REPLER INVESTMENTS LP

SIDEWALK AND/OR CURB OBLIGATION ACKNOWLEDGMENTAND WAIVER

Mount Joy Township has waived the requirement that the Owner/Applicant install sidewalk and/or curb pursuant to Chapter 119, Sections 52.J (3)(a), of the May 21,2012, Mount Joy Township Subdivision and Land Development Ordinance (SALDO), as set forth below in consideration of and conditioned

The Owner/Applicant agrees that the Owner/Applicant, at the Owner/Applicant's sole cost and expense, install a sidewalk and/or curb along road frontage of the subject property according to the

- 1. Within 270 days of the date Owner/Applicant receives notice from the Township of an obligation to do so, Owner/Applicant shall (a) install a sidewalk and/or curb along the length of Hershey Road (Route 743) bordering the subject property (approximately 75 feet) and All sidewalks and/or curbs shall be constructed to the standards and specification contained within any Mount Joy Township Subdivision and Land Development Ordinance then in effect
- 2. Within 90 days of the date Owner/Applicant receives notice from the Township of an obligation to install a sidewalk and/or curb on the subject property, Owner/Applicant shall post financial security, in such forms as is required by the Township, to ensure completion of the sidewalk and/or curb in an amount determined by the Mount Joy Township Board of Supervisors sufficient to complete the installation of the sidewalk and/or curb plus Ten (10%) percent. Failure to post financial security shall be a violation of any Mount Joy Township Subdivision and Land Development Ordinance in effect.
- 3.In the event the Owner/Applicant fails to complete installation of the sidewalk and/or curb in a timely manner, the Township may, but shall not be obligated to, complete the installation of the sidewalk and/or curb at the cost and expense of the Owner/Applicant, plus Ten (10%) percent for the Township's expense associated with the same, which percentage the Owner/Applicant hereby agrees is a fair and accurate estimate of the additional expense incurred by the Township to complete the sidewalk and/or curb, which is the responsibility of the Owner/Applicant. Failure to complete installation of the sidewalk and/or curb in a timely manner shall be a violation of any Mount Joy Township Subdivision and Land Development Ordinance then in effect.

OWNER'S ACKNOWLEDGEMENT

that the stormwater BMP's are fixtures that cannot be altered or removed without prior Approval of the Municipality" Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security

"CROSS EASEMENT AGREEMENT De acknowledge

The owners/developers do hereby reserve the right for Mount Joy Township and their representatives to access the total property shown here in for the purpose of inspecting the operation and maintenance of existing stormwater facilities. This shall include all rights of ingress and egress over and upon the roadways, sidewalks, and parkina areas which shall be designated as common use easément áreas. All existina stormwater facilities includina drainage swales, stormwater trenchs, collection conveyance systems and cistern, shall be determined as part of the stormwater easement.

Repler Investments LP

OWNER CERTIFICATION

It is hereby certified that the undersigned is the owner of the within plat and that all streets or parts of streets and not previously dedicated are hereby tendered for dedication to public

Repler Investments LP LANCASTER COUNTY PLANNING

DEPPARTMENT'S REVIEW CERTIFICATE

 $\underline{}$, was reviewed by staff of This Plan, bearing LCPC File No. the Lancaster County Planning Department on_ required by the Penńsylvania Municipalities Planning Code, Act247 of 1968, as amended This Certificate does not represent nor avarante that this plan complies with the various ordinances, rules, regulations, or laws of local municipality, the commonwealth, or the federal government.

Chairman ____

Vice Chairman

CARBONATE GEOLOGY CERTIFICATION

I, _Max Stoner, P.E._, certify that the proposed BMP facility is not underlain by

Engineer Max E. Stones

NOTARY CERTIFICATION

Commonwealth of Pennsylvania County of____ On this_____ day of____

before me, the undersigned personally appeared Owner(s)

Repler Investments LP

who being duly sworn according to law deposes and says that they are the owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law. Witness my hand and seal the day and date written.

PUBLIC UTILITIES:

Mount Joy Township 8853 Elizabethtown Road

Elizabethtown, PA 17022

7174-367-8917

651 Delp Road

717-291-3000

UGI Utilities Inc.

1301 Aip Drive

justin@mtjoytwp.org

PPL Electric Utilities

Lancaster,Pa 17601

Middletown, Pa 17057

1-800-276-2722

Contact: Joanne Archfield

Centurylink Contact: Customer service Http://www.centurylink.com 1-8'00-244-III

Comcast Cable Communications Inc. Middletown,Pa 17057 Contact: Office Personnel Email: www.comcast.net 1-800-545-7741

Elizabethtown Area Water Authority 211 W. Hummelstown St. Elizabethtown, PA 17022 717-367-7448 EANA@etown-water.com

Elizabethtown Regional Sewer Authoriti 235 Ersa Drive Elizabethtown, PA 17022 717-367-5947

qaye@ersapa.com MOUNT JOY TOWNSHIP SUPERVISORS

This plan approved by the Board of Supervisors of Mount Joy Township this Chairman —

Secretary

MOUNT JOY TOWNSHIP PLANNING COMMISSION

At a meeting on _____, 20 , the Mount Joy Township Planning Commission approved this project, including the complete set of plans and information which are filed with the Commission in Mount Joy Township Planning Commission File No. based upon its conformity with the standards of Chapter 119, Subdivision and Lanc

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATION

At a meeting on _____, 20__, the Mount Joy Township Planning Commission approved this project, and all conditions have been met. This approval includes the complete set of plans and information which are filed with the Township in Mount Joy Township Planning Commission File
No._____, based upon its conformity with the standards of
Chapter 113, Stormwater Management.

Chairman .

Vice Chairman

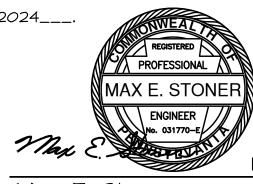
HIGHWAY OCCUPANCY NOTE

A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before access to a state highway is permitted. Access to the state highway shall be as authorized by a highway occupancy permit and the Planning Commission's approval of this plan in no way implies that such a permit can be acquired

DRIVEWAY CERTIFICATION

I hereby certify that, consistent with the regulations of the Pennsylvania Department of Transportation, a permit can be issued to allow driveway(s) and or street(s) to be connected at the locations shown hereon.

_____<u>SEPTEMBER 6</u>_____, 2024___.



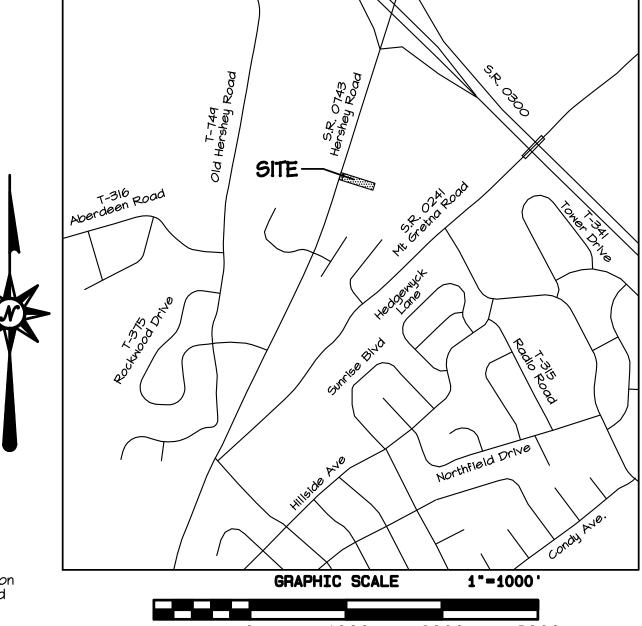
Max E. Stoner Pa. Lic. No. PE031770E CENTRAL PA SWEEPERS

Situated In

Mount Joy Township Lancaster County, Pennsylvania

Date: February 2,2023 Updated: September 6, 2024

-Drawing No:CS-I



1000 2000 LOCATION PLAN

VICINITY & SITE PLAN

EXISTING CONDITIONS PLAN

LAND DEVELOPMENT PLAN COVER SHEET

SHEET INDEX:

SHEET I: CS-I

SHEET 2: LD-I

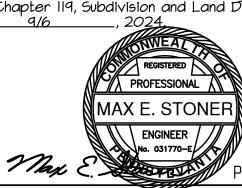
SHEET 3: LD-2

SHEET 4: LD-3 PROPOSED CONDITIONS PLAN SHEET 5: PCSMP-I POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SHEET 6: ES-I EROSION AND SEDIMENTATION CONTROL PLAN SHEET 7: IL-I ILLUMINATION PLAN SHEET 8: LS-I LANDSCAPE PLAN SHEET 9: D-I DETAIL PLAN SHEET IO: HOP-I HIGHWAY OCCUPANCY PLAN

HIGHWAY OCCUPANCY PLAN SHEET II: HOP-2 HIGHWAY OCCUPANCY PLAN SHEET 12: HOP-3 HIGHWAY OCCUPANCY PLAN SHEET 13: HOP-4

ENGINEER 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,



Max E. Stoner Pa. Lic. No. PE031770E GLACE ASSOCIATES 3705 Trindle Road Camp Hill, PA Phone: (717) 731-1579 Email: max@qlaceenq.com

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL CALL SYSTEM, INC. 1-800-242-1776

SERIAL NO: 20221873653 (Mount Joy Township)

GENERAL NOTES:

• This plan is being prepared for the proposed Construction of a 3,375 S.F. New building and a future garage

• The Existing Residential building is serviced by Private well and Public Sewer.

 Existing land use: (Residential) • No building permit will be issued for any lot or parcel which will require access to a State Highway until authorized by a Pennsylvania Department of Transportation Highway Occupancy Permit. A Low Volume Driveway Permit has been Applied for.

Benchmark: Concrete Monument, Elev. - 521.74 (NAVD 88)

• Deed Reference: Repler Investments, LP (6650346)

 Lancaster County Account No. 4601855600000 • The lot owner will be responsible for the implementation and maintenance of the erosion and sedimentation control

Off street parking will be provided on Lot

Area of Earth Disturbance - 0.73 Acres

Please see the Operation and Maintenance Agreement.

The operation and maintenance agreement is part of the SWM Site Plan. Following approval of the record drawings by the township Engineer, The applicant shall submint the SMM site plan

for recordation in the office of the recorder of deeeds. Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of

financial security. • The stormwater BMPs are fixtures that cannot be altered or removed without prior approval by Mount Joy

• A licensed professional or their designee must be present on site when the Stormwater collection trench is being

• The Stormwater collection area shall not be compacted with equipment during construction or the operation of

Thermal impacts will be minimized by storing the stormwater associated with the proposed building and parking

Nothing shall be planted or placed within the easement which would adversely affect the function of the easement,

or conflict with any conditions associated with such easement Proposed wall pack and canopy lighting shown on plan sheet 7, IL-1

• The following waivers are requested:

I. <u>Metlands Study [119-32.B and 119-34.E (3)(c)]</u> The site has no observed standing water, a dry swale on the rear property line where no work is to be accomplished and infiltration testing on two parts of the middle of the property did not show hydric soils. In addition, the property does not show as containing any wetlands on the National Wetland Inventory Map.

The amount of traffic generated by the proposed land development is minimal and will not adversely affect traffic on Route 743 (Hershey Road). By combining the existing driveway at 380 Hershey Road with that serving 384 Hershey Road, this will improve the safety of both property owners.

