



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.: 24-10-FLDP	Date of Receipt/Filing: April 18, 2024
School District: Donegal	<input checked="" type="checkbox"/> 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: Raffensperger Final Land Development Plan - Phase 1			
Plan No.:	019792000	Plan Date:	April 12, 2024
Location: Scheaffer Road, Mount Joy Township, Lancaster County, PA			
Property Owner: KGH Development			
Owner Address: Scheaffer Road, Elizabethtown, PA 17022			
Telephone No.: 717-560-9095			
E-mail: ghorst@horst-son.com			
Deed Reference: Instr. 6499585		Tax Parcel No.: 460-18238-0-0000	
Plan Type:	<input type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
	<input type="checkbox"/> Lot Line Change	<input type="checkbox"/> Minor Agricultural or Land Development	
Description: 53 dwelling units single-family residential development			
Zoning District: R2-Medium Residential			
Is a zoning change necessary?		If yes, please specify:	
<input type="checkbox"/> No			
Is/was a zoning variance, special exception, or conditional use approval necessary?			If yes, attach ZHB decision.
<input type="checkbox"/> No			
Total Acreage: 33.97			
Name of applicant (if other than owner): KGH Development			
Address: 150 North Pointe Blvd., Lancaster, PA 17601			
Telephone No.: 717-560-9095			
E-mail: ghorst@horst-son.com			
Firm which prepared plan: RETTEW Associates, Inc.			
Address: 3020 Columbia Avenue, Lancaster, PA 17603			
Phone No.: 484-798-9782			
Person responsible for plan: Kim Fasnacht, Project Manager			
E-mail: kim.fasnacht@rettew.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 #	53	53	Mixed Use		
Agricultural			Single Family Detached	53	53
Commercial			Duplex		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		
Total Square Feet of Ground Floor Area (building footprint):					
Total Square Feet of Existing Structures (all floors):					
Total Square Feet of Proposed Structures (all floors):					
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:					
Linear feet of new street:			3,250 LF +/-		
Identify all street(s) not proposed for dedication:					

Type of water supply proposed:

x	Public (Live)		Community
	Public (Capped)		Individual

Type of sanitary sewage disposal proposed:

x	Public (Live)		Community
	Public (Capped)		Individual

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

Kimberly M Farnacht

Signature of Landowner of Applicant

Agent on behalf of Applicant

April 18, 2024

Date

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

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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

May 17, 2024

VIA EMAIL

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

Re: Final Land Development, Subdivision and Lot Add-On Plan for Raffensperger –
Phase 1
Our File No. 10221-1

Dear Justin:

I have been provided with a copy of the Final Land Development, Subdivision and Lot Add-On Plan for Raffensperger – Phase 1 (the “Phase 1 Plan”) relating to the tract of land on the south side of Sheaffer Road held by KGH Development, Inc. (“Developer”) identified as Lancaster County Tax Account No. 460-43546-0-0000 (the “Property”). This letter will set forth comments on the Phase 1 Plan.

The Phase 1 Plan proposes the development of the eastern portion of the Property. However, it also includes some areas on the western portion of the Property for installation of fencing along the Sheaffer Road frontage of the existing conservation easement area. The Phase 1 Plan also provides for the conveyance of a small, triangular portion of the Property to Richard A. Erb and Grace M. Erb. If the Planning Commission approves the Phase 1 Plan, there should be a condition that Mr. and Mrs. Erb record a deed with a perimeter legal description incorporating their existing land and the small triangular tract.

The Phase 1 Plan will require extensive documentation. There must be a Storm Water Management Agreement and Declaration of Easement for the many storm water management facilities the Phase 1 Plan proposes. In addition to Developer, J. Leon Rutt must be a party to the Storm Water Management Agreement because substantial portions of Infiltration Basin 3 and Infiltration Basin 5 will be installed on his property identified as 300 Jonlyn Drive. I have reviewed the website of the Office of the Recorder of Deeds. There are no mortgages against either the Property or the lands or Mr. Rutt, so there is no need for any Joinders by Mortgagee for the Storm Water Management Agreement.

