



LANDWORKS CIVIL DESIGN, LLC

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LETTER OF TRANSMITTAL

Via Hand Delivery

January 3, 2023

Justin Evans
Township Manger / Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: 283 Commerce Center – Building #1
Final Land Development Plan
Mount Joy Township
Lancaster County, PA

Dear Mr. Evans:

Per our recent discussions, please find the enclosed Final Land Development Plan for 283 Commerce Center – Building #1 & associated documentation. Submission fee checks will be delivered under a separate cover. Additionally, on behalf of the applicant, I request the following waivers from the Mount Joy Township Stormwater Management Ordinance (Chapter 113) and the Subdivision and Land Development Ordinance (Chapter 119):

§113-32.A.(2)(c) – Maximum Loading Ratios

This section requires the applicant to construct stormwater management facilities with the maximum loading ratio in karst areas of 3:1 impervious drainage area to infiltration area and 5:1 total drainage area to infiltration area. The maximum loading ratio in nonkarst areas shall be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area. This section allows for higher ratios to be approved by the Township Engineer if justification is provided. Due to the low infiltration rates achieved by the geotechnical testing and the recommendation of the geotechnical engineer, the site has been designed to utilize Manage Release Concept (MRC) facilities. These facilities have been designed to standards developed by the Pennsylvania Department of Environmental Protection (PaDEP) which establishes a facility footprint based on a combination of tributary impervious area, local rainfall data, and maximum ponding depth. As such, the applicant requests a waiver of this section.

§113-37.A.(1)(e)[3] – Maximum Emergency Spillway Width

This section requires the applicant to construct stormwater management facilities with a maximum emergency spillway of 50 feet. Due to the large size of the site, the large size of the proposed stormwater management facilities, and the high quantity of stormwater runoff, utilizing a maximum emergency spillway of 50 feet is not

1195 Virginia Avenue, York, PA 17403

Camp Hill, PA
(717) 579-0074

York, PA
(717) 891-1195

practical. Additionally, concentrating a high flow rate in an emergency situation into an undersized emergency spillway could result in additional soil erosion, stream degradation, and even basin failure. As such, the applicant requests a waiver of this section. It should be noted that the proposed stormwater facilities have been designed to not engage the emergency spillway up to and including the 100-year storm event. It should also be noted that the proposed emergency spillways have been designed to pass the entire 100-year flow assuming the primary outlet structure is clogged while providing adequate freeboard.

§119-25 – Preliminary Review Process

This section requires the applicant to submit Preliminary Land Development Plans for review prior to the review of Final Land Development Plans. The applicant requests a waiver of this section with the justification that the submitted plans have been designed to Final Land Development Plan standards. Additionally, the plans do not propose any significant public improvements or create any new lots.

§119-31.A.(3) – Plan Sheet Size

This section requires the applicant to submit plans with the sheet size of 24" x 36". The applicant requests a waiver of this section with the justification that the submitted plans (30" x 42") more adequately depict the proposed improvements. The larger sheet size allows more information to be placed per page at a legible scale. Further, the submitted plans have been designed to meet all other drafting standards.

§119-52.I.(1)(c) – Minimum Horizontal Curve (Steel Way)

This section requires the applicant to provide a minimum horizontal curve of 230 feet on all proposed streets that have a speed limit of 30 miles per hour. The horizontal curve of the centerline of the existing right-of-way that was dedicated by the prior recorded plan (J-234-0114) has a radius of 175 feet. Accordingly, the proposed Steel Way extension has been designed with a horizontal curve radius of 175 feet at the curve closest to the proposed intersection with Mount Pleasant Road. As such, the applicant requests a waiver of this section. It should be noted that southern horizontal curve has been designed with a radius of 230 feet.

§119-52.J.(3) – Improvement of Existing Streets and Intersection (Stauffer Road)

This section requires the applicant to improve all abutting streets to the ultimate width in accordance with Subsection J or as indicated on the Township Official Map, whichever is greater. The applicant requests a waiver of this section as it applies to Stauffer Road, a local road which fronts the southeast corner of the subject property. The project has been designed to encourage traffic to flow towards the proposed Steel Way extension and thus away from Stauffer Road. As such, negligible traffic impacts are anticipated to Stauffer Road.

§119-52.M.(3) – Minimum Length of Cul-De-Sac (Steel Way)

This section requires the applicant to provide a minimum cul-de-sac street length of 250 feet. The proposed extension of Steel Way to an intersection with Mount Pleasant Road will result in the existing Steel Way cul-de-sac having a length less than 250 feet. It should be noted that after the proposed improvements are completed, the remaining cul-de-sac will only serve one property via one driveway while the remaining four properties will be served by a through road which connects Cloverleaf Road to Mount Pleasant Road. As such, the applicant requests a waiver of this section.

Please include this plan on the Planning Commission Meeting Agenda for January 23, 2023. Enclosed is the following:

1. One (1) copy of the Land Development Application
2. Five (5) full size copies of Final Land Development Plan
3. Eight (8) 11"x17" size copies of Final Land Development Plan
4. Two (2) copies of Post-Construction Stormwater Management Report
5. One (1) copy of Geotechnical Report for Stormwater Management
6. One (1) copy of Waters of the U.S. Delineation Report

If you have any questions or comments, please contact me at our York office.

Sincerely,

LANDWORKS CIVIL DESIGN, LLC



Jeremy Bittinger, E.I.T.
Project Manager

CC: Pannattoni Development Co. (Attn: Joe Peters)