3. Cartway Width For An Arterial Street [119-52.J (3)(A) \$ 119-53.8(2) / 119.53.C]

4. Required Spacing of 200 Feet Between Driveways [119-52.5(3)(d)] With many of the lots having a width of 75 feet along Hershey Road, there are currently 5 driveways within 200 feet of the existing driveway at 380 Hershey Road. Combining the 2 driveways into 1 for 380 and 384 Hershey Road is a definite safety improvement. In addition, the proposed turning radius will contribute to safer ingress/egress on to Hershey Road.

5. <u>Drainage Swale Easement [119-52.5(3)(d)] to Rear of Property</u> The drainage swale runs along the property line. Since normally the easement runs through the middle of the swale for access purposes, the developer is proposing to provide a 15 foot wide easement along the property line with 384

6. <u>Sidewalks Shall Be Provided Along Access Drives (119-53.8(1))</u> 1. Concrete curbs shall be provided along the access drive and along the edge of any landscaped portions of the parking

The Following Variance of the zoning ordinance was granted by the zoning hearing board on April 6, 2022: I. A Special Exception per Section 135-7 to establish a use (i.e. Street Sweeping) not specifically provided for. 2. A Special Exception per Section 135-343,6 to reduce the number of required off-street parking spaces to a

total of three plus one ADA-compliant spaces. 3. Variance from Section 135-325.D(1) - Dumpster - Yard location to permit a dumpster within the required 50' dumpster setback The Township shall be granted a blanket access easement to observe the stormwater

SITE DATA:

facitities and drainage easements.

OWNER: Repler Investments, Lp.

Phone: 717-629-6718

MAILING ADDRESS: 1709 Cross Field Drive Lancaster,Pa 17603 SITE ADDRESS:

380 Hershey road Elizabethtown,Pa 17022

Existing Land Use: Single Family Residence Proposed Land Use: Street Sweeping Business

Sewer: Public Water: Private Well

Zoning: MU- Mixed Use wtihin designated growth area MINIMUM BUILDING SETBACKS: Front-35', Side-15', Rear-25'.

MINIMUM BUILDING SETBACKS FOR ACCESSORY BUILDING: Side-6', Rear-6' MINIMUM BUILDING SETBACKS FOR OFFSTREET PARKING: Front-15' From ROW, Side-10', Rear-15'.

Proposed-3 Spaces and I accessible = 4 Total Spaces

MIN. LOT WIDTH: 75' Existing lot with 75'

Lot Depth: 125' Min. Existing Lot Depth: 340.63'

MIN. LOT AREA 10,000 S.F. Gross Area- 27,787 S.F. or 0.64 Acres Net Area- 25,565 S.F. or 0.59 Acres

Building coverage COVERAGE 50% Max: Existing 8.4% Proposed= 17%

Building Height: Principal Building Minimum-20' Maximum-40' Proposed-35 accessory Building Maximum Height:20' Proposed: 18'

Impervious Coverage 65% Max: Existing 20.7% Or 5,751 S.F. Proposed = 57% Or 15,838 S.F.

Density: 1.69 (1 Unit/0.59 Acres Net Lot Area)

Number Of Units Of Occupancy Existina | Residential Proposed | Non-Residential

Landscape Strip: IPer 750 S.F. of Reg. Landscape Strip (7,921 S.F. /750 S.F. =10.56 Trees

PARKING REQUIREMENTS Min. one space per 300 S.F. of Floor Area Other Than warehouse or storage areas,

Handicap Compliant = 1 Space

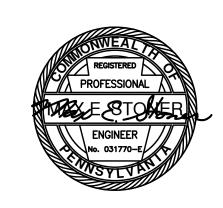
Or sufficent space to accomodate the vehicles of all persons to be employed on the premises and to have business theron. Existing: N/A Total spaces Required Per Zoning Hearing Board Decision of April 6, 2022: Employees/ Visitors = 3 Spaces

REVISIONS Twp. Eng. 2/29/2024 |Тир. Enq.| 9/06/2024|

NOTARY PUBLIC My commission expires

SHEET 1 of 13

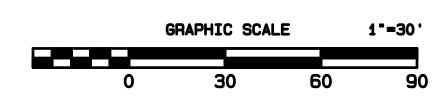




CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND IO WORKING DAYS IN DESIGN STAGE - STOP CALL

CALL SYSTEM, INC. 1-800-242-1776 Serial #20221873653



SOILS TYPES:

Hg- Holly Silt Loam MeB- Mount Lucas Very Stony Silt Loam 3tol2 % Slopees

HIGHWAY OCCUPANCY PERMIT

Access to the State highway is authorized by a State Highway Occupancy Permit. No building construction or work within the State highway r/w may commence without said permit.

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands exist on the mapping for this property.

LEGEND

Sign

X 620.00 Spot Elevation

X [520.00] Proposed Elevation

— OH T — Overhead Telephone Line

—us/т— Underground Telephone Line — E — Overhead Electric Line —ug/E— Underground Electric Line

w---w- Existing Waterline Lt. Standard

Standard

Property Corner

Existing Contour

TRF Turf Reinforcement Matting RCE Rock Construction Entrance ST Embankment Sediment Trap

—×—×— Fence Line

▲ Deep Probe

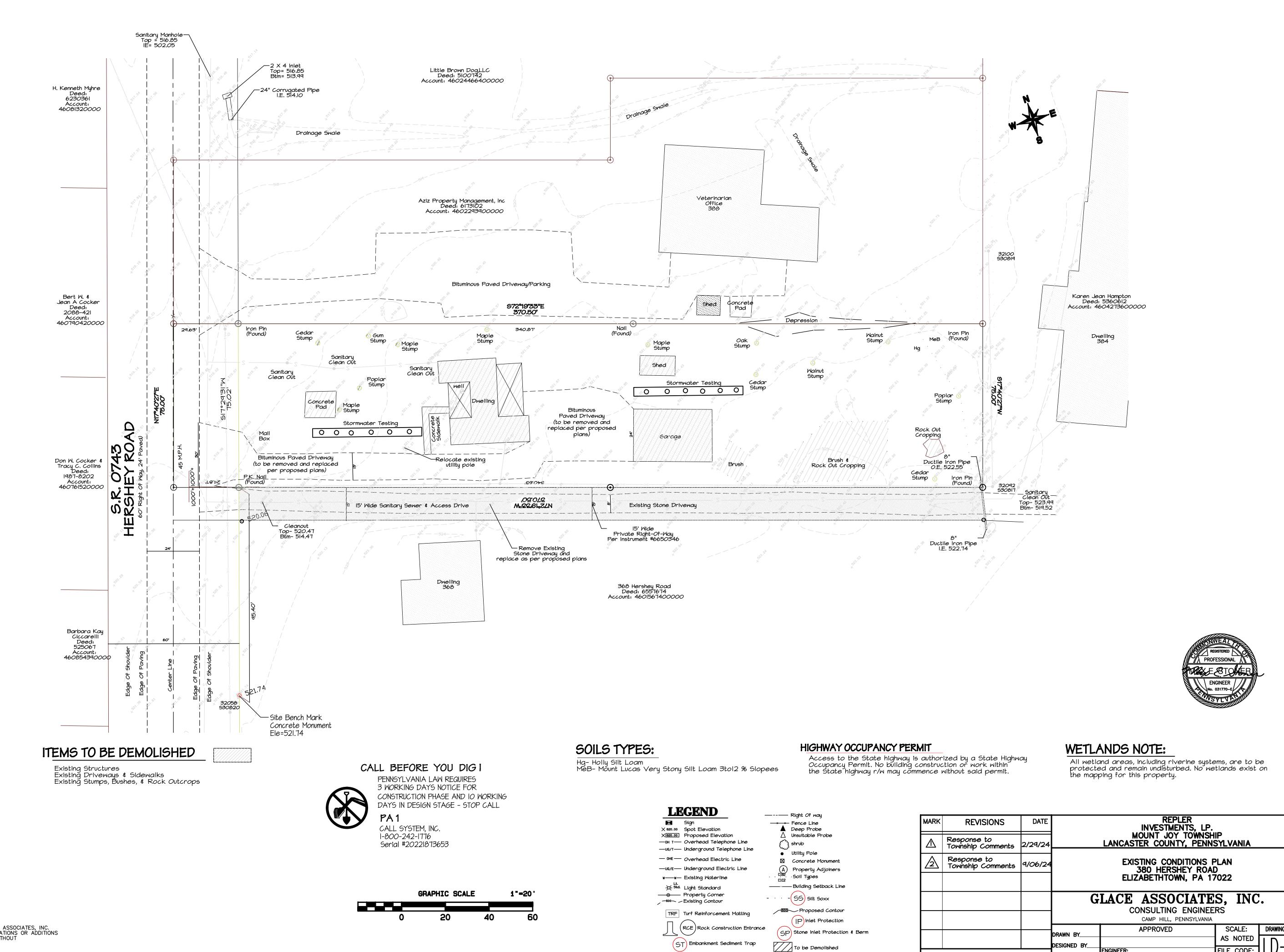
△ Unsuitable Probe shrub Utility Pole ○ Concrete Monument (A) Property Adjoiners . CIBZ. . Soll Types -----Building Setback Line - · · - (SS) Silt Soxx

—--- Right Of way

Proposed Contour (P)Inlet Protection (SP) Stone Inlet Protection & Berm

To be Demolished

			_			
MARK	REVISIONS	DATE		REPLER INVESTMENTS, LP.	12	
\triangle	Response to Township Comments	2/23/24		MOUNT JOY TOWNSH LANCASTER COUNTY, PENNS	SYLVANIA	
<u>^</u>	Response to Township Comments	9/06/24		VICINITY & SITE PLA 380 HERSHEY ROAL	N O	
				ELIZABETHTOWN, PA 17	7022	
			G	LACE ASSOCIATE CONSULTING ENGINEE CAMP HILL, PENNSYLVANIA	•	'•
			DRAWN BY	APPROVED	SCALE:	DRAWING NO
FILE N	AME:		DESIGNED BY CHECKED BY_	ENGINEER:	AS NOTED FILE CODE:	LD-
FILE D	ATE:			DATE:	8262202	SHEET 2 of



30' Drainage Easement

15' Right Of Way

ENGINEER:

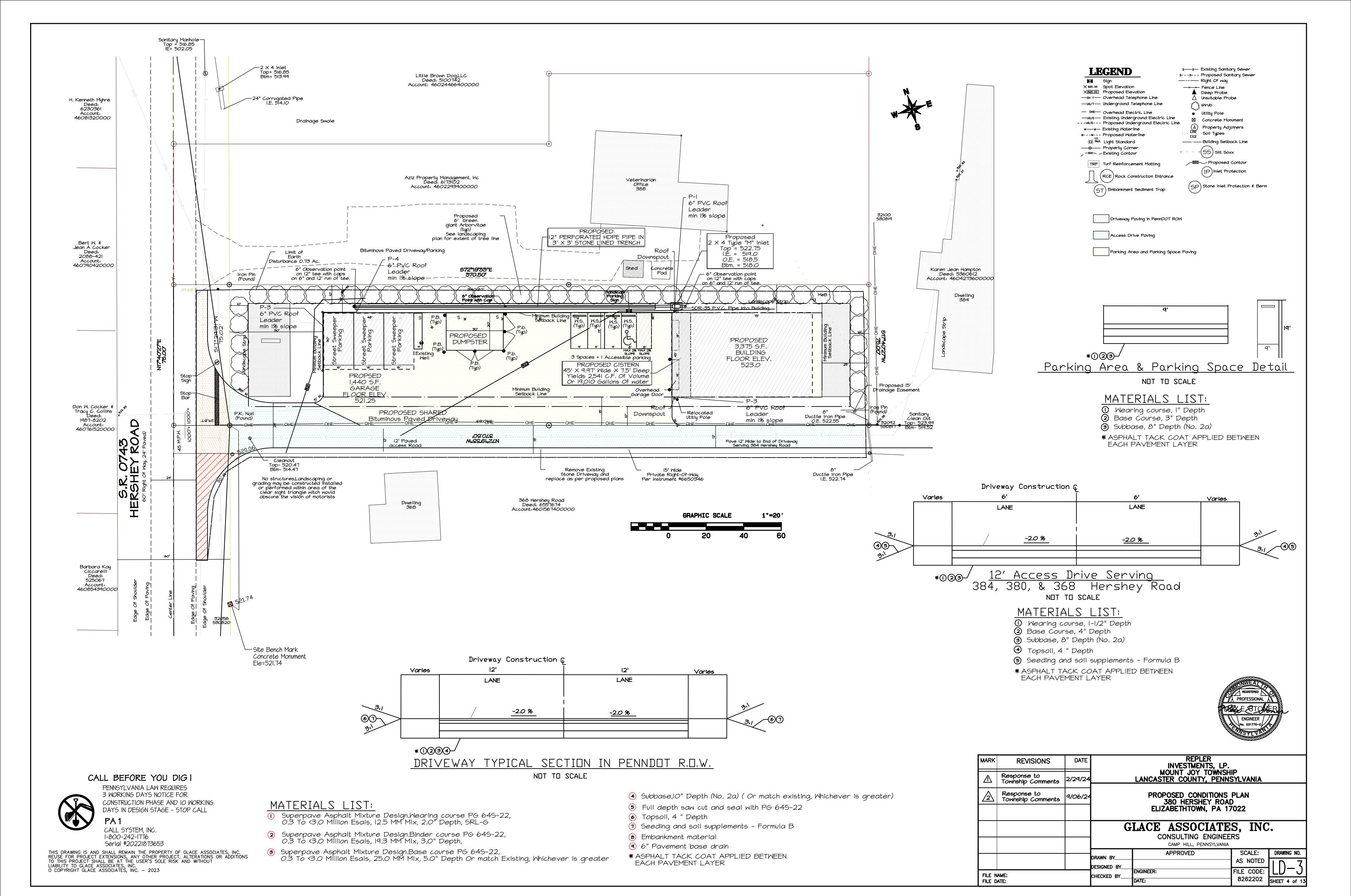
CHECKED BY___

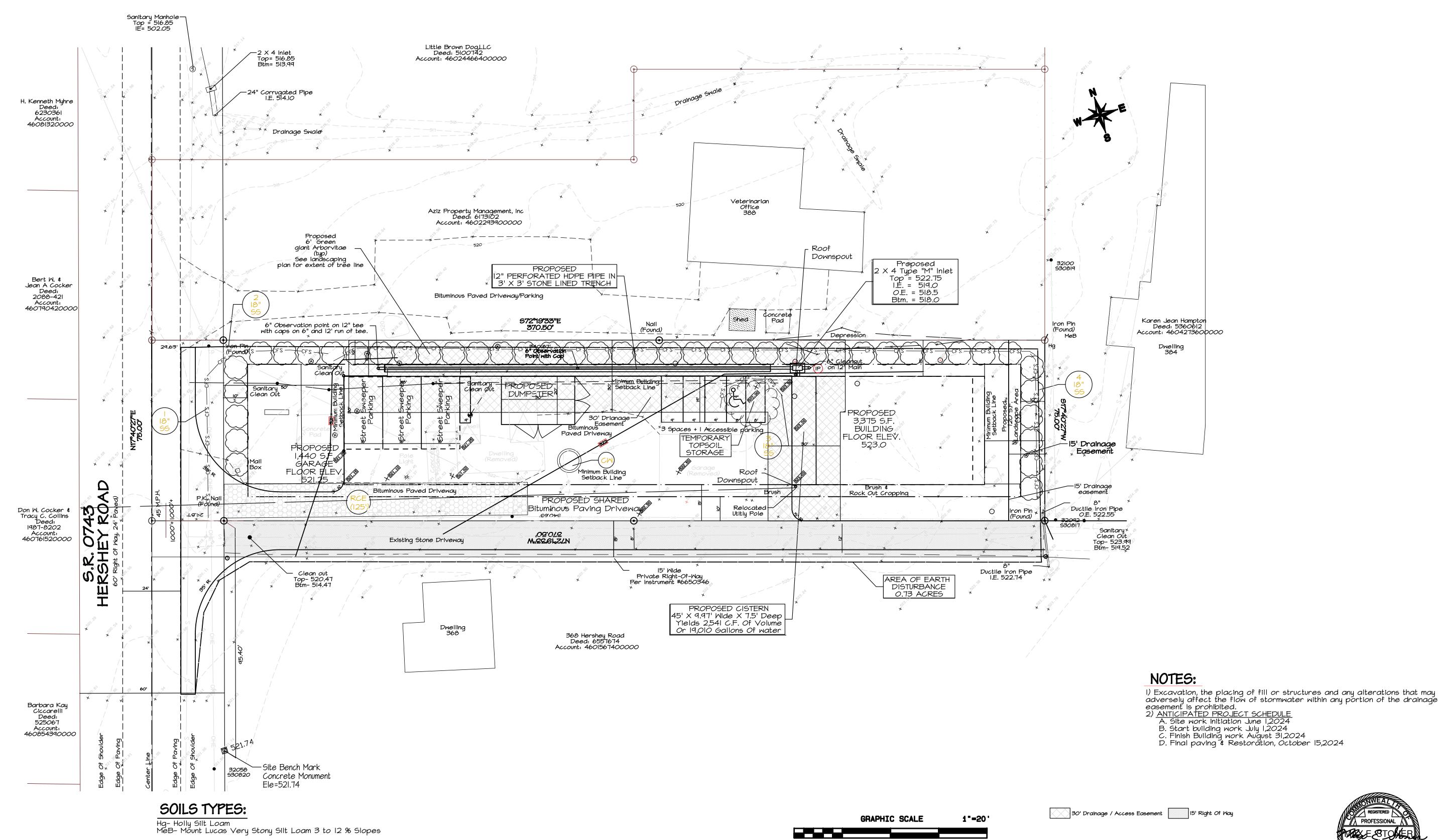
FILE NAME: FILE DATE:

FILE CODE:

8262202

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF GLACE ASSOCIATES, INC.
REUSE FOR PROJECT EXTENSIONS, ANY OTHER PROJECT, ALTERATIONS OR ADDITIONS
TO THIS PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT
LIABILITY TO GLACE ASSOCIATES, INC.
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Serial #20221873653

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CALL SYSTEM, INC. I-800-242-1776

CONSTRUCTION PHASE AND IO WORKING DAYS IN DESIGN STAGE - STOP CALL

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands exist on the mapping for this property.

HIGHWAY OCCUPANCY PERMIT

Access to the State highway is authorized by a State Highway Occupancy Permit. No building construction or work within the State highway r/w may commence without said permit.

STORMWATER INSPECTION

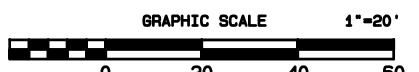
The Township shall have the right of entry for the purposes of inspecting all stormwater conveyance, treatment, or storage facilities.

EXISTING STORMWATER AGREEMENTS

There are no existing recorded stormwater agreements for this property.

MAINTENANCE OF DRAINAGE EASEMENT

The owners, Repler Investments, L.P., shall have responsibility for the maintenance of the drainage easement depicted hereon.



RCE Rock Construction Entrance

(ST) Embankment Sediment Trap

SP Stone Inlet Protection & Berm

DESIGNED BY_

CHECKED BY__

ENGINEER:



FILE CODE:

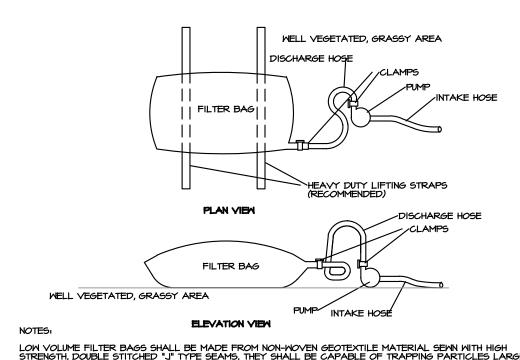
8262202

SHEET 5 of 1

LEGEND	s—s— Existing Sanitary Sewer ss Proposed Sanitary Sewer	MARK	REVISIONS	DATE		REPLER INVESTMENTS,	P.	
Sign X 620.00 Spot Elevation X 620.00 Proposed Elevation	—— Right Of way —*—*- Fence Line ▲ Deep Probe △ Unsuitable Probe	\triangle	Response to Township Comments	2/23/24		MOUNT JOY TOWN LANCASTER COUNTY, PE	ISHIP	
— он т— Overhead Telephone Line — иб/т— Underground Telephone Line — Е — Overhead Electric Line	shrub Utility Pole	2	Response to Township Comments	9/06/24	POST C	ONSTRUCTION STORMWATE 380 HERSHEY R		IT PLAN
—ug/E— Existing Underground Electricug/E Proposed Underground Electr w—-w- Existing Waterline	ic line					ELIZABETHTOWN, PA		
ww Proposed Waterline ->C ^{std.} Light Standard 	(A) Property Adjoiners . Clbc. Soil Types Building Setback Line				G	LACE ASSOCIATION CONSULTING ENGINEERS	•	1
	Proposed Contour					CAMP HILL, PENNSYLV		1
TRF Turf Reinforcement Matting	(IP)Inlet Protection				DRAWN BY	APPROVED	SCALE: AS NOTED	DRAWING NO.
PCE Pack Construction Entra	ince				L		I AS NOTED	LDAGUD

FILE NAME:

FILE DATE:

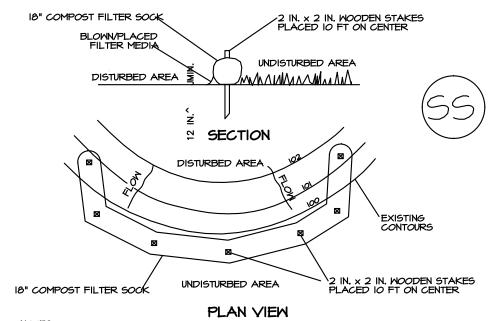


LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-MOVEN GEOTEXTILE MATERIAL SEMN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM MOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

AVG. WIDE WIDTH STRENGTH ASTM D-4884 GRAB TENSILE ASTM D-4632 PUNCTURE ASTM D-4833 IIO LB MULLEN BURST ASTM D-3786 350 PSI UV RESISTANCE ASTM D-4355 AOS % RETAINED ASTM D-4751 80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%, FOR SLOPES EXCEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