Justin S. Evans, AICP, Community
Development Director/Zoning Officer
May 17, 2024
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There is to be a homeowners' association (the "Association") created, and the Association must be a party to the Storm Water Management Agreement. The Storm Water Management Agreement cannot be prepared until the Association is incorporated. We must review the Declaration for the Association to confirm that it includes the responsibility to maintain the storm water management facilities. The Declaration must specifically provide that the Association will maintain the storm water management facilities on Mr. Rutt's property and the landscaping within the Landscape Easement on Mr. Rutt's property. See General Note 59.

Sheet 2 of the Phase 1 Plan contains a maximum impervious surface coverage for each lot and an assumed impervious coverage for the storm water management facilities. Rettew Associates, Inc. ("Rettew") should prepare an exhibit identifying each lot and the maximum impervious surface coverage for storm water management purposes. This exhibit would be Exhibit B to the Storm Water Management Agreement. Rettew should prepare an exhibit providing detailed maintenance responsibilities for the storm water management facilities to be included as Exhibit A to the Storm Water Management Agreement. The Township Engineer must review and approve that exhibit.

There are retaining walls which extend over Lots 36 – 37, 39 – 40, and 41 – 42. Page 17 of the Phase 1 Plan shows access easements from Grouse Hill Drive and Sheaffer Road to reach those retaining walls. The maintenance responsibility for those retaining walls must be addressed in the Declaration to give the Association the power to maintain the retaining walls. General Note 76 states that all retaining walls are to be maintained by the Association.

Sheet 17 of the Phase 1 Plan shows snow stockpile easements on Lots 37, 47, 49, 60, and 82. There must be an Agreement Providing for Grant of Road Maintenance Easement for those areas. There should be a legal description and a plan, no larger than 8½ inches by 11 inches, for each easement. The Agreement Providing for Grant of Road Maintenance Easement should grant the easements with a statement that they are in favor of the Township if the Township elects to accept dedication of one or more of the streets. The Township is not obliged to accept dedication of any of the streets on the Phase 1 Plan.

Developer must convey the additional right-of-way for Sheaffer Road and for Market Street (SR 0230) to the Township. It would be beneficial to have all of the additional right-of-way conveyed at the same time even though the portion of the Property abutting South Market Street will not be developed until Phase 2.

Grouse Hill Drive extends to the eastern property line of the Property, and a temporary turnaround is to be installed on the adjoining land held by GRH 1, LLC ("GRH 1") which is proposed to be developed with Westbrooke IV. The area of that temporary turnaround does not meet requirements for Liquid Fuels Tax allocation. The Phase 1 Plan indicates that all of the streets are to be dedicated to the Township. If the applicable phase of Westbrooke IV is not completed by the time the streets are ready for acceptance (if the Township desires to accept the

Justin S. Evans, AICP, Community
Development Director/Zoning Officer
May 17, 2024
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streets) the Township should not accept the portion of Grouse Hill Drive which is east of its intersection with Whisper Lane.

The Phase 1 Plan does not have certificates of ownership. There must be four certificates of ownership: Developer, Mr. and Mrs. Erb, J. Leon Rutt, and GRH-1.

General Note 14 on the Phase 1 Plan states that there will be a fee in lieu of dedication. This fee must be calculated and paid before the Phase 1 Plan is released for recording.

The cover sheet of the Phase 1 Plan states that there are four off-street parking spaces on each lot, two in the garage and two in the driveway. The Phase 1 Plan indicates that the two spaces in the driveway will be located in front of the garage. Section 135-342.B of the Zoning Ordinance generally prohibits stacked parking. Section 135-342.B(1) contains an exception for single family dwellings located along a local road if the street is “of sufficient width to permit on-street parking along one or both sides of the street” and “the number of useable on-street parallel parking spaces shall be greater than or equal to the number of required spaces which are stacked spaces”. The Phase 1 Plan does show two non-stacked off-street parking spaces. Developer should either correct the cover sheet of the Phase 1 Plan to show that each lot has two off-street parking spaces, not four off-street parking spaces, or the Developer should provide the required number of on-street parallel parking spaces.

