECTED TO INCONVENIENCE, DISCOMFORT, AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. OWNERS, OCCUPANTS, AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT, AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF PENNSYLVANIA ACT 133 OF 1982 "THE RIGHT TO FARM LAW" MAY BAR THEM FROM OBTAINING A LEGAL JUDGMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.

SURVEY ACCURACY OF 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 ORDINANCE.

_____, 20____

INDIVIDUAL - CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF THE PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

Signature of Landowner _____

Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds

MY COMMISSION EXPIRES _____, 20____

NO.	DATE	REVISIONS PER TOWNSHIP COMMENTS
1	3/15/2024	

MANAGER:	DAVE BITNER
DESIGN BY:	D.B.
DRAWN BY:	J.D.S.
SURV. CHIEF:	WEBER
DATE:	1/5/2024
FIELDBOOK NO.	

CLIENT:	JOHN & LINDA HEISEY 1660 MOUNT PLEASANT RD. MOUNT JOY, PA 17552
SCALE:	AS NOTED

TITLE:	LOT LINE CHANGE PLAN FOR HEISEY PROPERTY
COVER SHEET	
SHEET NO.	1 OF 6
JOB NO.	2023116-001

GENERAL NOTES:

- BOUNDARY AND ON-SITE PHYSICAL FEATURES SHOWN HEREON OBTAINED FROM A FIELD SURVEY PERFORMED BY WEBER SURVEYORS COMPLETED ON AUGUST 16, 2023. 931 STONY BATTERY ROAD, LANDISVILLE, PA (717)-898-9466. COORDINATE SYSTEM: PA STATE PLANE, SOUTH ZONE - 3702, REF FRAME: NAD83(2011) EPOCH 2010.00. VERTICAL DATUM: NAVD88 (ESTABLISHED BY GPS OBSERVATION) BENCHMARK: SURVEY CONTROL MAG NAIL AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF MOUNT PLEASANT ROAD AND WEST RISSER MILL ROAD. ELEVATION: 472.52
CONTOUR INTERVAL: 2 FOOT
- OFF-SITE BUILDINGS SHOWN HEREON TAKEN FROM LANCASTER COUNTY GIS DATED JANUARY 5, 2018.
- CONTOURS SHOWN HEREON ARE LIDAR CONTOURS TAKEN FROM THE PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PUBLICATION DATE OF JUNE 29, 2009. CONTOUR INTERVAL OF 2 FEET.
- SOILS SHOWN HEREON TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, SOIL SURVEY GEOGRAPHIC DATABASE OF LANCASTER COUNTY, PENNSYLVANIA, PUBLICATION DATE NOVEMBER 4, 2013.
- FLOOD PLAIN SHOWN HEREON PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD HAZARD LAYER (NFHL) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 42071C0119F, MAP REVISION DATE OF APRIL 5, 2016.
- THE FLOODPLAIN SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMENTS.
- ALL FLOOR ELEVATIONS FOR ALL STRUCTURES ADJACENT TO THE FLOODPLAIN SHALL BE 1 FOOT ABOVE THE 100 YEAR FLOODPLAIN ELEVATION.
- UNDERGROUND UTILITY HAVE BEEN SHOWN ACCORDING TO SURFACE EVIDENCE, MARKINGS PROVIDED BY OTHERS, AND OR PLANS PROVIDED BY THE OTHERS. THE ACTUAL LOCATION OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. WEBER SURVEYORS DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE. WEBER SURVEYORS ASSUMES NO RESPONSIBILITY FOR A ANY DAMAGE AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
- ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
- THE MARKER DESIGNATION (SET) INDICATES THAT THE DESCRIBED MARKER WILL BE SET AS PART OF THIS SURVEY. THE DESIGNATION (FND) INDICATES THAT THE MARKER WAS FOUND DURING THE FIELD SURVEY. OPEN CIRCLE WITH NO DESIGNATION INDICATES NO MARKER FOUND OR SET AS PART OF THIS SURVEY. MONUMENTS AND LOT PINS SHALL BE SET PRIOR TO RECORDING OF THE PLAN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- GROSS LOT AREA IS CALCULATED TO THE TITLE LINE. NET LOT AREA WILL EXCLUDE EXISTING AND PROPOSED ROAD RIGHT-OF-WAYS AND INCLUDE ANY INTERNAL EASEMENTS.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 3 AND ADD A PORTION OF THE NORTH TRACT TO LOT 2 AND REMAINING NORTH TRACT OF LOT 3 WILL BE ADDED TO LOT 1. THE REMAINING LANDS OF LOT 3, SOUTH TRACT, SOUTH OF MOUNT PLEASANT ROAD SHALL BE IT'S OWN LOT.
- THE REVISED DEEDS FOR THE SUBJECT PROPERTIES SHALL BE PREPARED AND RECORDED FOR THE NEW LOT CONFIGURATIONS.
- UPON RECORDATION OF THE FINAL PLAN, PERMANENT LOT MARKERS SHALL BE SET AT THE LOCATIONS SHOWN ON THIS PLAN.
- NO DEMOLITION OF STRUCTURES OR NEW SITE IMPROVEMENTS ARE PROPOSED BY THIS FINAL PLAN. IN ADDITION, A LAND DEVELOPMENT PLAN AND/OR STORM WATER MANAGEMENT PLAN MAY ALSO BE REQUIRED PRIOR TO THE CONSTRUCTION OF ADDITIONAL IMPROVEMENTS ON THE SUBJECT PROPERTIES.
- ANY CHANGES TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF BITNER ENGINEERING, LLC.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT OR RIGHT OF WAY THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR RIGHT OF WAY.
- NO STRUCTURES, LANDSCAPING OR GRADING MAY BE CONSTRUCTED INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF MOTORISTS DEEDS TO LOTS WHICH CONTAIN CLEAR SIGHT TRIANGLES SHALL PROVIDE THAT NO STRUCTURE, LANDSCAPING OR GRADING SHALL BE ERRECTED, INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WILL OBSCURE THE VISION OF MOTORISTS.
- THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.

TOWNSHIP NOTES :

- THERE ARE NO REMAINING RIGHTS FOR FURTHER SUBDIVISION OR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON THE THREE LOTS.
- THIS PLAN SHOWS ADDITIONAL AREAS OF R.O.W. OFFERED FOR DEDICATION TO MOUNT JOY TOWNSHIP ON BOTH MOUNT PLEASANT ROAD AND VALLEY VIEW ROAD TO CREATE AN ULTIMATE R.O.W. OF 30' FROM THE EXISTING CENTERLINE OF MOUNT PLEASANT ROAD AND AN ULTIMATE R.O.W. OF 25' FROM THE EXISTING CENTERLINE OF VALLEY VIEW ROAD AND WEST RISSER MILL ROAD.
- MOUNT JOY TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.