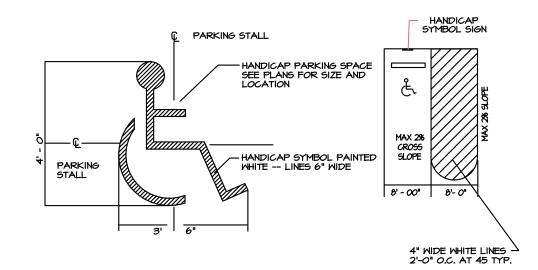


NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL.
COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER
SHALL BE EXTENDED AT LEAST & FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
MAXIMIM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF
THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS
COMPOST FILTER SOCKS, ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE
ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE
IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.
DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER?S SPECIFICATIONS OR REPLACED
WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER
6 MONTHS, PHOTODEGRADABLE SOCKS AFTER I YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED
ACCORDING TO MANUFACTURER?S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY
TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED.
IN THE LATTER CASE, THE MESH SHALL BE CUIT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

SOCK NO.	DIA. (in)	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)
1	8	ALONG WEST PROPERTY LINE	2.3	130
2	8	ALONG NORTH PROPERTY LINE	1.8	II2
3	12	ALONG EAST PROPERTY LINE (DIVERSION SOCK)	N/A	N/A
3	8	BELOW SOIL STOCKPILE	1.2	87

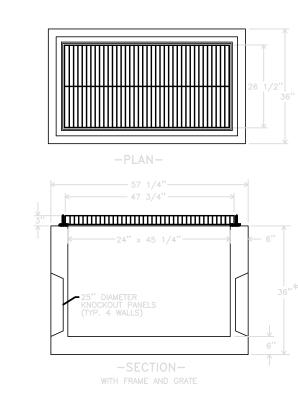
STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE

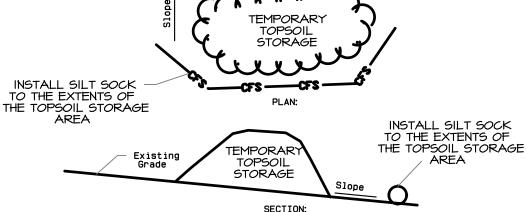


HANDICAP PARKING LAYOUT

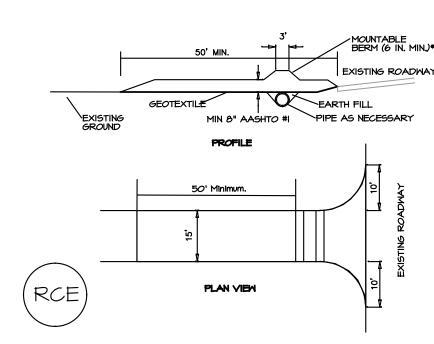
CALL BEFORE YOU DIG! PENNSYI VANIA I AW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND IO WORKING DAYS IN DESIGN STAGE - STOP CALL CALL SYSTEM, INC. 1-800-242-1776 SERIAL NO: 20202601699



TYPE "M" INLET N.T.S.

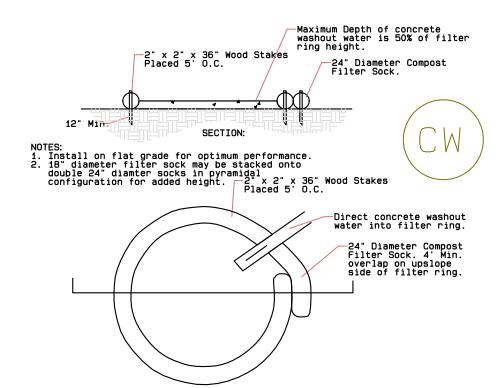


** Place Temporary seeding to provide a rapid cover for soil stockpile when final cover will not be within 4 days. (See Temporary Seeding Schedule.) TOPSOIL STORAGE DETAIL



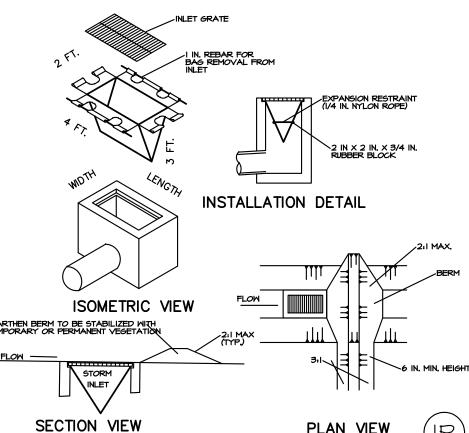
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE NOTES: REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL
BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS
USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE
PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
MAINTENANCE; ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY
MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE
MAINTAINED TO SITE FOR THIS PURPOSE, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS
SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF
EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH
OF ROCK CONSTRUCTION ENTRANCE BY SO FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED
OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO
ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE NOT TO SCALE



** A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks

FIGURE 3.18 CONCRETE WASHOUT AREA NOT TO SCALE



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINGED OR REPLACED WHEN HALF FILL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR STPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS, ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION - TYPE M INLET

DO NOT USE ON MAJOR PAYED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

POST - CONSTRUCTION

STORMWATER MANAGEMENT PLAN

I. After construction has been completed, the erosion control procedures must be maintained. The owner shall establish an Erosion Control Inspection Logbook in which a written log will be maintained pertainning to the site E/S maintenance. The logbook will reflect the inspection date, by whom, condition of the E/S facilities and a description of maintenance performed. The logbook will be a thorough record of E/S maintenance and available for review at any time by the Lancaster County Conservation District.

2. Inspections will be made once every three months and after a severe storm event.

3. All debris will be removed from the stomwater facilities which include the Stormwater collectr trench controls and cistern. All drainage conduits and inlets will be inspected and debris removed.

4. The cistern and inlet structures will be kept free of debris and repaired immediately if they receive to much debris. 5. Vegetated areas will be inspected for stress and will be repaired immediately

6. The collector pipe inlets roof leadersand cistern are to be kept free of a build up of silt. If any is to be discovered, it is to be removed of and disposed of at an environmentally approved spoils disposal site.

SEQUENCE OF CONSTRUCTION:

- STAGING OF EARTH MOVING ACTIVITIES. (102.5(B)(5)
- 1. The contractor shall submit written notification to the County Conservation District at least 72 hours prior to the start of construction. 2. An on-site preconstruction meeting shall be held between the Township Engineer
- and the Contractor. 3. Erosion and sedimentation controls must be constructed, stabilized, and functional before site disturbance within the tributary areas of those controls. Controls must be properly
- maintained during the life of the project.

 4. Temporary stabilization. Any disturbed area on which activity has ceased and which will remain exposed for more than 4 days must be stabilized. During nongerminating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at a finished grade and which will be redisturbed within I year may be stabilized in accordance with temporary seeding specifications. Disturbed areas which either are at finished grade or will not be redisturbed within I year must be stabilized in accordance
- with permanent seeding specifications. Initial' Controls: Identify areas to remain undisturbed and mark.
- Install Silt Soxx at the topsoil stockpile and around any earthmoving.
- Remove existing driveway and construct a rock construction entrance Install Silt Soxx at the other locations as shown on the plan. Demolish existing structures and features designated on the plan.
- C. Bulk grading:
- . Protect areas identified as infiltrator locations Strip and stockpile topsoil from those areas to receive bulk grading or fill material. Initiate and complete bulk grading for the site. The building pads, driveway and parking area
- shall be brought to subgrade elevation. 4. As soon as the progress allows, those areas that will not be disturbed for the construction of the buildings or other improvements should be fine graded.

 Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage.
- All disturbed areas shall then be permanently seeded or landscaped Sediment removed from BMP's during maintenance should be placed in the spoils disposal area.
- Place and compact sub-base course for the Driveway/Parking Areas... Install Stormwater Collector trench Controls as shown in details located on this sheet (ES-I). 8. Install Inlets, inlet Protection and infiltration pipes and stabilize immediately.
- P. Building construction:
- Construct new building and garage as shown on plans. Limit area of disturbance. Install cistern under first floor slab.
- After buildings are constructed, connect the perforated pipe and roof leaders pipes to the cistern
 Complete fine grading operations and apply permanent seed to all disturbed areas. E. Removal of control facilities:
- I. Contact the County Conservation District prior to the removal of any Temporary BMP's. 2. When other areas of the site are stabilized by achieving uniform 70% vegetative cover on seeded areas and application of subbase material, remove the Silt Soxx and seed any disturbed
- 3. Reseed any areas where grass has not grown.

SEEDING SCHEDULE

VI. TEMPORARY CONTROL MEASURES (102.5(B)(6)) Purpose: provide control during construction of the project. Their ability to provide safe efficient control and rapid cover is more important than long term structural and maintenance Type of measures and facilities.

Construction entrances: to reduce or eliminate mud onto a paved road, or parking area. SiltSoxx: to remove sediment from runoff by reducing velocity and

3. Temporary seeding: to provide a rapid cover for soil stockpiles and disturbed areas where final cover will not be within 20 days. Seeding shall be as follows:

A. Temporary seed: shall be 100% rye grass (Iolium species) at rate of 1 lb./1000 Sq.Ft.

B. Mulch: shall be native or agricultural grasses such as wheat, oats or straw applied at a minimum 2-inch depth. Secure with pegs and twine, emulsified asphalt, mulch

netting or wood cellulöse. Other facilities which owing to special problems encountered during construction are required to meet chapter IO2 of DEP rules and regulations. VII. PERMANENT CONTROL MEASURES AND FACILITIES (102.5(B)(7)

Purpose: provide control on a long term basis after the project is completed.

Tupe measures and facilities. . Grading: to prevent the buildup of large volumes of storm water, to provide areas to reduce velocīty, and slopes which are easy tó maintain. 2. Seeding and landscaping: to limit erosion and reduce runoff. Seeding shall be as follows.

Owing to the nature of the facility, other specialized species may be utilized.

A. Permanent grass seed mixture: 40% Kentucky bluegrass, 40% pennlawn creeping red fescue, 20% norlea perennial ryegrass at the rate of 6 lbs/1000 Sq.Ft.

B. Liming: broadcast and work into a four to six inch depth, one hundred pounds of ground limestone per 1000 Sq. Ft.

C. Fertilizer: broadcast and work deeply (four to six inches) 20 lbs/1000 Sq.Ft. of 10-20-10 fertilizer immediately before seeding, apply a starter fertilizer of 16-8-8 at a rate of D. Mulch: shall be native or agricultural grasses such as wheat, oats, or straw applied at a minumum 2-inch depth. Secure with pegs and twine, emulsified asphalt, mulch netting or wood cellulose.

E & S PLAN NOTES

I. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and approval at its discretion.

2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.

3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.

4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.

5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material. 6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.

7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.

8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:IV or

9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.

10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance Mith the Department?s Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et.'seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.

11. All off-site waste and borrow areas must have an E\$5 plan approved by the local conservation district or the Department fully implemented prior to being activated. All building materials and wastes must be removed from the site and recycled or disposed in accordance with the Department's Solid Waste Management Regulations at 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing. 13. All pumping of water from any work area shall be done according to the procedure described in this

plan, over undisturbed vegetated areas. 14. Vehicles and equipment may neither enter directly nor exit directly from lots Account 4601855600000 onto S.R. 0743 Hershey road.

