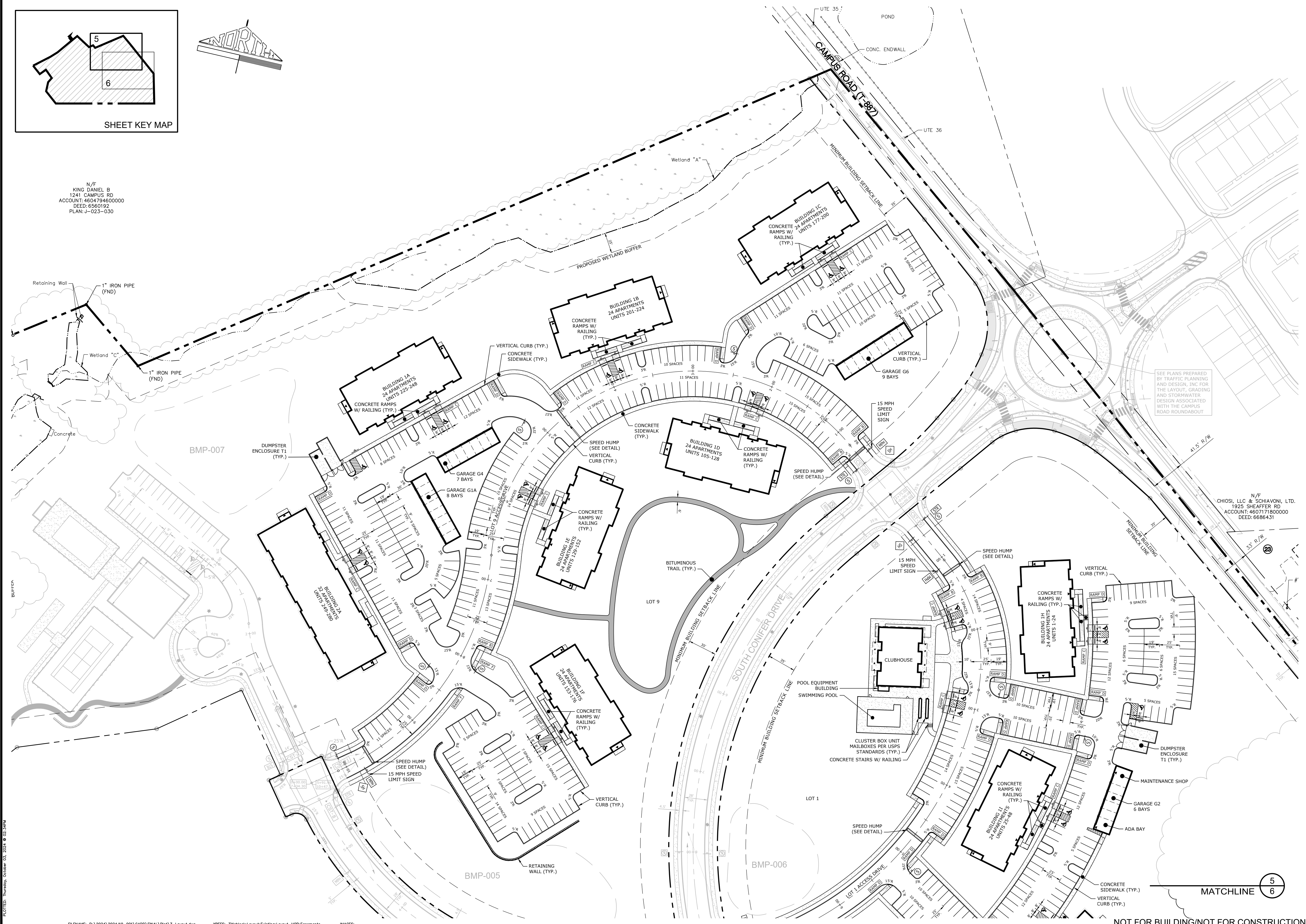


N/F
KING DANIEL B
1241 CAMPUS RD
ACCOUNT: 4604794600000
DEED: 6560192
PLAN: J-023-030



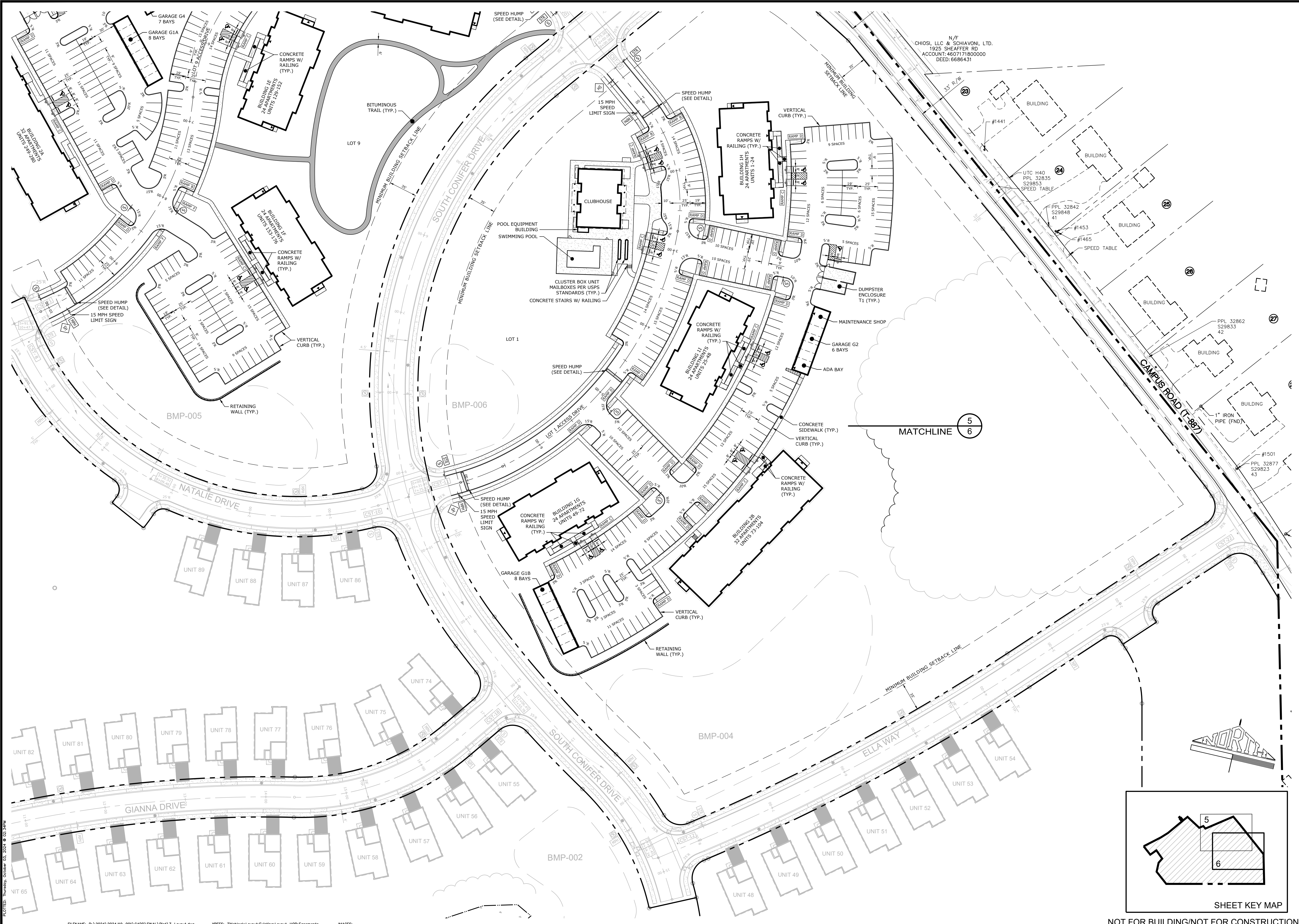
SEE PLANS PREPARED BY TRAFFIC PLANNING AND DESIGN, INC FOR THE LAYOUT, GRADING AND STORMWATER DESIGN ASSOCIATED WITH THE CAMPUS ROAD ROUNDABOUT