ZONING HEARING BOARD DECISION

AS A RESULT OF A PUBLIC HEARING HELD ON OCTOBER 5, 2022, THE MOUNT JOY TOWNSHIP ZONING HEARING BOARD (THE "BOARD") VOTED UNANIMOUSLY TO GRANT THE FOLLOWING REQUESTS ON THE APPLICATION FOR THE PROPERTIES LOCATED AT 1660 & 1665 MOUNT PLEASANT ROAD, MOUNT JOY, PA 17552, HAVING TAX PARCEL ID NOS: 461-19121-0-0000 AND 461-64629-0-0000 RESPECTIVELY (COLLECTIVELY THE "PROPERTIES") IN ACCORDANCE WITH THE MOUNT JOY TOWNSHIP ZONING ORDINANCE OF 2012, AS AMENDED (THE "ORDINANCE"):

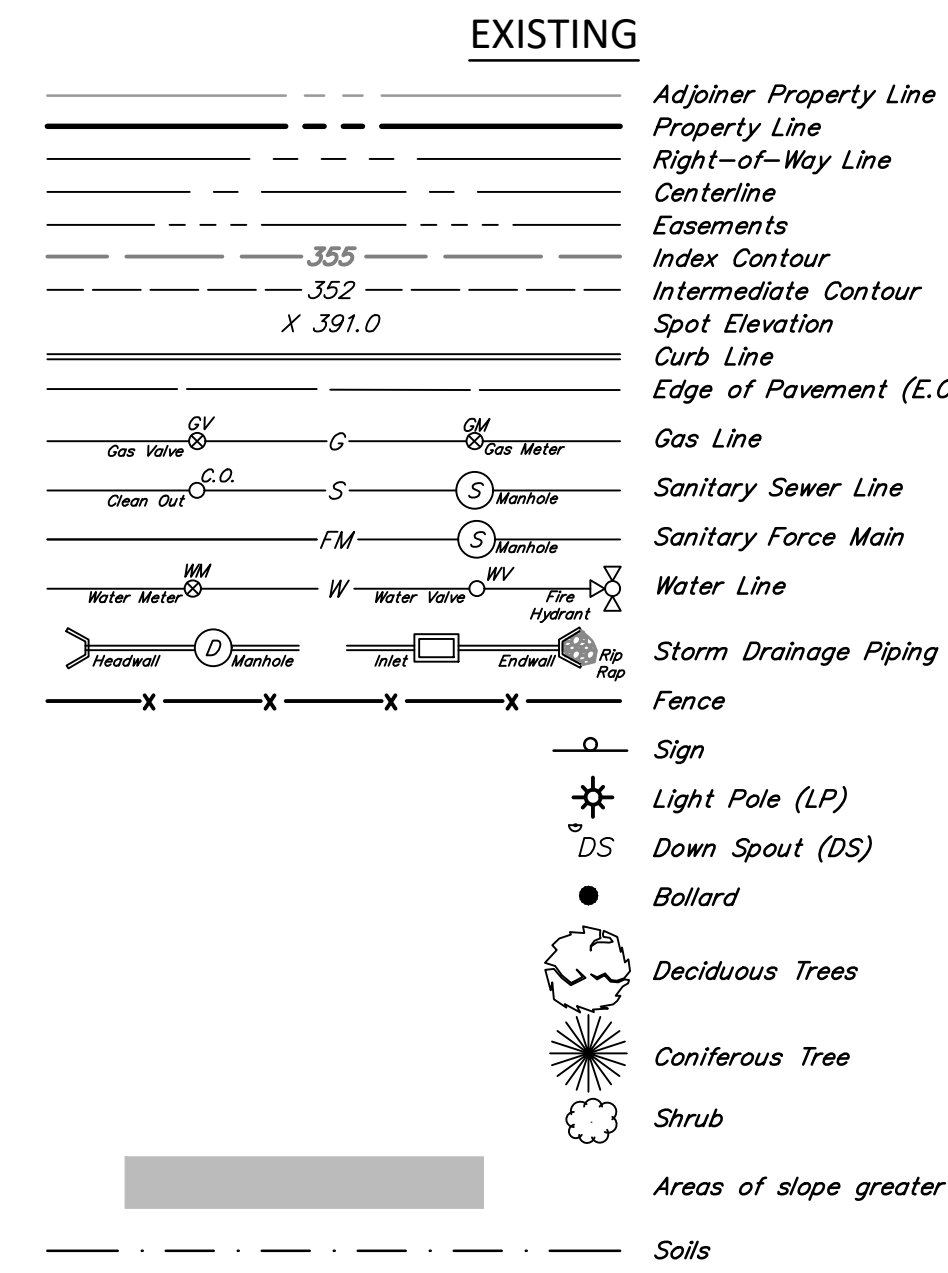
- A VARIANCE FROM SECTION 135-85.8(1) OF THE ORDINANCE TO EXCEED THE NUMBER OF PERMITTED DEVELOPMENT RIGHTS, AND
- A VARIANCE FROM SECTION 135-85.C(3) OF THE ORDINANCE TO CREATE A LOT WHICH DOES NOT MEET THE MINIMUM LOT SIZE FOR AN AGRICULTURAL PARCEL.

THE PROPERTIES ARE OWNED BY JOHN AND LINDA HEISEY (TOGETHER THE "APPLICANT"). THE PROPERTIES ARE LOCATED WITHIN THE A - AGRICULTURAL DISTRICT; 1660 MOUNT PLEASANT ROAD ("FARM") CONSISTS OF APPROXIMATELY 62 +/- ACRES AND 1665 MOUNT PLEASANT ROAD ("RESIDENTIAL LOT") CONSISTS OF APPROXIMATELY 0.75 +/- ACRES. THE FARM IS CURRENTLY BISECTED BY THE MOUNT PLEASANT ROAD RIGHT OF WAY. THE APPLICANT PROPOSES TO SUBDIVIDE THE FARM ALONG THE PUBLIC ROAD RIGHT-OF-WAY AND ADD APPROXIMATELY 0.6 ACRES TO THE RESIDENTIAL LOT, RESULTING IN A 1.4 ACRE RESIDENTIAL LOT. THE SUBDIVIDED PORTION OF THE FARM TO THE SOUTH OF THE MOUNT PLEASANT ROAD WILL BE APPROXIMATELY 14 ACRES. THE SUBDIVIDED PORTION OF THE FARM TO THE NORTH OF MOUNT PLEASANT ROAD IS PROPOSED TO BE MERGED WITH AN ADJACENT AGRICULTURAL TRACT TO THE NORTH OF THE FARM. THE APPLICANT INTENDS TO AGRICULTURALLY PRESERVE THE RESULTANT FARM TRACT WITH THE COUNTY AGRICULTURAL PRESERVE BOARD.