15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained proper Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event of a 1/4 inch or more and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those instálled will be required.

16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.

17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.

18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings. Sediment removed from BMP's during maintenance should be placed in the topsoil stogage area. 19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches ? 6 to 12 inches on compacted soils? prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a

minimum of 2 inches of topsoil. 20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.

21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness. 22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable

materials that would interfere with or prevent construction of satisfactory fills. 23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills. 24. Fill shall not be placed on saturated or frozen surfaces.

25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.

26. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the

27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within I year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within I year shall be stabilized in accordance with the permanent stabilization specifications.

28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure dué to slumping, sliding, or other movements. 29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or

30. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.

31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid révegetation of disturbed areas, such removal/conversions are to bé done only during

32. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final

33. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMP's may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.

34. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems. Concrete Wash containment facility shall be lined with a impervious material to allow residual concrete concrete to harden and allow water to

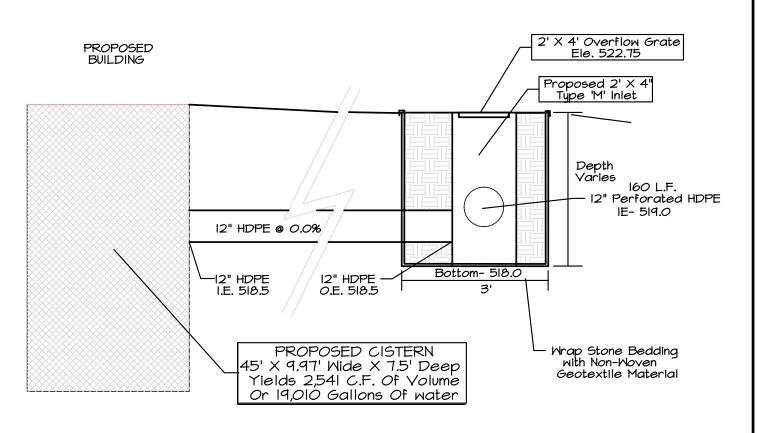
35. All channels shall be kept free of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction material/wastes. 36. Underground utilities cutting through any active channel shall be immediately backfilled and the channel restored to its original cross-section and protective lining. Any base flow within the channel

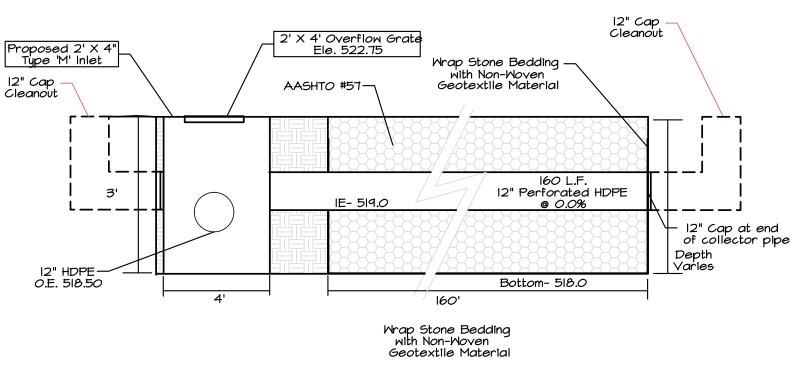
shall be conveyed past the work area in the manner described in this plan until such restoration is 37. Channels having riprap, Reno mattress, or gabion linings must be sufficiently over-excavated so

that the design dimensions will be provided after placement of the protective lining. 38. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog' the basin/trap outlet structures and/or pollute the surface waters. 39. Sediment basins shall be protected from unauthorized acts by third parties.

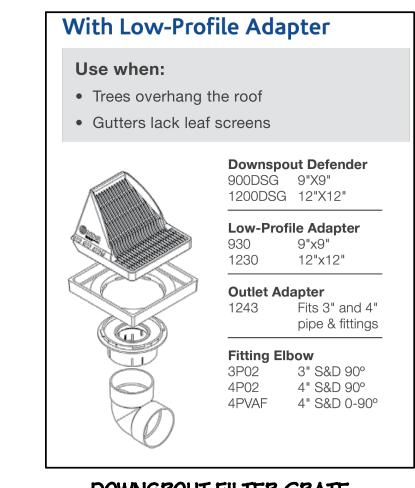
40. Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.

41. Upon request, the applicant or his contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department. 42. Erosion control blanketing shall be installed on all slopes 3H:IV or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

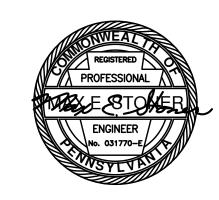




STORMWATER COLLECTOR TRENCH CONTROLS



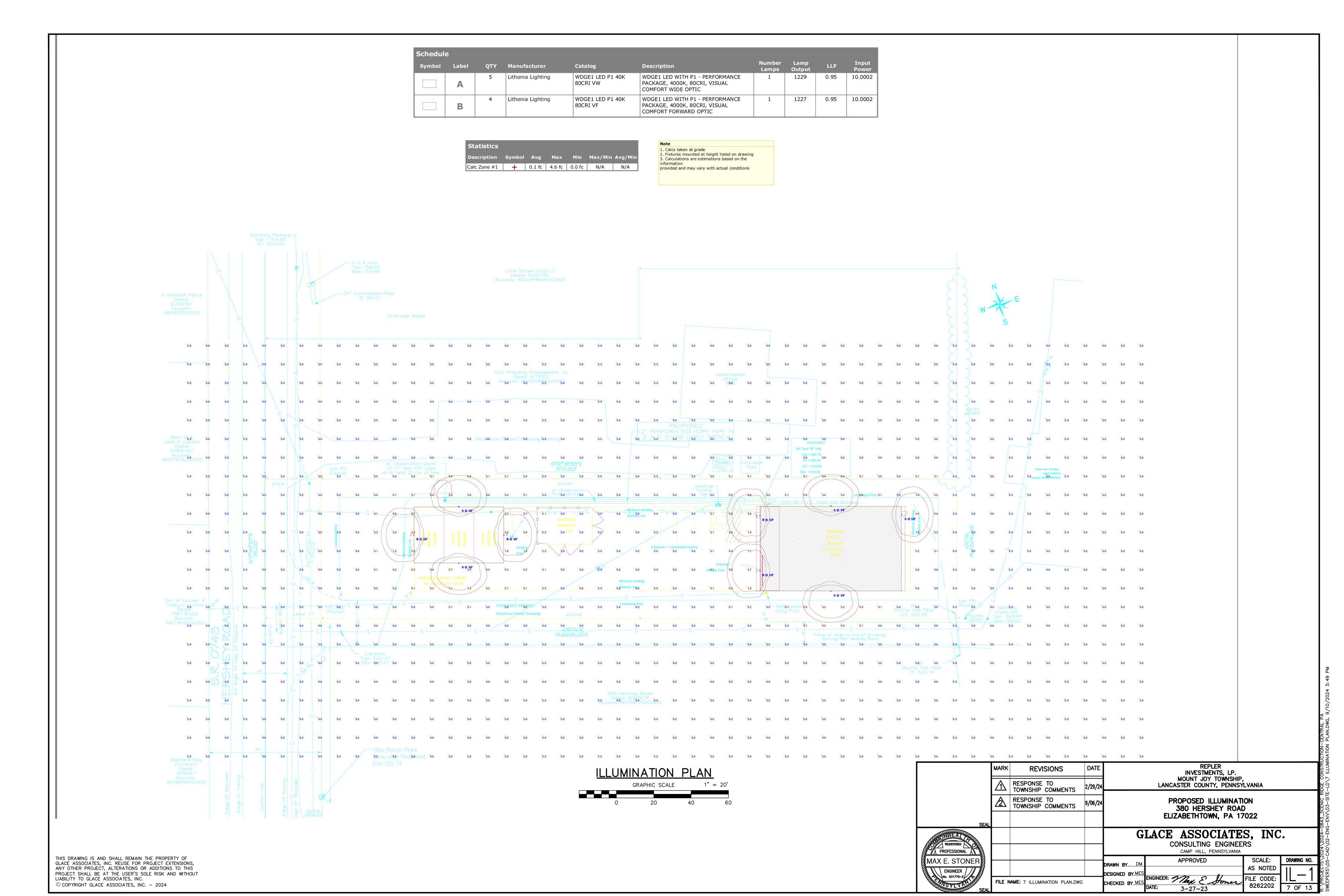
DOWNSPOUT FILTER GRATE

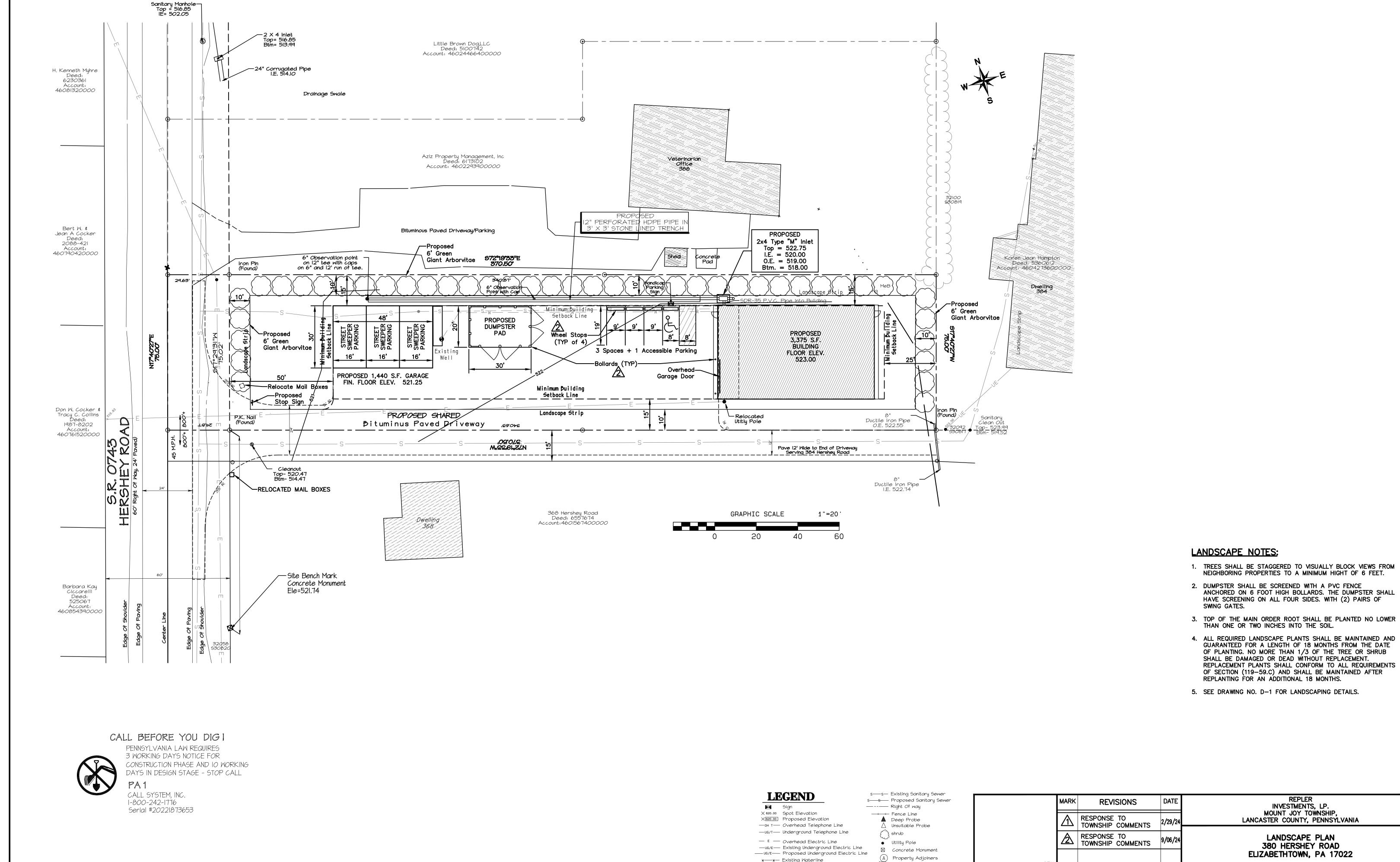


SHEET 6 of 13

MARK	REVISIONS	DATE		REPLER INVESTMENTS, LP.			
	Response to	6/13/24	MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVAN				
\triangle	Response to Township Comments	6/13/24	ERC	SION AND SEDIMENTATION C 380 HERSHEY ROAI		AN	
Response to Township Comments		9/06/24	ELIZABETHTOWN, PA 17022				
			G	LACE ASSOCIATE CONSULTING ENGINEE CAMP HILL, PENNSYLVANIA		•	
			DRAWN BY	APPROVED	SCALE:	DRAWING NO.	
FILE N	AMF: BLANK TITLE BLOCK20	•	DESIGNED BY	ENGINEER:	AS NOTED FILE CODE:	ES-1	