N/F
CHIOSI, LLC & SCHIAVONI, LTD.
1925 SHEFFER RD
ACCOUNT: 4607171800000
DEED: 6686431

<p>MANAGER: CHRIS VEMARCHICK DESIGN BY: NGS DRAWN BY: NGS</p>		<p>CHECKED BY: CV CHECKED BY: CV</p>	
<p>CLIENT: 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428 (671) 276-3184</p>		<p>SCALE: 1" = 50' 0 50 100 150'</p>	
<p>PROJECT TITLE: 1376 CAMPUS ROAD - PHASE 1B FINAL LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE: LAYOUT PLAN</p>	
<p>Land Planning Landscape Architecture Civil Engineering 53 West Jones Street, #1100 P.O. Box 1100 17717-1138 FAX: (717) 335-8277 241 W. Philadelphia Street 17717-844-010 320 N. Market Street 17717-8827-115 www.rgsassociates.com</p>		<p>ASSOCIATES</p>	
<p>DATE: AUGUST 9, 2024 PROJECT NO.: 2024J19-001 LCPC NO.: 21-49-2A</p>		<p>SHEET NO.: 5 OF 35</p>	

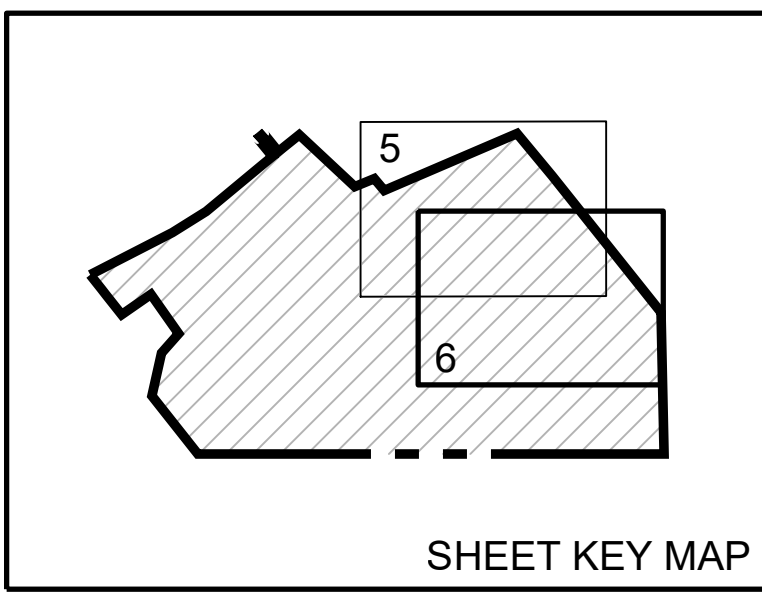
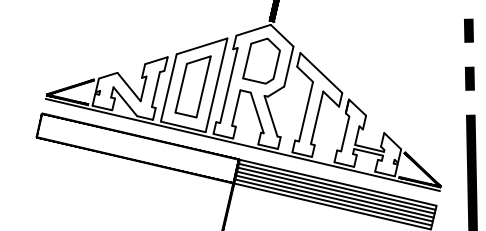
PLOTTED: Thursday, October 03, 2024 @ 02:28PM