THE RELIEF GRANTED SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND SAFEGUARDS WHICH THE BOARD DEEMS NECESSARY TO IMPLEMENT THE PURPOSE OF THE ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE:

- THE APPLICANT AND/OR THE OWNER(S) OF THE PROPERTY SHALL COMPLY WITH ALL OTHER PROVISIONS CONTAINED IN THE ORDINANCE FOR WHICH RELIEF HAS NOT BEEN REQUESTED OR GRANTED.
- THE APPLICANT SHALL FILE FOR AN OBTAIN SUBDIVISION PLAN APPROVAL THROUGH THE MOUNT JOY TOWNSHIP PLANNING COMMISSION.
- THE APPLICANT AND ANY REPRESENTATIVE OF THE APPLICANT SHALL COMPLY WITH AND ADHERE TO THE TESTIMONY AND ANY EVIDENCE PRESENTED TO THE BOARD AT THE HEARING HELD ON OCTOBER 5, 2022 EXCEPT TO THE EXTENT MODIFIED BY CONDITIONS IMPOSED BY THE BOARD HEREIN.

MOUNT JOY TOWNSHIP ZONING HEARING BOARD



LEGEND

PROPOSED

- EX. PROPERTY LINE TO BE EXTINGUISHED
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- IRON PIN OR P.K. NAIL TO BE SET
- MONUMENT TO BE SET
- AREA OF R.O.W. OFFERED FOR DEDICATION
- AREA OF RIPARIAN CORRIDOR EASEMENT

SOILS LEGEND

- BdA Bedington silt loam, 0 to 3 percent slopes
- BdB Bedington silt loam, 3 to 8 percent slopes
- BdC Bedington silt loam, 8 to 5 percent slopes
- BeD Bedington channery silt loam, 15 to 25 percent slopes
- Bm Blairton silt loam, 3 to 10 percent slopes
- DbA Duffield silt loam, 0 to 3 percent slopes
- DbB Duffield silt loam, 3 to 8 percent slopes
- HaB Hagerstown silt loam, 3 to 8 percent slopes
- HbC Hagerstown silty clay loam, 8 to 15 percent slopes
- HbD Hagerstown silty clay loam, 15 to 30 percent slopes
- Ln Lindside silt loam
- Qu Pits, quarry
- W Water

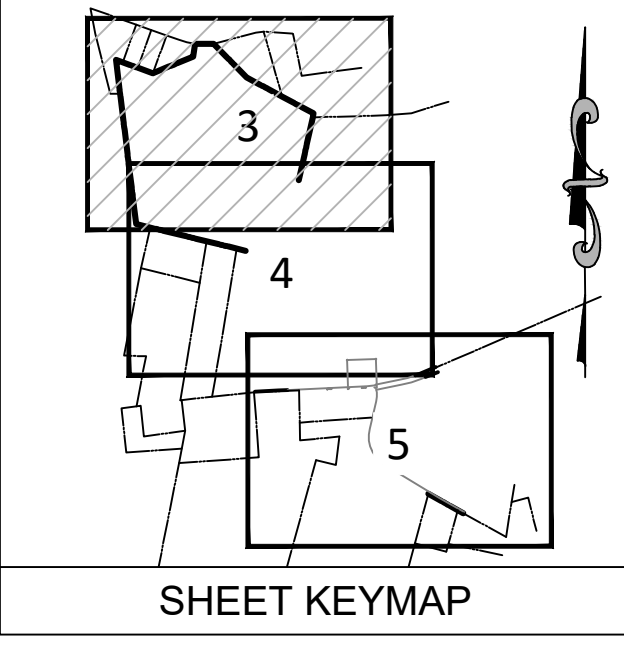
REVISION	NO.	DATE
1	3/1/2024	REVISIONS PER TOWNSHIP COMMENTS

MANAGER:	DAVE BITNER
DESIGN BY:	CHD BY: D.B.
DRAWN BY:	J.D.S.
SURV. CHIEF:	WEBER
DATE:	1/5/2024
FIELDBOOK NO.:	

CLIENT:	JOHN & LINDA HEISEY 1660 MOUNT PLEASANT RD. MOUNT JOY, PA 17552
SCALE:	N/A

TITLE:	LOT LINE CHANGE PLAN FOR HEISEY PROPERTY
GENERAL NOTES:	
MOUNT JOY TOWNSHIP	LANCASTER COUNTY, PA

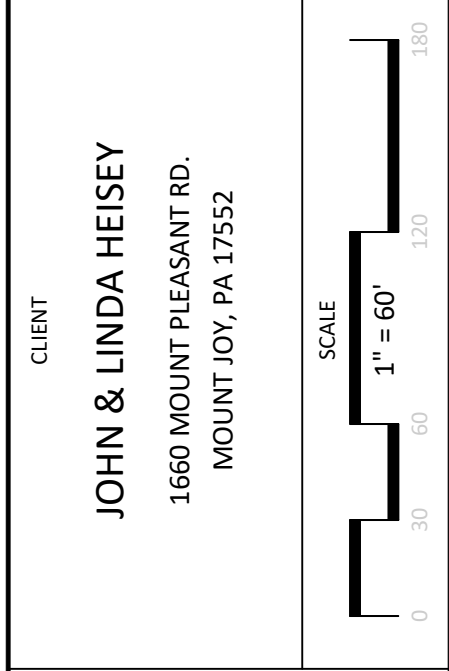
SHEET NO.	2	OF	6
JOB NO.	2023116-001		



NO.	DATE	REVISIONS PER TOWNSHIP COMMENTS
1	3/15/2024	

MANAGER:	DAVE BITNER
DESIGN BY:	D.B.
DRAWN BY:	J.D.S.
SURV. CHIEF:	WEBER
DATE:	1/5/2024
FIELDBOOK NO.	