FILE DATE: Feb./02/2023 7:50 AM





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ANY OTHER PROJECT, ALTERATIONS OR ADDITIONS TO THIS

PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT

w---w- Existing Waterline

w—w— Proposed Waterline

☆ ^{5td.} Light Standard

—⊕ Property Corner

/-600 - Existing Contour

TRF Turf Reinforcement Matting

(RCE) Rock Construction Entrance

(ST) Embankment Sediment Trap

C1B2 Soll Types

-----Building Setback Line

Proposed Contour

(IP)Inlet Protection

(SP) Stone Inlet Protection & Berm

PROFESSIONAL (

MAX E. STONEI

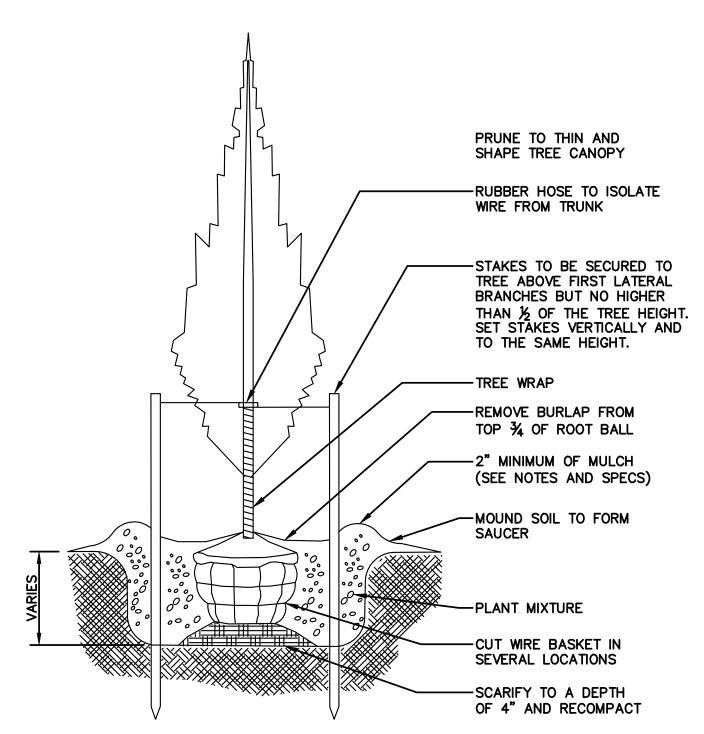
N ENGINEER

GLACE ASSOCIATES, INC. CONSULTING ENGINEERS CAMP HILL, PENNSYLVANIA DRAWING NO. AS NOTED ENGINEER: Max & Stones FILE CODE 8262202 8 OF 13 3-27-23

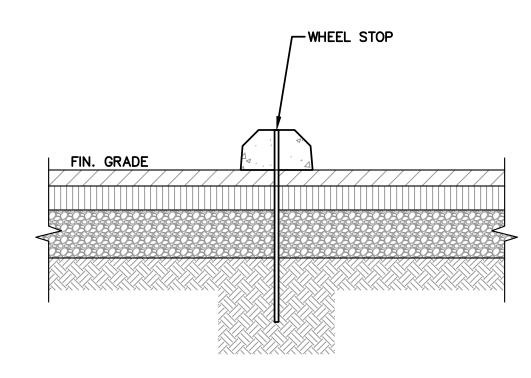
DESIGNED BY MES

CHECKED BY MES

FILE NAME: 8 LANDSCAPE PLAN.DWG

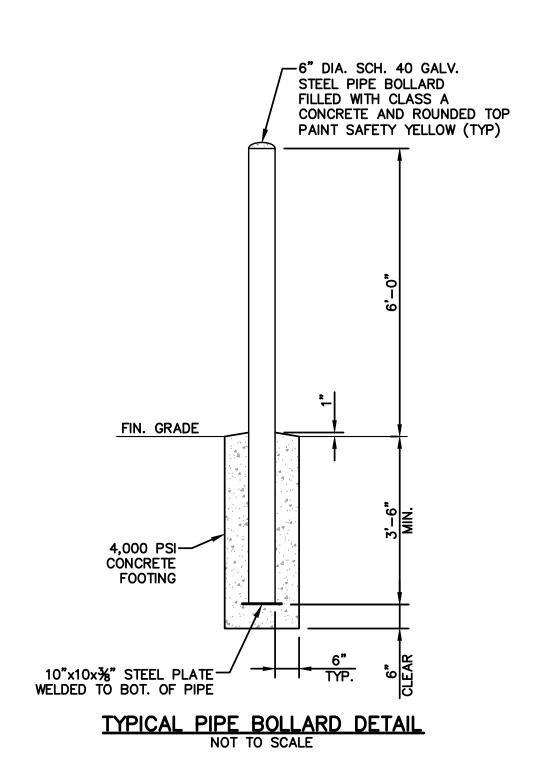


ARBORVITAE TREE PLANTING DETAIL
NOT TO SCALE



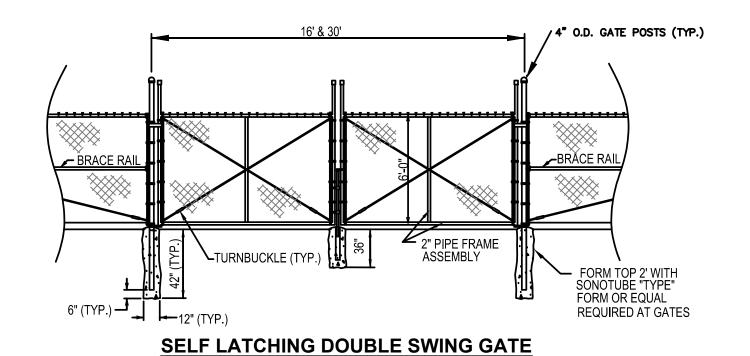
TYPICAL PARKING WHEEL STOP INSTALLATION DETAIL

NOT TO SCALE



500' MAXIMUM FROM END OR CORNER TO PULL SECTION OR BETWEEN PULL SECTIONS CORNER OR —— INTERMEDIATE 10' MAXIMUM 10' MAXIMUM (PULL) POST THE TOP TENSION WIRE (TYP.)

(INSTALLATION TYPICAL FOR BOTH) END POST AT BREAK IN GRADE END POST LINE POST TOP RAIL OR TENSION WIRE (TYP.) BANDS (TYP.)— BAR (TYP.) BRACE RAIL (TYP.) EXISTING FORM TOP 2' WITH SONOTUBE (TYP) GRADE RECOMMENED IN ALL AREAS. ∠3/8" Ø TRUSS ROD (TYP.) TENSION WIRE (TYP.)-12" (TYP.) FORM TOP 2' WITH-LINE SECTION TERMINAL SECTION/BREAK IN GRADE PULL OR CORNER SECTION SONOTUBE "TYPE" FORM OR EQUAL TYPICAL SECURITY FENCE (TYP.)



MARK REVISIONS DATE

RESPONSE TO TOWNSHIP COMMENTS 2/29/24

RESPONSE TO TOWNSHIP COMMENTS 9/06/24

RESPONSE TO TOWNSHIP COMMENTS 9/06/

DESIGNED BY MES

CHECKED BY MES

ENGINEER No. 031770-E

FILE NAME: 9 DETAIL PLAN.DWG
SEAL FILE DATE: Sep/10/2024 5:47 PM

AS NOTED

FILE CODE: 8262202

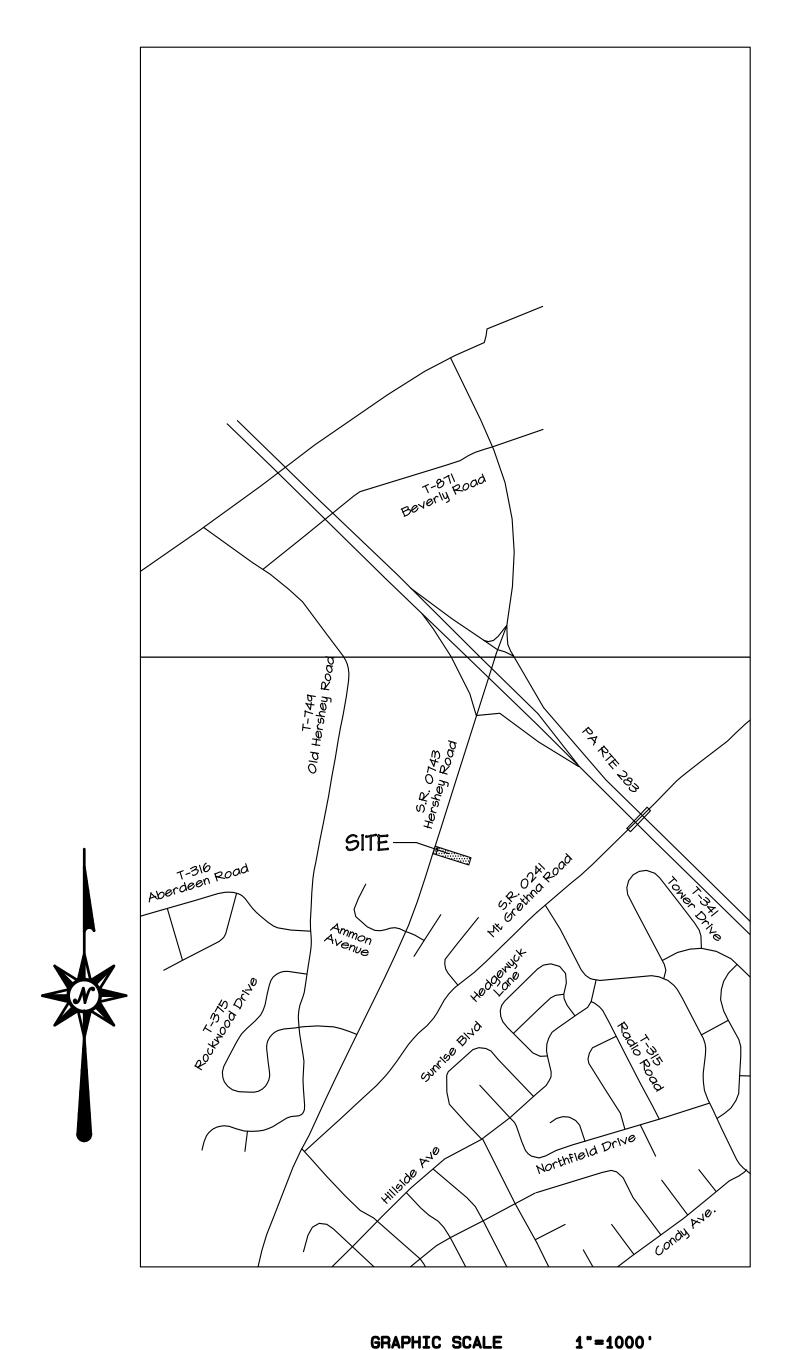
9 OF 13

ENGINEER: Max & Stones

2-29-24

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LOCATION PLAN

DESIGN DESIGNATION

DISTRICT	COUNTY	TOWNSHIP	BOROUGH	ROUTE	SECTION	TOTAL SHEETS
	Lancaster	Mount Joy	0743			
8-0						
						'

HIGHWAY OCCUPANCY PERMIT PLANS

FOR

REPLER INVESTMENTS, LP.