NOT FOR BUILDING/NOT FOR CONSTRUCTION



N/F
 CHIOSI, LLC & SCHIAVONI, LTD.
 1925 SHEAFFER RD
 ACCOUNT: 460717180000
 DEED: 6686431

MATCHLINE
 5
 6



PROJECT TITLE 1376 CAMPUS ROAD - PHASE 1B FINAL LAND DEVELOPMENT PLAN		CLIENT 1376 CAMPUS ROAD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 580 WEST CONSHOHOCKEN, PA 19428		MANAGER: CHRIS VEMARCHICK		CHECKED BY: CV	
SHEET TITLE LAYOUT PLAN		PROJECT NO. 21-49-2A		DRAWN BY: NGG		CHECKED BY: CV	
LAND PLANNING Landscape Architecture Civil Engineering 53 West Jones Street, #1100 (771) 715-3388 FAX: (771) 335-8277 241 W. Philadelphia Street (771) 884-2010 328 N. Market Street (771) 882-1815 E-mail: info@rsgassociates.com www.rsgassociates.com		MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.		SCALE 1" = 50' 0 50 100 150		NO. BY: 1 DATE: 10/2024 REVISION:	
DATE: AUGUST 9, 2024 PROJECT NO.: 2024/19-001 LCPC NO.: 21-49-2A		SHEET NO.: 6 OF 35		NOT FOR BUILDING/NOT FOR CONSTRUCTION			

PLOTID: Thursday, October 03, 2024 @ 02:28PM

LAW OFFICES

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EPHRATA, PA 17522
717-733-2313

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

October 5, 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 Plan for 1376 Campus Road – Phase 1B
Our File No. 10221-1

Dear Justin:

I have received the resubmission of the Final Land Development Plan for 1376 Campus Road – Phase 1B (the “Phase 1B Plan”) from RGS Associates (“RGS”). I reviewed the initial draft of the Phase 1B Plan by letter dated September 21, 2024. That letter also addressed the documents which attorney Claudia Shank, counsel to 1376 Campus Road Associates, LLC (“Developer”), forwarded. To date Ms. Shank has not responded to the issues raised in my letter relating to the documents. This letter will therefore provide comments only upon the revised Phase 1B Plan.

As indicated in my September 21 letter, Developer previously submitted the Declaration of Covenants and Restrictions for Campus Road, a Planned Community (the “Planned Community Declaration”) and the Declaration of Condominium for 1376 Campus Road, a Condominium (the “Condominium Declaration”). As of the date of this letter, neither the Planned Community Declaration nor the Condominium Declaration has been recorded. Various notes on the Phase 1B Plan indicate that there will be a planned community and a condominium and the associations for the planned community and the condominium will have certain responsibilities. For example, Municipal Specific Note 3 indicates that certain maintenance responsibilities will be assigned to the “Planned Community Association”. General Note Storm Drainage 1 indicates that the “Planned Community Association” will be responsible for the maintenance of some storm water management facilities and the “Condominium Association” will be responsible for other storm water management facilities. We strongly recommend that the Planning Commission impose a condition that the Planned Community Declaration and the Condominium Declaration be recorded before the Phase 1B Plan is released for recording.

Municipal Specific Note 13 relates to the payment of transportation impact fees and states that the “Applicant may enter into an agreement with the Township to seek a credit for the traffic

Justin S. Evans, AICP, Community Development Director/Zoning Officer
October 5, 2024
Page 2

impact fees”. Developer and Meridian Heights Partners LLC entered into such an agreement with the Township dated July 10, 2024, which was recorded on August 27, 2024, at Document No. 20246797225. Municipal Specific Note 13 should specifically reference this recorded agreement.

Some portions of the Phase 1B Plan were updated to reflect the Agreement Providing for Grant of Conservation Easement recorded at Document No. 20246797246 (the “Conservation Easement”). Other portions of the Phase 1B Plan do not accurately reflect the existence of the Conservation Easement. By way of example, Sheet 5 does not indicate that the entire area of the wetlands as shown within the “Proposed Conservation Easement” identified on Sheet 30 of the Final Subdivision & Land Development Plan for 1376 Campus Road – Phase 1A recorded at Document No. 2024-0333-J (the “Phase 1A Plan”) are governed by the Conservation Easement. The Conservation Easement identified the easement area as identified on Sheets 24 – 33 of the Phase 1A Plan. The Phase 1B Plan should show the entire amount of the easement and be consistent with the Phase 1A Plan. The delineated easement on Sheet 8 of the Phase 1B Plan does appear to be consistent with the recorded Conservation Easement.