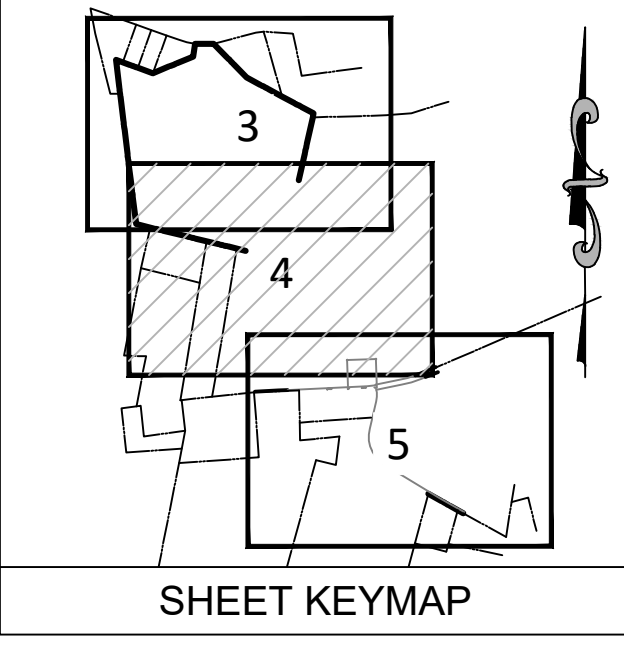
CLIENT:	JOHN & LINDA HEISEY 1660 MOUNT PLEASANT RD. MOUNT JOY, PA 17552
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Bitner Engineering
711 Speedwell Forge Rd • Lititz, PA 17543
717.368.1169 • dave@bitnerengineering.com

TITLE	LOT LINE CHANGE PLAN FOR HEISEY PROPERTY LOT LINE PLAN
SHEET NO.	3 OF 6
JOB NO.	2023116-001
	MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA

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NO.	DATE	REVISIONS PER TOWNSHIP COMMENTS
1	3/1/2024	REVISIONS PER TOWNSHIP COMMENTS

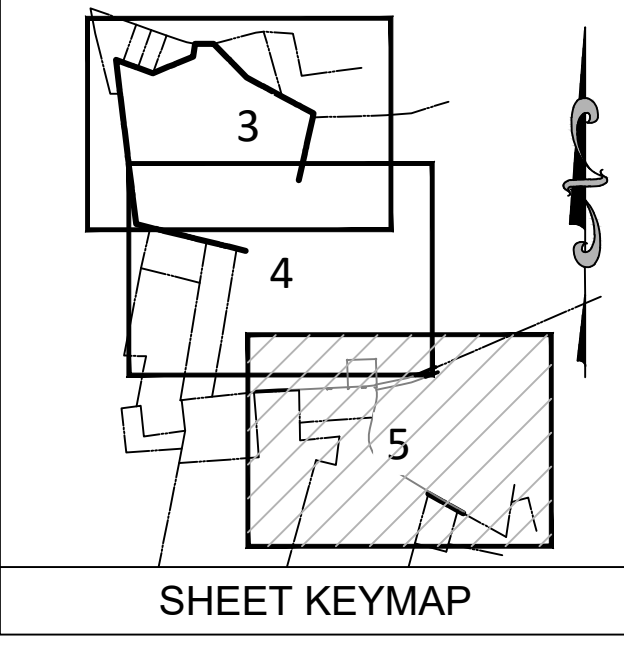
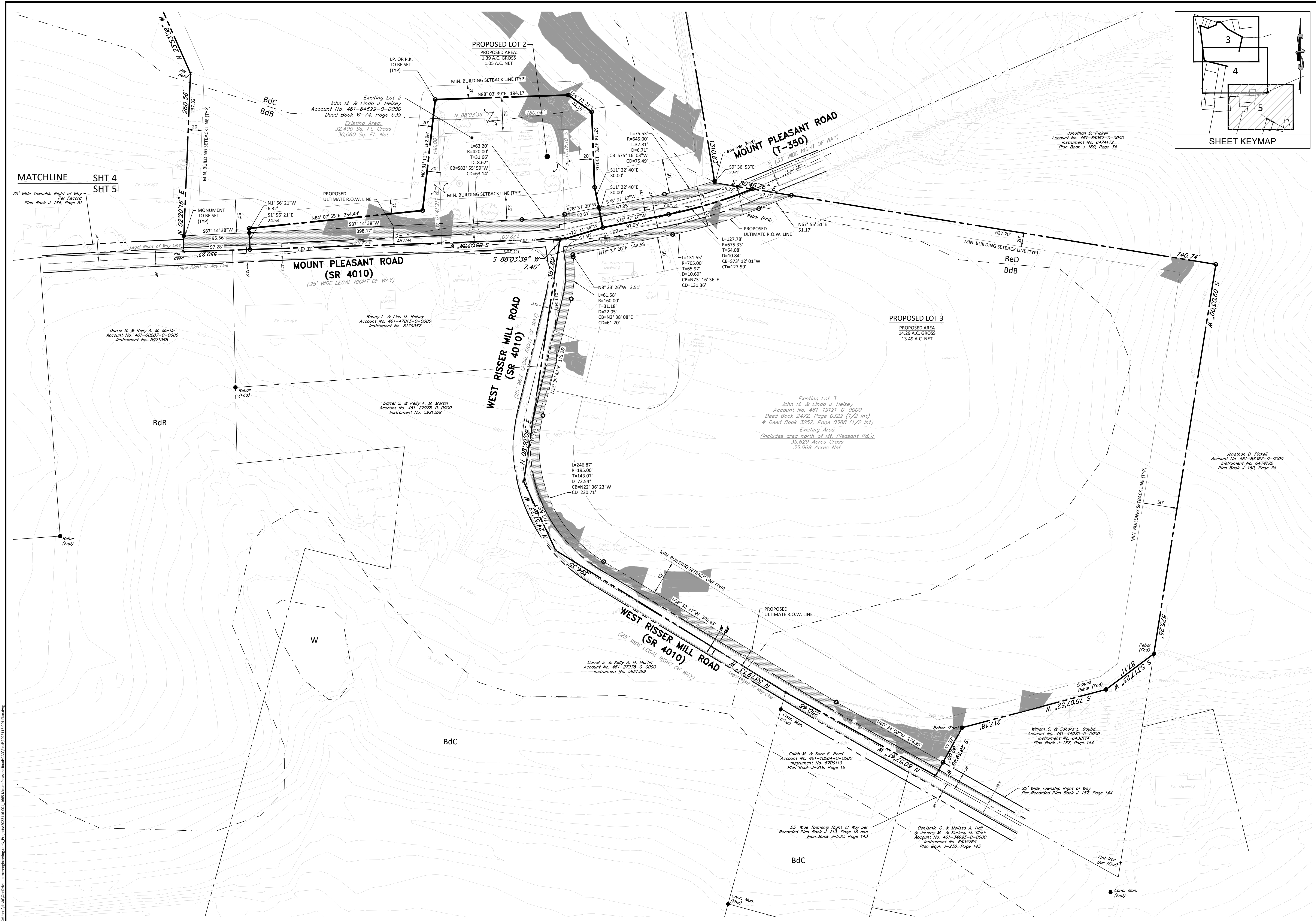
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DESIGN BY:	D.B.
DRAWN BY:	J.D.S.
SURV. CHIEF:	WEBER
DATE:	1/5/2024
FIELDBOOK NO.	