380 STATE ROUTE 0743, HERSHEY ROAD

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

FROM STA. 306+92.00 TO STA. 308+16.00 LENGTH 124 FT. 0.02 MI. FROM SEG. 0144 OFFSET 1078 TO SEG. 0144 OFFSET 1202

PennDOT MINIMUM USE DRIVEWAY APPLICAION NO. 353387

LAST REVISED DESCRIPTION 2/22/2024 2/22/2024 1 of 4 COVER SHEET 2/22/2024 4 of 4 Grading & Drainage 2/22/2024

HIGHWAY OCCUPANCY PERMIT PLAN

PREPARED FOR REPLER INVESTMENTS, LP. 1709 Cross Field Drive Lancaster, Pa 17603 PHONE: 717-629-6718

PUBLIC UTILITIES:

Centurylink Contact: Customer service Http://www.centurylink.com 1-800-244-1111

Comcast Cable Communications Inc. Middletown,Pa 17057 Contact: Office Personnel Email: www.comcast.net 1-800-545-7741

Elizabethtown Area Water Authority 211 M. Hummelstown St. Elizabethtown, PA 17022 717-367-7448 EAWA@etown-water.com

Elizabethtown Regional Sewer Authority 235 Ersa Drive Elizabethtown, PA 17022 717-367-5947 qaye@ersapa.com

UGI Utilities Inc. 1301 Aip Drive Middletown, Pa 17057 Contact: Joanne Archfield 1-800-276-2722

Mount Joy Township 8853 Elizabethtown Road Elizabethtown, PA 17022 7174-367-8917 justin@mtjoytwp.org PPL Electric Utilities 651 Delp Road

Lancaster,Pa 17601 717-291-3000

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES

3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND IO WORKING DAYS IN DESIGN STAGE - STOP CALL

CALL SYSTEM, INC. 1-800-242-1776 Serial #20221873653

> PREPARED BY: GLACE ASSOCIATES 3705 Trindle Road Camp Hill, PA 17011



Max E. Stoner, P.E.

Date: September 06, 2024

Highway Classification-Functional Class- (Minor Arterial) Class "B', "C" Roadway Typology- (Urbanized) Design Speed 45 M.P.H Pavement Width- NB-12' SB-12'

Shoulder Width- Existing NB- 6' SB-6', Proposed- NB-6'

HOP APPLICATION NO. 353387 SHEET 10 OF 13

S.R. 0743 HERSHEY ROAD S.R. 0743 HERSHEY ROAD TYPICAL SECTION (SHOULDER UPGRADE) SPAV, WMA WRG,76-22, 12.5 MM,E 2" Depth,2013 NOT TO SCALE SPAV.WMA WRGSCRC.64-229.5 MM.O.5" Depth.2013 STA. 306+91.88 SEG 0144 DFF 1078 TD Bituminous Wearing CRSE ID-2, 1.5" Depth,1998 Level Bituminous Wearing CRSE ID-2 1" Depth,1998 STA. 308+16.02 SEG 0144 DFF 1202 Milling (Average Depth), 7.5" Depth,1998 Bitum Concrete Base Course, 7" Depth,1998 Bituminous Wearing CRSE ID-2, 3" Depth,1972 Bituminous Wearing CRSE ID-2, 2.25" Depth,1951 Bituminous Wearing CRSE HE-1, 2" Depth,1941 Crushed Aggregate Base CRSE,8" Depth,1941 GENERAL PERMIT NOTES I. The Existing Speed Limit on S.R. 0743 is 45 M.P.H. 2. The Right-of Way is free access 3. All Work in PA State Highway Right-of-Way is to be Performed Consistent with the following: 1. PennDOT Publication 13M, Design Manual Part 2-Highway Design 2. PennDOT Publication 34, Approved Aggregate Producers (Bulletin 14) 3. PennDOT Publication 35, Approved Construction Materials (Bulletin 15) 4. PennDOT Publication 41, Producers of Bituminous Materials (Bulletin 41) 5. PennDOT Publication 42, Producers of Ready-Mix Concrete (Bulletin 42) 6. PennDOT Publicaton 46, Traffic Engineering Manual 7. PennDOT Publication 72M, Standards for Roadway Construction 8. PennDOT Publication III, Pavement Markings and Signing Standards 9. PennDOT Publication 212, Official Traffic Control Devices 10. PennDOT Publication 213, Temporary Traffic Control Guidelines II. PennDOT Publication 408, Specifications. 4.Details, other than those indicated, are on the following Standard Drawings: June 1,2010 TC-8600 June 13,2013 RC-I3M June 1,2010 TC-8702B June 13,2013 Feb 8,2019 5. The Driveway has been Designed and will be Constructed and Maintained Consistent with Title 67, Chapter 441 Regulations. 6. PA State Highway Right-of-Way May Not be Used for Parking. 7. Permittee is Responsible for mainténance of all Authorized Structures,Facilities and Drainage. 8. Permittee is Responsible for Maintenance of all Authorized Signs and Pavement Markings. 9.Contact Pennsylvania One-Call (1-800-242-1776) three working days before excavation or demolition work. Serial No.- 20221873653 (Mount Joy Township) 10. Anticipated Traffic utilizing this driveway will: 15 Car's 3 Trucks O Combination O Buses Average Daily Traffic (ADT) count of 36. II.Distance to Nearest Intersection is: Right. 4,155' +/- (T-871 Beverly Road), Left- 858' (Ammon Avenue) Distance to Nearest Traffic Signal is: NA Distance to Nearest Opposite Driveway is: Rt. 870' Lt. 0' Distance to the Nearest Adjacent Driveway is: Rt. 90' Lt. 60' 12.If a Traffic Signal is within 500 Feet of the Site, Call the District Traffic Engineer at District 8 at least 3 Days Prior to the Start of Work. 13.The permit may be restricted on working hours and times for holidays, weekends and special or unforeseen events and will require approval from the county office prior to working during these periods. 14. The permittee's contractor sháll sawcùt and remove shoulder material as necessary to eñsure the pavement replacement is adjacent to the full-depth pavement of the travel lane. 15. Final approval of the proposed sawcut location will be at the discretion of the inspector-in-charge and will be confirmed at the pre-construction meetina. If the sawcut must be located within a travel lane, it will be necessary to mill and overlay the travel lane to prevent a joint in a wheel path. 16. The proposed pavement section must be as indicated on the plan, or match the existing as found in the field, whichever is greater 17. All existing pavement markings which are no longer appropriate shall be eradicated by the permittee. The permittee shall place all required new pavement markings. 18. All pavement markings other than longitudinal lines to be hot thermoplastic (Publication III,TC-8600) 19. Match existing pavement markings at the limits of work 20. Material certification must be provided, by an approved manufacturer listed in the department's publication 35 (Bulletin 15), for all materials and structures within PENNDOT Right-of-Way. 21. All slope measurements will be inspected/verified with a 2-foot smart level. 22. The permittee is responsible for the coordination of relocating any conflicting utilities which are a result of these improvements. 23. The leaql Right-Of-Way For Hereshey Road S.R.0743, Is 60 Feet. 24. The base mapping utilized for design of this project was prepared by Burch Associates 340 Berrysburg Road. Suite 1, Millersburg, Pa 17061 717-692-2274 25. The responsibility for ensuring that all utility poles within the proposed paving are relocated outside of paved areas and shoulders shall be that of the permittee. The utility poles must be relocated before the start of any paving operation. 26. All utility relocation permits take precedence over the utility relocation positions shown on the HOP plans. 27. The Maximum design vehicle size for the proposed driveway will be WB-62

1.This Work Consists of Maintenance of Traffic and Protection of the Public when approaching and departing the Construction Area and within the Limits 2. Furnish, Erect, Place and Maintain Traffic Control Signs and Devices. Maintain traffic during hours of construction and at all other times consistent with the methods indicated on these drawing and the following.

a. PennDOT Publication 35, Approved Materials (Bulletin 15); b. PennDOT Publication 46, Traffic Engineering Manual; c. PennDOT Publication 72M, Standards for Roadway Construction; d. PENNDOT Publication III, Pavement Markings and Signing Standards; e. PennDOT Publication 212, Official Traffic Control Devices; f. PENNDOT Publication 213, Temporary Traffic Control Guidelines; g. PennDOT Publication 236, Handbook of Approved Signs; h. PENNDOT Publication 408, Specifications; . MUTCD, Current Edition. 3. Remove these devices immediately upon completion of the work. The Department will remove any Traffic Control Devices erected by Department Forces.
4. Permittee must arrange for inspection of all traffic control devices prior to Start of Work. 5.Cover or remove all conflicting signs and eradicate all conflicting pavement markings. 6. Mount all Long Term Advance Waring Signs on Type III Barricades unless otherwise noted or instructed by District Office. 7. All signs and devices to be maintained in new or like new condition. 8. Driveways will be kept accessible at all times. Locate all signs so that sight distances will not be obstructed at Driveways and Local Roads. 9. All channelizing devices, barricades and signs shall have Type III or better prismatic retroreflective sheeting. Sheeting shall be approved and listed in PennDOT Publication 35 (Bulletin 15) 10. No traffic restrictions or lane closures are permitted between 6:00 AM and 9:00 AM and between 3:00 PM and 6:00 PM Mondays through Fridays or on Legal Holidays and weekends associated with Legal Holidays. All réstrictions and closures are to be removed by noon on the day prior to the Legal Holiday.

II. Permittee shall notify Local Emergency Authorities (e.g., Police, Fire Medical),

Affected Business, School District(s), The General Public, The District Permit Manager and The District APRAS Coordinator at least fourteen days prior to any significant traffic impacts (e.g., Lateral Width Restrictions Less Than 16 Feet, Detours). 12. Maintenance and Protection of Traffic during construction shall be in accordance with applicable PATA drawings 101, 102, 107, 201 and 202 in the current PennDOT Publication 213, "Temporary Traffic Control Guidelines".