I recommended in my review of the Preliminary Plan that that Planning Commission impose a condition that Developer provide both the Township and each lot purchaser with a plan of each individual lot showing all of the easements and the much smaller building area. This plan should also show all areas of grading that are outside of the proposed easements. Many of the lots will have minimal area for the dwelling and any accessory structures the eventual lot owners may desire. By way of example, Lot 49 contains 19,194 square feet, but the vast majority of Lot 49 is part of Infiltration Basin 5 or the grading for Infiltration Basin 5 and is subject to an extensive drainage easement as well as a snow stockpile easement. Lot 42 is 28,582 square feet but contains a portion of Infiltration Basin 3, a conservation easement for the riparian buffer, grading, and an easement for the retaining wall. The largest lot, Lot 43 which contains 38,083 square feet, contains a large portion of Infiltration Basin 3 as well as a conservation easement. The developable area is minimal.

The Phase 1 Plan continues to identify “non-building areas”. Lot 49 contains an extensive “non-building area”. That area is part of Infiltration Basin 5 and is subject to a drainage easement. What is the purpose of designating the portion of Lot 49 as a non-building area? If there is some reason for this designation, why are the large areas of Lots 42 and 43 which are subject to drainage easements and conservation easements not designated as non-building areas?

One side each of Grouse Hill Drive, Whisper Lane, Crossgate, and Arborgate is designated as a no parking area. The Planning Commission should impose a condition that all of the no

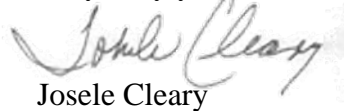
Justin S. Evans, AICP, Community
Development Director/Zoning Officer
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parking signs be installed prior to the issuance of the first certificate of occupancy for a dwelling on such street. This may prevent residents from being upset if the Township accepts the street and begins to enforce the no parking regulations.

General Note 59 on the Phase 1 Plan states that an "O & M Agreement" shall be recorded to indicate location and responsibility for maintenance of the facilities to be located on the properties of Mr. Rutt and GRH-1. We must be provided with a copy of that document or documents for review and approval. The Association should be a party to the Agreement or Agreements once it is incorporated.

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

Very truly yours,

A handwritten signature in cursive script that reads "Josele Cleary". The signature is written in dark ink and is positioned above the printed name.

Josele Cleary

JC:sle
MUNI\10221-1(7nn)\240426\71

cc: Patricia J. Bailey, Secretary (via email)
Benjamin S. Craddock, P.E. (via email)
Kimberly M. Fasnacht, PMP, LEED AP, Project Manager (via email)

May 22, 2024

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

Via email: justin@mtjoytp.org

Re: Raffensperger
Final Subdivision, Land Development, and Lot Add-On Plan
Township Permit No. 24-10-FLDP
LCEC Project No: 25-113

Dear Mr. Evans,

We have received a final subdivision, land development, and lot add-on plan submission from Rettew Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Final Land Development, Subdivision, and Lot Add-On Plan (Phase 1) dated April 12, 2024
- Post Construction Stormwater Management (PCSM) Plan revised August 30, 2023
- Supplemental Post Construction Stormwater Management (PCSM) Report dated April 18, 2024
- Erosion and Sediment Control Plan revised August 30, 2023
- Wetlands Memorandum dated June 11, 2019
- PNDI receipt dated May 11, 2023
- ERSA Capacity Certification dated February 19, 2021
- Elizabethtown Borough Wastewater Capacity Certification dated March 15, 2021
- Act 537 Planning Approval Letter- Revision dated November 3, 2021
- ERSA Preliminary Land Development Plan Review Letter dated September 23, 2021
- EAWA Capacity Request Response dated December 17, 2020
- Lancaster County Wide Communications Street Name Approval dated August 8, 2021
- Raffensperger Tract Trip Generation Report dated February 20, 2024
- WQG-02 Water Quality Management General Permit dated March 14, 2022
- NPDES Individual Permit dated June 2, 2023