CLIENT:	JOHN & LINDA HEISEY 1660 MOUNT PLEASANT RD. MOUNT JOY, PA. 17552
SCALE:	1" = 60'

Bitner Engineering
 711 Speedwell Forge Rd • Lititz, PA 17543
 717.368.1169 • dave@bitnerengineering.com

TITLE:	LOT LINE CHANGE PLAN FOR HEISEY PROPERTY LOT LINE PLAN
SHEET NO.	4 OF 6
JOB NO.	2023116-001
LANCASTER COUNTY, PA	

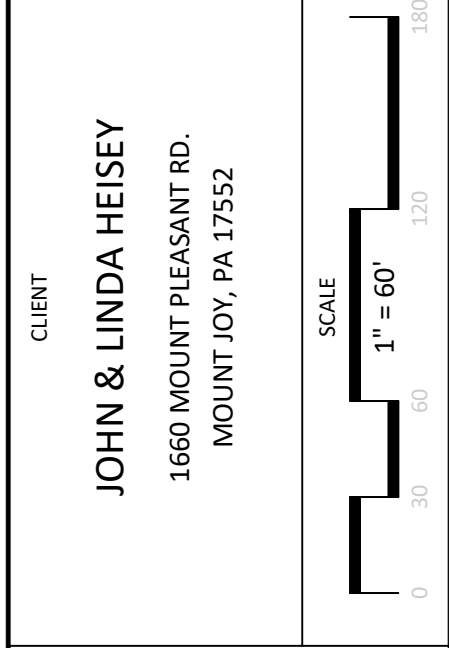
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NO.	DATE	REVISIONS PER TOWNSHIP COMMENTS
1	3/15/2024	REVISIONS PER TOWNSHIP COMMENTS

MANAGER:	DAVE BITNER
DESIGN BY:	D.B.
DRAWN BY:	J.D.S.
SURV. CHIEF:	WEBER
DATE:	1/5/2024
FIELDBOOK NO.:	

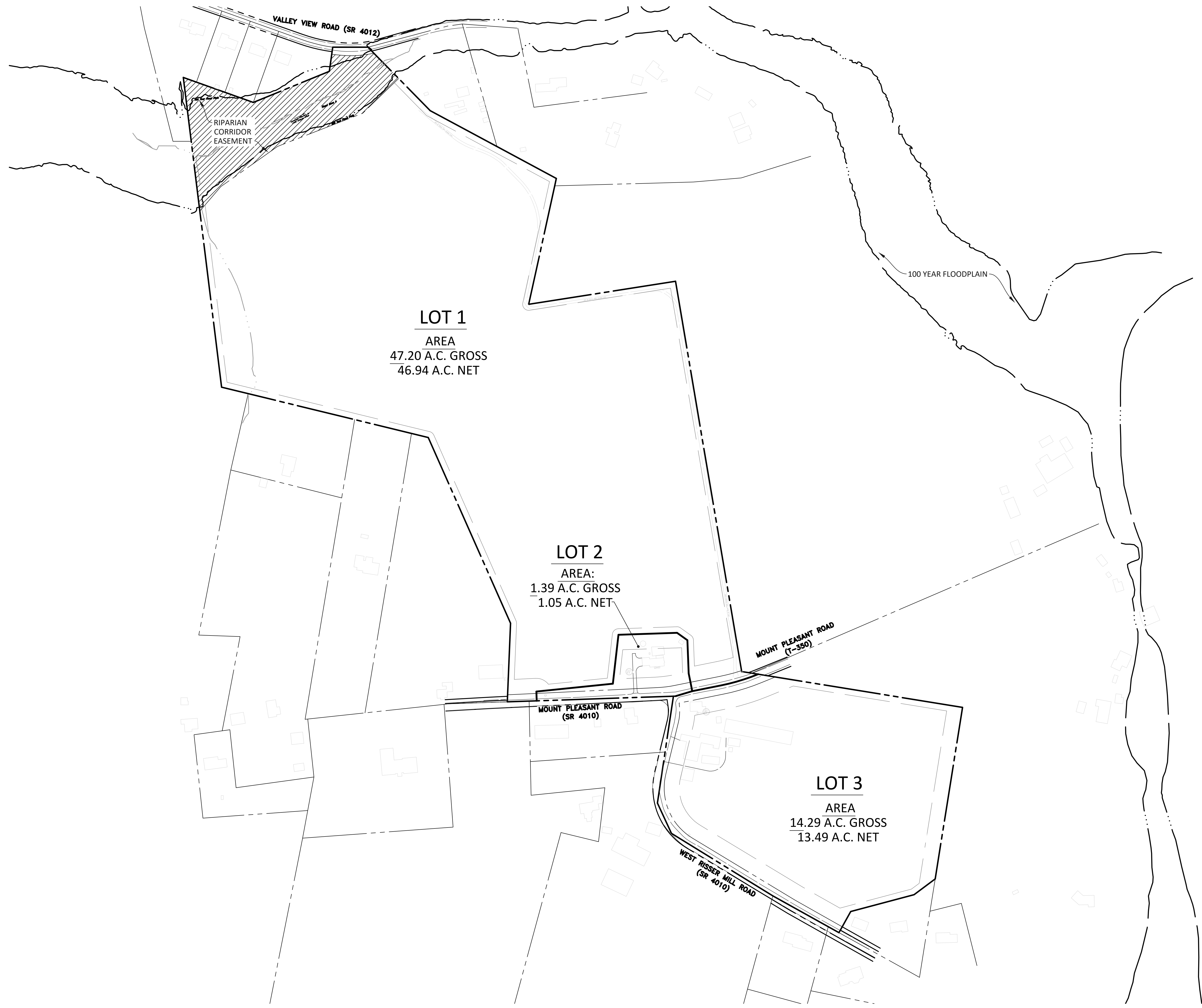
CLIENT:	JOHN & LINDA HEISEY 1660 MOUNT PLEASANT RD. MOUNT JOY, PA 17552
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Bitner Engineering
711 Speedwell Forge Rd • Lititz, PA 17543
717.368.1169 • dave@bitnerengineering.com