As indicated in my prior letter, the Phase 1A Plan indicated utility easements. As of today, no utility easements for the Phase 1A Plan have been recorded. Those utility easements when recorded must be correctly included on the Phase 1B Plan.

We have been provided with a draft of an agreement among Developer, the Elizabethtown Area Sewer Authority, and the Township relating to sewer service. While that agreement appears to relate principally to development proposed by the Phase 1A Plan, it also references the apartment buildings proposed by the Phase 1B Plan. There are several issues with that agreement which I will address in a subsequent letter.

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

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(711)\241004\2\71

cc: Kimberly Kaufman, Township Manager (via email)
Patricia J. Bailey, Secretary (via email)
Benjamin S. Craddock, P.E. (via email)
Chris Venarchick, RLA (via email)
Claudia N. Shank, Esquire (via email)

October 24, 2024

Kim Kaufman
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: kkaufman@mtjoytp.org

Re: 1376 Campus Road
Final Subdivision and Land Development Plan – Phase 1B
Township Permit No. 24-16-FLDP
LCEC Project No: 25-100

Dear Mr. Kaufman,

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

- Response letter dated October 2, 2024
- Opinion of Probable Cost dated September 30, 2024
- Final Land Development Plan revised October 3, 2024
- Drainage Area Maps revised October 3, 2024
- Stormwater Management Report revised October 2, 2024

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

Subdivision and Land Development Ordinance

1. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
2. Property line descriptions shall be provided for the subject tracts (Lots 1 and 9) (119-31.B(14)).
3. All certificates shall be executed prior to final plan approval (119-35.E).
4. 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).
5. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
6. The Opinion of Probable Cost shall include all improvements that are part of Phase 1B that have not already been constructed from the preliminary plan and are not already included in the Phase 1A cost opinion (119-41 & 113-60.B). For example, not all of the riprap aprons, rock dissipators, rock filters, etc. associated with BMP-004, -005, -006 and 007 have been installed and these basins do not appear to have been included in the Phase 1A cost opinion. The number of trees shall be confirmed. Our office counted a total of 86 trees, which is not consistent with the cost opinion or the plant schedule on Sheet 23.



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

7. Recreational areas and facilities shall be provided (119-61). The minimum lot area which shall be dedicated is 15.12 acres (280 dwelling units x 0.054 acre per dwelling unit). The applicant has indicated the intent to provide a fee in lieu of dedicating park and open space. This fee (less the approved reduction for Phase 1B) shall be computed and paid prior to approval of the final plan.
8. 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

9. The landowner shall execute the final documents prior to final plan approval (113-41.B).

Traffic

10. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. The developer is constructing the Campus Road roundabout in lieu of paying the Impact Fees in accordance with the terms and conditions set forth in the Agreement for Construction of Roundabout.

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: Justin Evans, AICP, 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)
Christopher Lincoln, PE Traffic Planning & Design (via email)
Chris Venarchik, RLA, RGS Associates Inc. (via email)
Andy Miller, PE, Catalyst Commercial Development, LLC (via email)



Subdivision/Land Development Plan Review

Plan Name

1376 Campus Road - Phase 1B

S/LD #

21-49-2A

Project Description

To construct 11 apartment buildings consisting of 280 units on Lots 1 and 9, as well as a clubhouse and associated amenities in Phase 1B of a 5 phased development

Gross Acreage

128.5

Date of Completed Application Receipt

08/13/2024

Date of Review

09/04/2024

Municipality/Municipalities

Mount Joy Township

Project Address(es)

1376 Campus Road, Elizabethtown

Project Location/Direction and Distance

South side of Campus Road, east of Ridge Road, north of Sheaffer Road

Parcel Account Number(s)

4607260800000

Existing Zoning District(s)

Mount Joy Township: Medium Density Residential

Existing Land Use(s)