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

Zoning Ordinance

1. A garage shall be considered a parking space only if access can be provided without needing to move any other vehicle (135-342.B). The number of proposed spaces for the



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Single-Family Attached use shown in the Parking Tabulation Phase 1 table on the Cover Sheet shall be consistent with this requirement.

Subdivision and Land Development Ordinance

2. The Phase 1 boundary line shown on the plans shall be consistent with the proposed lot lines in Phase 1 (119-27).
3. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
4. The remaining lands lot shall be listed as a subtract tract (119-31.B(3)).
5. The building setback lines shall be shown for the remaining lands lot (119-31.D(5) & 119-55.A).
6. The Utility Design Certification and the Preliminary Design Review Certificates for water and sewer shall be removed from the plans (they are preliminary plan requirements) (119-34.E(1)).
7. Bearings and distances shall be provided for the right-of-way per Instrument No. 2019-0492-J shown on the plans (119-35.D(1)).
8. Bearings and distances shall be provided for all lot lines. Data (e.g. arc, chord, bearings) shall be provided for all curves (119-35.D(2)).
9. Top and bottom wall elevations shall be provided for the western portion of the proposed retaining wall along Sheaffer Road (119-35.D(5)).
10. All certificates shall be executed prior to final plan approval (119-35.E).
11. The Planning Commission Final Plan Approval Certificate from Appendix No. 9 shall be used (119-35.E(1)(b)).
12. The certificate of ownership, acknowledge of plan and offer of dedication from Appendix No. 10 shall be shown on the plans (119-35.(1)(c)).
13. Written notice shall be provided from the public water provider's engineer and the public sewer provider's engineer that all proposed improvements have been designed to the standards of the Township, the public water provided and/or the public sewer provider (119-35.E(2)(e) & (f)). The written notice shall also confirm that financial guarantees for the public water and/or sewer improvements have been received.
14. Written notices from the emergency service providers that will serve as the primary responders for the land development shall be submitted indicating that the building layout is satisfactory and will not present any obstacles or other problems for emergency responders to the land development (119-35.E.(2)(h)).
15. Legal descriptions for easements to be dedicated to the Township, including but not limited to, drainage easements and snow stockpile easements, shall be provided (119-35.E(4)(a)).
16. Legal descriptions for the right-of-way proposed for dedication to Mount Joy Township shall be provided (119-35.E(4)(b)).
17. A Stormwater Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor shall be executed and recorded (119-35.E(4)(c), 119-56.E & 113-62).

18. Prior to final plan approval, recordable easements will be required for the storm drainage facilities located on adjoining tracts (119-35.E(4)(e)).
19. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
20. A copy of the deed with the perimeter description of an enlargement of an existing lot shall be provided prior to the final release of financial security (119-35.E(4)(g)). Tract #1 (the Richard A. & Grace M. Erb property) shall meet this requirement.
21. A construction cost estimate and financial security shall be provided (119-41 & 113-60).
22. The entire frontage along Sheaffer Road and South Market Street (S.R. 0230) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map(119-52.J(3)(a)).
23. 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)).
24. Deeds to lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (119-52.L).
25. Footer details and mounting details shall be provided for the streetlights (119-52.O.(7)).
26. A note shall be added to the plans stating that prior to the dedication of streetlights to the Township, all costs associated with streetlighting shall be the responsibility of the developer (119-52.O(9)(a)).
27. A note shall be added to the plans that all costs associated with streetlights not dedicated to the Township are the responsibility of the developer or homeowners' association (119-52.O(9)(b)).
28. The minimum compacted depth and size of the pavement material shown in the Paving Sawcut detail shall be confirmed (119-52.R(1)).
29. Since Sheaffer Road is a collector street, the asphalt base course thickness shall be 6" in the Typical Road Section in accordance with Appendix No. 16 (119-52.R(1)).
30. The Permanent Township Roadway And Shoulder Pavement Restoration (Sheet 25) detail shall be in accordance with Appendix No. 17 (119-52.R(8)(b)[3]).
31. The sidewalk width shown on the Elevation View of the Type 2 Single Curb Cut Ramp detail shall be revised to be 5' (119-53.B(4)).
32. The locations of the vertical curb to slant curb transitions shall be clearly shown on the plans (119-53.C(2)).
33. The 6" reveal shown on the End Curb Transition Detail shall be corrected (119-53.C(2)(a)).
34. Deeds for all lots shall contain the requirement that nothing shall be placed, planted, set or put within an easement that would adversely affect the function of the easement or conflict with the easement agreement (119-56.B).