TITLE	LOT LINE CHANGE PLAN FOR HEISEY PROPERTY LOT LINE PLAN
SHEET NO.	5 OF 6
JOB NO.	2023116-001
LANCASTER COUNTY, PA	

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<p>TITLE LOT LINE CHANGE PLAN FOR HEISEY PROPERTY OVERALL RESULTANT LOT LINE PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA</p>	<p>CLIENT JOHN & LINDA HEISEY 1660 MOUNT PLEASANT RD. MOUNT JOY, PA 17552</p> <p>SCALE 1" = 150'</p>	<p>MANAGER: DAVE BITNER</p> <table border="0"> <tr> <td>DESIGN BY: D.B.</td> <td>CHKD BY: D.B.</td> </tr> <tr> <td>DRAWN BY: J.D.S.</td> <td>CHKD BY: D.B.</td> </tr> <tr> <td>SURV. CHIEF: WEBER</td> <td>DATE: 1/5/2024</td> </tr> <tr> <td>FIELDBOOK NO.:</td> <td></td> </tr> </table>	DESIGN BY: D.B.	CHKD BY: D.B.	DRAWN BY: J.D.S.	CHKD BY: D.B.	SURV. CHIEF: WEBER	DATE: 1/5/2024	FIELDBOOK NO.:		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS PER TOWNSHIP COMMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3/4/2024</td> <td>REVISIONS PER TOWNSHIP COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS PER TOWNSHIP COMMENTS	1	3/4/2024	REVISIONS PER TOWNSHIP COMMENTS
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SURV. CHIEF: WEBER	DATE: 1/5/2024																
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1	3/4/2024	REVISIONS PER TOWNSHIP COMMENTS															
<p>SHEET NO. 6 OF 6</p>		<p>JOB NO. 2023116-001</p>															

LAW OFFICES

MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SSKO
JASON M. HESS

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

GEORGE J. MORGAN
(1971 - 2021)

RETIRED
CARL R. HALLGREN
MICHAEL P. KANE

700 NORTH DUKE STREET
LANCASTER, PA 17602
717-299-5251

1536 W MAIN STREET
EPHRATA, PA 17522
717-733-2313

659 E WILLOW STREET
ELIZABETHTOWN, PA 17022
717-361-8524

OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

January 16, 2024

VIA EMAIL

Justin S. Evans, AICP, Community
Development Director/Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: Lot Line Change Plan for Heisey Property
Our File No. 10221-1

Dear Justin:

I have been provided with a copy of the Lot Line Change Plan for Heisey Property (the "Plan") prepared by Bitner Engineering. The Plan proposes the reconfiguration of three existing lots to create three differently configured lots. Existing Lot 1 is owned by John M. Heisey, is identified as Lancaster County Tax Account No. 461-72408-0-0000 and contains a small amount of frontage on Valley Road. Existing Lot 2 is a residential lot with frontage on Mount Pleasant Road identified as 1665 Mount Pleasant Road. Existing Lot 3 is located on the north and south sides of Mount Pleasant Road, is identified as 1660 Mount Pleasant Road, and borders 1665 Mount Pleasant Road on three sides. The Plan proposes a slight enlargement of the residential lot at 1665 Mount Pleasant Road, the creation of a lot containing the portion of 1660 Mount Pleasant Road on the south side of Mount Pleasant Road, and the combination of the remaining land into a single lot on the north side of Mount Pleasant Road which will contain slightly under 47 acres and will be preserved. This letter will set forth comments on the Plan.

It would be helpful if the Plan contained a single sheet showing the lot lines after the changes. Sheets 3, 4, and 5 of the Plan show the various lot lines to be removed and the new lot lines. Showing the reconfigured lots on a single sheet would require a greatly decreased scale, but it would make seeing exactly what was being accomplished by the lot line changes easier.

Sheet 2 of the Plan indicates that the Zoning Hearing Board granted variances from certain sections of the Zoning Ordinance to enable the reconfiguration of the three existing lots. The Zoning Hearing Board decision expressly notes that the resultant farm on the north side of Mount Pleasant Road will be preserved, and the conditions the Zoning Hearing Board imposed required compliance with that testimony. There will, therefore, be information of record stating that the lot on the north side of Mount Pleasant Road is to be preserved.

Justin S. Evans, AICP, Community Development Director/Zoning Officer
January 16, 2024
Page 2

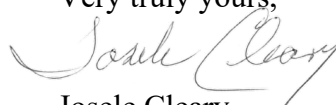
General Note 12 states that revised deeds will be prepared and recorded. I recommend that the Planning Commission impose a condition expressly stating that deeds with perimeter legal descriptions shall be recorded for each of the three lots within 30 days after the Plan is released for recording.

The Plan shows dedication of additional right-of-way along the frontages of Valley Road, Mount Pleasant Road, and West Risser Mill Road. West Risser Mill Road is a state highway, and Mount Pleasant Road to the west of its intersection with West Risser Mill Road is also a state highway. Because no road improvements are being proposed and no new access points to state highways are being proposed, PennDOT will not wish to deal with the additional rights-of-way. The Township should obtain the rights-of-way along the Township portion of Mount Pleasant Road and along Valley Road. It should also consider acquiring the rights-of-way along West Risser Mill Road and the portion of Mount Pleasant Road that is a state highway now. Once the agricultural lot on the north side of Mount Pleasant Road is preserved, the Township will be unable to acquire the additional right-of-way without proceeding through the Agricultural Land Condemnation Approvals Board and an eminent domain action.

While the best way to acquire additional right-of-way is with a metes and bounds legal description, the Township can acquire additional right-of-way by an agreement providing for grant of right-of-way with a plan as an exhibit or with reference to a recorded plan. It may be possible for Bitner Engineering to create an exhibit, no larger than 8½ inches by 11 inches, showing the West Risser Mill Road frontage and the proposed ultimate right-of-way line. There should be a second exhibit showing the same thing for Mount Pleasant Road, and a final exhibit showing the additional right-of-way for Valley Road. We could then prepare an Agreement Providing for Grant of Public Right-of-Way to enable the conveyance of the rights-of-way to the Township.