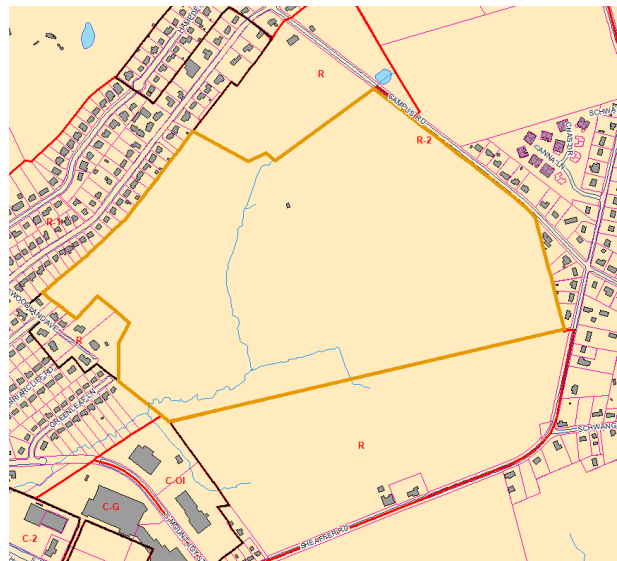
Agricultural

Designated Growth Area

Elizabethtown

places2040 Character Zone

Buildable Lands



Owner Name

1376 Campus Road Associates, LLC

Applicant Name

RGS Associates, Inc.

Consulting Firm

RGS Associates Inc.

LCPD's Regional Liaison

Renee Addleman



places2040 Consistency

Creating Great Places: Provide a greater supply and diversity of housing types to own and rent

This project phase increases the supply and diversity of housing types within the Township by providing 280 multi-family units.

Growing Responsibly: Grow where we're already growing

The project is located within the Elizabethtown Urban Growth Area where existing utilities and other necessary infrastructure are already present.

Growing Responsibly: Build more compactly and efficiently

This project phase has a proposed density of 7.08 du/acre, which exceeds the 6.5 du/acre recommended for the Elizabethtown UGA.

Comments Regarding Site Design

1. To encourage use of alternative modes of transportation, bicycle parking should be provided near the clubhouse and mailbox clusters.
2. Per the plan's Tree Protection Zone Fence Detail, Tree Protection Areas should encompass proposed Wetland 'A', the proposed Conservation Easement, and areas adjacent to Swales 19A and 19B. Construction activities, storage of materials, temporary parking, and/or soil contamination / compaction may not occur within these areas.
3. Per the December 2022 Zoning Hearing Board actions, signs should be provided to clearly indicate that proposed trails are open to the general public.

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.

**PROPOSED MOTION FOR THE FINAL LAND DEVELOPMENT PLAN
FOR 1376 CAMPUS ROAD – PHASE 1B
M.J.T.P.C. File # 24-16-FLDP**

I move that the Township Planning Commission grant approval of the Final Land Development Plan for 1376 Campus Road – Phase 1B (the “Plan”) prepared by RGS Associates, Drawing No. 20204J19-001, dated August 9, 2024, 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 October 24, 2024.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated October 5, 2024.
3. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of 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.
4. Applicant shall record the Planned Community Declaration and the Condominium Declaration prior to releasing the plan for recording.
5. Utility easements shown on the Phase 1A final plans shall be identified on the Phase 1B plan, as applicable.
6. Applicant shall pay \$473,677.00 as a fee-in-lieu of dedication of recreation land in accordance with §119-61 and as modified by the Mount Joy Township Board of Supervisors. The fee is due prior to releasing the plan for recording. Applicant shall waive any right to request any refund of such fee is not expended within any required time period.
7. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
8. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be 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.
9. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
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
FINAL LAND DEVELOPMENT PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**1376 CAMPUS ROAD – PHASE 1B
M.J.T.P.C. File # 24-16-FLDP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on October 28, 2024, upon the approval of the Final Land Development Plan for 1376 Campus Road – Phase 1B (the “Plan”) prepared by RGS Associates, Drawing No. 20204J19-001, dated August 9, 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