35. Snow removal stockpile easements shall be provided at the end of the temporary cul-de-sac. A legal description of this easement shall be provided prior to approval of the final plan (119-56.G).
36. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

Stormwater Management Ordinance

37. The following erosion and sediment control items shall be addressed (113-31.E & 113-43.K):
 - a. Matting shall be provided on the 3:1 slopes at the end of the retaining wall.
 - b. The construction sequence shall be updated to reflect the proposed improvements in Phase 1.
 - c. The applicant shall provide the most recent revisions of the PCSM and E&S plans (the current submission includes plans with a revision date of August 30, 2023; however, plans with a revision date of November 30, 2023 were provided during the preliminary plan application).
38. The underdrain for Infiltration Basin 6 shall be shown on the plans (113-37.A.(1)(c)[2]).
39. The infiltration basin details shall include the requirement that the minimum trench depth for the impervious core shall be two feet below existing grade (113-37.A.(3)(a)[2][a]).
40. A ten-inch reveal shall be provided for the Type "C" inlet shown in the PennDOT Type C Inlet detail to account for a two-inch inlet depression (113-37.C(1)(b)[2]).
41. Flared end section FES-1 shall be of the same material as the connecting pipe (HDPE) (113-37.C(9)(c)).
42. The landowner shall execute the final documents prior to final plan approval (113-41.B).
43. The clay core / key trench dimensions shown in the Altered Construction Detail #7-17 should be consistent with the clay core / key trench shown in the Infiltration Basin construction details (113-43.J.(5)).
44. The Clay Dike Detail shall be removed from the Phase 1 plans (this improvement is only proposed in Phase 2) (113-43.J(5)).
45. The dimensions of the orifice shown in Infiltration Basin 3- Outlet and Embankment Detail shall be 12" x 3" (113-43.J(5)).
46. An operation and maintenance (O&M) agreement shall be provided (113-62).

Traffic

47. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. Therefore, the development shall be assessed a traffic impact fee based on the number of new P.M. peak hour trips generated by the development. Based on the 11th Edition of the ITE Trip Generation Manual, the calculation of this fee would be as follows:

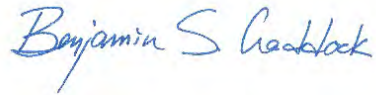
53 single family units = 54 new P.M. peak hour trips

54 new P.M. peak hour trips x \$1,766/new P.M. peak hour trip = \$95,364

The impact fee is payable at the time of building permit issuance.

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,

A handwritten signature in blue ink that reads "Benjamin S. Craddock".

Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Justin Evans, Township Community Development Director/Zoning Officer (via email)
Patricia Bailey, Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Renee Addleman, Planner, LCPC (via email)
Gerry Horst, Horst and Son (via email)
Kyle Horst, Horst and Son (via email)
Kim Fasnacht, Rettew (via email)
Eric Hout, Lancaster County Conservation District (via email)