I reviewed the website of the Office of the Recorder of Deeds. Mr. and Mrs. Heisey granted a mortgage to Union Community Bank in 2017. That mortgage was for a revolving line of credit and has not been satisfied of record. Union Community Bank was acquired by Northwest Savings Bank, now known as Northwest Bank. If the line of credit is still open, there will have to be a release by Northwest Bank.

If you have any questions concerning these comments, please contact me.

Very truly yours,

Josele Cleary

JC:sle

MUNI\10221-1(7)\240116\2\71

cc: Ryan Minnich, Township Manager (via e-mail)
Patricia J. Bailey, Secretary (via e-mail)
Benjamin S. Craddock, P.E. (via e-mail)
David Bitner, P.E. (via e-mail)

March 21, 2024

Justin Evans
Community Development Director/Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: justin@mtjoytwp.org

Re: Heisey Property
Lot Line Change Plan
Township Permit No. 24-03-LLCP
LCEC Project No: 25-163



LANCASTER CIVIL

★ ★ *engineering company* ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Dear Mr. Evans,

We have received a lot line change plan submission from Bitner Engineering for the above-referenced project. The submission consisted of the following documents:

- Transmittal dated March 4, 2024
- Lot Line Change Plan, last revised March 4, 2024
- Comment Response letter, dated March 4, 2024
- Modification request letter, revised March 4, 2024

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Zoning Ordinance

1. At a Zoning Hearing Board meeting on October 5, 2022, the Board granted the following:
 - a. Variance from Section 135-85.B(1) to exceed the number of permitted development rights
 - b. Variance from Section 135-85.C(3) to create a lot which does not meet the minimum lot size for an agricultural parcel
2. The deeds for each lot shall note the remaining rights of further subdivision or erection of single-family dwellings or other principal nonagricultural buildings (135-85.B(6)).
3. The existing frame dwelling and the existing barn on Lot 3 are within the front yard setback. These are an existing non-conformity (135-85.F(1)).
4. The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F).

Subdivision and Land Development Ordinance

5. The applicant has added a sheet to the plan set to show the overall site at a scale of 150 feet to the inch and requested a waiver of Section 119-31.A(1) which requires the plans to be shown at a scale between 20 feet and 100 feet to the inch. The applicant has provided other

plan sheets of the site within the required scale limits. Therefore, the requested waiver is not necessary and should be withdrawn.

6. The linetypes for the existing and proposed right-of-way and the existing and proposed property lines shall be consistent between the legend and the plans. The text for the proposed bearings and distances shall be arranged in a manner that does not obscure important underlying plan elements. The point data text shown on Sheet 3 should be turned off to make the plans more legible (119-31.A(4)).
7. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
8. The address of the owner of the subtract tracts shall be revised to 1665 Mount Joy Road on the plan border (119-31.B(3)). The site address shall also be updated to include reference to 1665 and 1660 Mount Joy Road.
9. The Previous Plan Approvals certificate shall include a statement that such list is complete and correct (119-31.B(14) and 119-51.C).
10. Existing features within 200 feet of the subject tract shall be shown on the plans (119-31.C(3) & 113-43.I(5)). The applicant has requested a waiver of this section.

Modification response: The plans show existing features within 200 feet of the tract with the exception of features on the north side of Valley View Road and some instances along eastern boundary lines. In these areas the plans show features within at least 100 feet of the tract. The features that are not shown would not be affected by the project or vice versa, therefore I have no objection to this modification.

11. The wooded area identified on Sheet 2 shall be clarified, particularly whether any watercourses are present (119-31.C(5)). The contours indicate a significant low area inside the wooded area.
12. The land use for each lot shall be provided on the plans (119-31.D(3)).
13. A wetlands study shall be provided (119-32.B).
14. All certificates shall be executed prior to final plan approval (119-35.E).
15. Legal descriptions for the right-of-way proposed for dedication to Mount Joy Township shall be provided (119-35.E(4)(b)).
16. A construction cost estimate and financial security shall be provided (119-41 & 113-60). The cost estimate shall include the costs for setting the proposed lot markers and monuments. If the proposed lot markers and monuments are set prior to the recording of the plan, and the plan is revised to include the set markers and monuments, then financial security would not need to be posted. The applicant has indicated that the lot markers and monuments will be set prior to the plan recording, which is contrary to General Note #15.
17. The frontage along Valley View Road (a local street), Mount Pleasant Road (a collector street) and West Risser Mill Road (a local street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening (dedication of additional right-of-way is being proposed). (119-52.J(3)(a)). The required cartway width for a collector street outside of the urban growth area is 32 feet. The required cartway width for a local street outside of the urban growth area is 24 feet.
18. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at the time of development, the developer shall deposit funds with the Township in the amount of 110% of the cost of improvements, or the applicant shall enter into an agreement that would defer road improvements to a time the Township would deem such road

improvements as feasible (119-52.J(3)(d)). The required improvements would include pavement widening on primarily State Routes. A portion of Mount Pleasant Road is a Township road with no immediate plans for widening. There are also no improvements proposed with this project that would increase traffic on these roads; therefore, a deferred road improvements agreement would be an acceptable alternative.

19. Conservation easements shall be provided surrounding the limits of riparian corridors, wetlands, floodplains, mature forests and other environmentally sensitive areas as defined by Chapter 135, Zoning (119-56.H).
20. The unlabeled lot line markers shall be labeled on the plan (119-57.A). There are two lot line markers associated with existing Lot 1 that are unlabeled. Additionally, there are symbols for existing markers shown along the centerline of all the roadways that are unlabeled.
21. Whenever a floodplain is located within or along a lot, the plan shall include the following (119-58.B(2)):
 - a. The locational dimensions from the centerline of the watercourse, along both sides of the watercourse.
22. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lancastercivil.com or via telephone at 717-799-8599.

Sincerely,



Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc:

- Patricia Bailey, Township Secretary (via email)
- Josele Cleary, Esquire, Township Solicitor (via email)
- Renee Addleman, Planner, LCPC (via email)
- David Bitner, PE, Bitner Engineering (via email)



Subdivision/Land Development Plan Review

Plan Name

Heisey Property

S/LD #

91-92-4

Project Description

Subdivision and lot consolidation of 3 lots.

Gross Acreage

62.88

Date of Completed Application Receipt

01/12/2024

Date of Review

02/06/2024

Municipality/Municipalities

Mount Joy Township

Project Address(es)

1660 Mount Pleasant Road, Mount Joy; 1665 Mount Pleasant Road, Mount Joy

Project Location/Direction and Distance

Located at the intersection of W. Risser Mill Road and Mount Pleasant Road

Parcel Account Number(s)

4617240800000; 4616462900000;
4611912100000

Existing Zoning District(s)

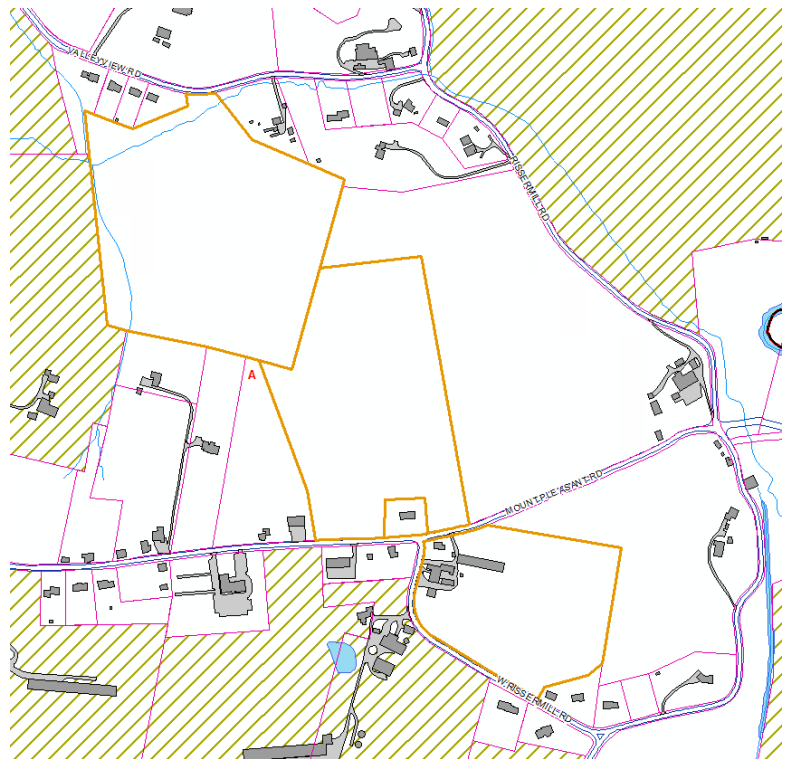
Mount Joy Township: Agricultural

Existing Land Use(s)

Agricultural, Residential

Designated Growth Area**places2040 Character Zone**

Agriculture Preservation, Agriculture Conservation

**Owner Name**

John M. Heisey

Applicant Name

John M Heisey

Consulting Firm**LCPD's Regional Liaison**



Subdivision/Land Development Plan Review

Bitner Engineering, LLC

Renee Addleman

places2040 Consistency

Comments Regarding Site Design

1. Because County records indicate that existing Lots 1 and 3 are enrolled in the Clean and Green preferential assessment program, the following note should be provided on the plan: "NOTICE: According to County records, the subject property may be subject to the Pennsylvania Farmland and Forest Land Assessment Act of 1974, (a.k.a. the Clean and Green Act), Act 319 of 1974, P.L. 973; 72 P.S. 5490.1, as amended, and as further amended by Act 156 of 1998, as amended. These Acts provide for preferential property tax assessment and treatment. It is the property owner's responsibility to be aware of the laws, rules and regulations applicable to his or her property, including the provision that: (a) preferential property tax assessment and treatment will remain in effect continuously until the land owner changes the agricultural use from the approved category, or if a transfer, split-off or separation of the subject land occurs; (b) if a change in use occurs, or if a conveyance, transfer, separation, split-off or subdivision of the subject land occurs, the property owner will be responsible for notifying the County Assessor within 30-days; (c) the payment of roll-back tax, plus interest, for the period of enrollment, or a period not to exceed 7-years, whichever is less, may be required;(d) if the property owner fails to notify the County Assessor within the 30-day period, prior to the land conveyance, the property owner may be subject to a \$100.00 civil penalty; (e) if the property owner fails to pay the roll-back tax, a municipal lien could be placed on the property under existing delinquent tax law."
2. Per General Note 12, revised deeds for the resultant lots should be recorded as part of this plan approval.
3. The plans should depict the location of the 100' well isolation areas for all on-lot wells.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.

Lancaster County Planning | 150 North Queen Street, Suite 320 | Lancaster, Pennsylvania 17603 | 717-299-8333 | lancastercountypa.gov/planning

**PROPOSED MOTION FOR THE LOT LINE CHANGE PLAN
FOR HEISEY PROPERTY
M.J.T.P.C. File # 24-03-LLCP**

I move that the Township Planning Commission grant the following waivers:

- a) §119-31.C(3) – existing features within 200’ of the subject tract
- b) §119-52.J(3)(A) – improvements to existing roadways
- c) §113-43.I(5) – existing features within 200’ of the subject tract

And having granted such waivers, grant approval of the Lot Line Change Plan for Heisey Property (the “Plan”) prepared by Bitner Engineering, Drawing No. 2023116-001, dated 1/5/2024, under Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer’s review letter dated March 21, 2024.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated January 16, 2024.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated October 11, 2022.
4. Applicant shall record deeds with perimeter legal descriptions for each of the three lots within 30 days after the Plan is released for recording.
5. Applicant shall submit a fully executed Agreement Providing for Grant of Public Right-of-Way, which shall be acceptable to the Township Solicitor and in recordable form. Additional right-of-way shall be provided along Mount Pleasant Road, Valley View Road, and West Risser Mill Road as identified on the Plan as “Proposed Ultimate R.O.W. Line”.
6. Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for road widening along the public road frontages. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall submit a fully executed Agreement Providing for Grant of Conservation Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
8. If the proposed lot markers and monuments are not set prior to the release of the final Plan for recording, applicant shall submit a fully executed Land Development Agreement in a form acceptable to the Township Solicitor.
9. If the proposed lot markers and monuments are not set prior to the release of the final Plan for recording, applicant shall submit financial security to guarantee them in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.

[3-21-2024]

10. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A
LOT LINE CHANGE PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**HEISEY PROPERTY
M.J.T.P.C. File # 24-03-LLCP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on March 25, 2024, upon the approval of the Lot Line Change Plan for Heisey Property (the “Plan”) prepared by Bitner Engineering, Drawing No. 2023116-001, dated 1/5/2024. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer’s agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: _____

Signature

Printed Name

Title