13. Dropoffs created by construction operations shall be treated consistent with

16. Notify the local municipality where signalized intersections fall within the work zone. Do not flag a signalized intersection without the municipality placing the signal on flash.

MPT NOTES:

Publication 408, Section 901.03

unsafe traffic conditions.

PennDOT's Right-of-Way.

PUBLIC UTILITIES:

14. Remove all short-term work zone traffic control signage upon completion of that day's work period.

15. Restricting traffic flow within the work area shall be minimized to prevent traffic congestion and

17. The contractor shall comply with Act 229 of December 2002 during construction activities within

Centurulink Contact: Customer service Http://www.centurylink.com 1-8'00-244-IIII

Comcast Cable Communications Inc. Middletown,Pa 17057 Contact: Office Personnel Email: www.comcast.net 1-800-545-7741

Mount Joy Township 8853 Elizabethtown Road Elizabethtown, PA 17022 7174-367-8917 justin@mtjoytwp.org PPL Electric Utilities

651 Delp Road Lancaster,Pa 17601 717-291-3000

Elizabethtown Area Water Authority 211 M. Hummelstown St. Elizabethtown, PA 17022 717-367-7448 EAWA@etown-water.com

Shoulder

Elizabethtown Regional Sewer Authority 235 Ersa Drive Elizabethtown, PA 17022 717-367-5947

UGI Utilities Inc. 1301 Aip Drive Middletown, Pa 17057 Contact: Joanne Archfield 1-800-276-2722

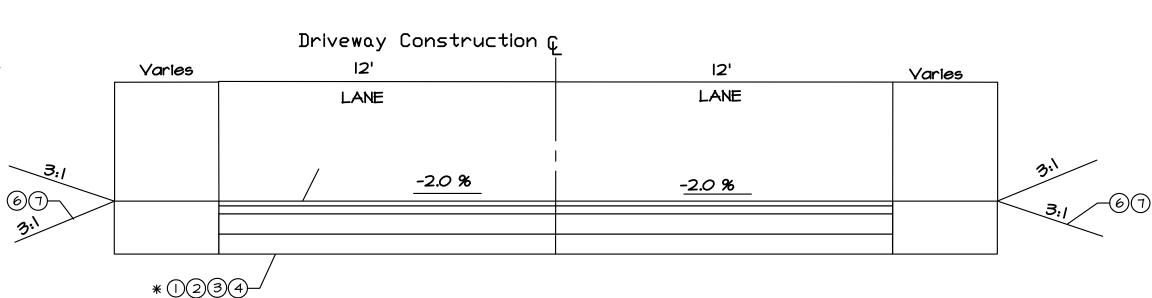
qaye@ersapa.com

REPLER INVESTMENTS, LP. 1709 Cross Field Drive Lancaster, Pa 17603 PHONE: 717-629-6718

- 1. The depths of the materials shown are for design purposes only. Any risk of unanticipated costs associated with differences between the listed depths and actual depths shall be accepted by the contractor.
- 2. Sawcut all existing pavement and seal with PG 645-22.
- 3. the contractor shall sawcut and remove shoulder material as necesssary to ensure the pavement replacement is adjacent to the full-depth pavement of the travel lane.
 - If existing base drain is encountered along the state highway duriing construction. Then new base drain must be installed within the reconstructed area and connected to the existing base drain.
- 5. Existing pavement information was obtained from the Penndot pavement history web page. MATERIALS LIST:
- (1) Superpave Asphalt Mixture Design. Wearing course PG 645-22, 0.3 To <3.0 Million Esals, 12.5 MM MIX, 2.0" Depth, SRL-G
- 2) Superpave Asphalt Mixture Design.Binder course PG 645-22, 0.3 To <3.0 Million Esals, 19.3 MM MIx, 3.0" Depth,
- (3) Superpave Asphalt Mixture Design. Base course PG 645-22, 0.3 To <3.0 Million Esals, 25.0 MM MIx, 5.0" Depth Or match Existing, Whichever is greater
- (4) Subbase,10" Depth (No. 2a) (Or match existing, Whichever is greater)
- (5) Full depth saw cut and seal with PG 645-22
- (6) Topsoil, 4 " Depth

NOTES:

- (7) Seeding and soil supplements Formula B
- (8) Embankment material
- (9) 6" Pavement base drain
- * ASPHALT TACK COAT APPLIED BETWEEN EACH PAVEMENT LAYER



NOT TO SCALE

DRIVEWAY TYPICAL SECTION IN PENNDOT R.O.W.

PROFESSIONAL ENGINEER

REVISIONS Comments 02/29/2024 TOWNSHIP CMNTS 09/06/2024 TOWNSHIP CMNTS

HIGHWAY OCCUPANCY PERMIT PLAN Application #335179 **REPLER** INVESTMENTS, LP.

> situated in Mount Joy Township Lancaster County, Pennsylvania

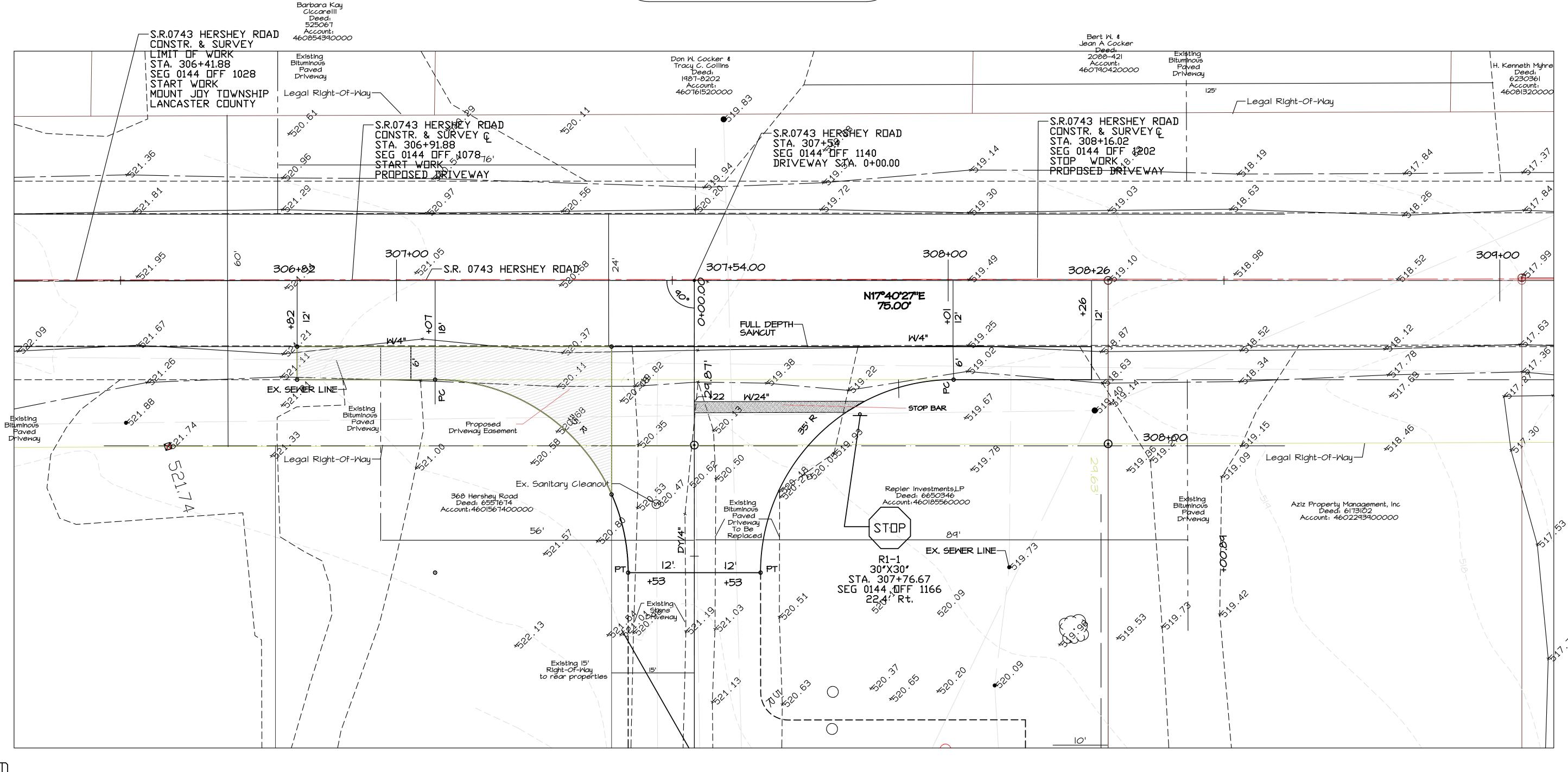
Date: September 06, 2024 Drawing No.: LC-13

NOTES:

- I. The contractor is Responsible for the coordination of relocating any conflicting utilities which are a result of these improvements.
- 2. The Permitte shall ensure that the sight distance at the driveways servicing other properties or at other intersections is not reduced (Unless existing and proposed values exceed the acceptable values specified in Pennsylvania code(67 Pa code 441.8(h)(2)(Iv)) as a result of the work performed in accordance with the state highway occupancy permit.
- 3. The contractor is to field verify all existing utilities and their elevations prior to starting construction.
- 4. it is the reponsibility of the contractor to remove any debris and flush out all existing and new storm drainage facilities within the project limits at the completion of the construction.
- 5. Structural steel bicycle safe grates must be provided for all inlets within the roadway pavement of those that may receive bicycle traffic.

MINIMUM USE DRIVEWAY STA. 0+00.00 = S.R. 0743 HERSHEY ROAD STA. 0144 OFFSET 1140 ANTICIPATED ADT - 13,625 REQUIRED EXISTING SIGHT DISTANCE 370 FEET AVAILABLE SIGHT DISTANCE 1,000 + FEET 1,000 FEET DRIVEWAY (ADJACENT) 60 FEET DRIVEWAY (OPPOSITE) O FEET O FEET TRAFFIC SIGNAL >1,000 FEET >1,000 FEET INTERSECTION 858 FEET 4,155′ +/-(T-871 Beverly Road) (Ammon Avenue) POSTED SPEED LIMIT 45 MPH





PROFESSIONAL
PROFESSIONAL
ENGINEER
No. 031770-E

LEGEND

___ W4" DY/4"

Full-Depth Pavement

Legal Right Of Way

Proposed Stop Bar

Post Mounted Sign, Type B

Single White Line/Wigth

Double Yellow Line/Width

Ex. Sanitary Sewer Line

Ex. Water Line

GRAPHIC SCALE 1"=10'

0 10 20 30

REVISIONS

Date Comments

O2/29/2024 TOWNSHIP CMNTS

O9/06/2024 TOWNSHIP CMNTS

REPLER INVESTMENTS, LP.

1709 Cross Field Drive
Lancaster, Pa 17603
PHONE: 717-629-6718

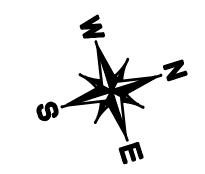
CONSTRUCTION, SIGNING & PAVEMENT MARKING PLAN Application #335179 For REPLER

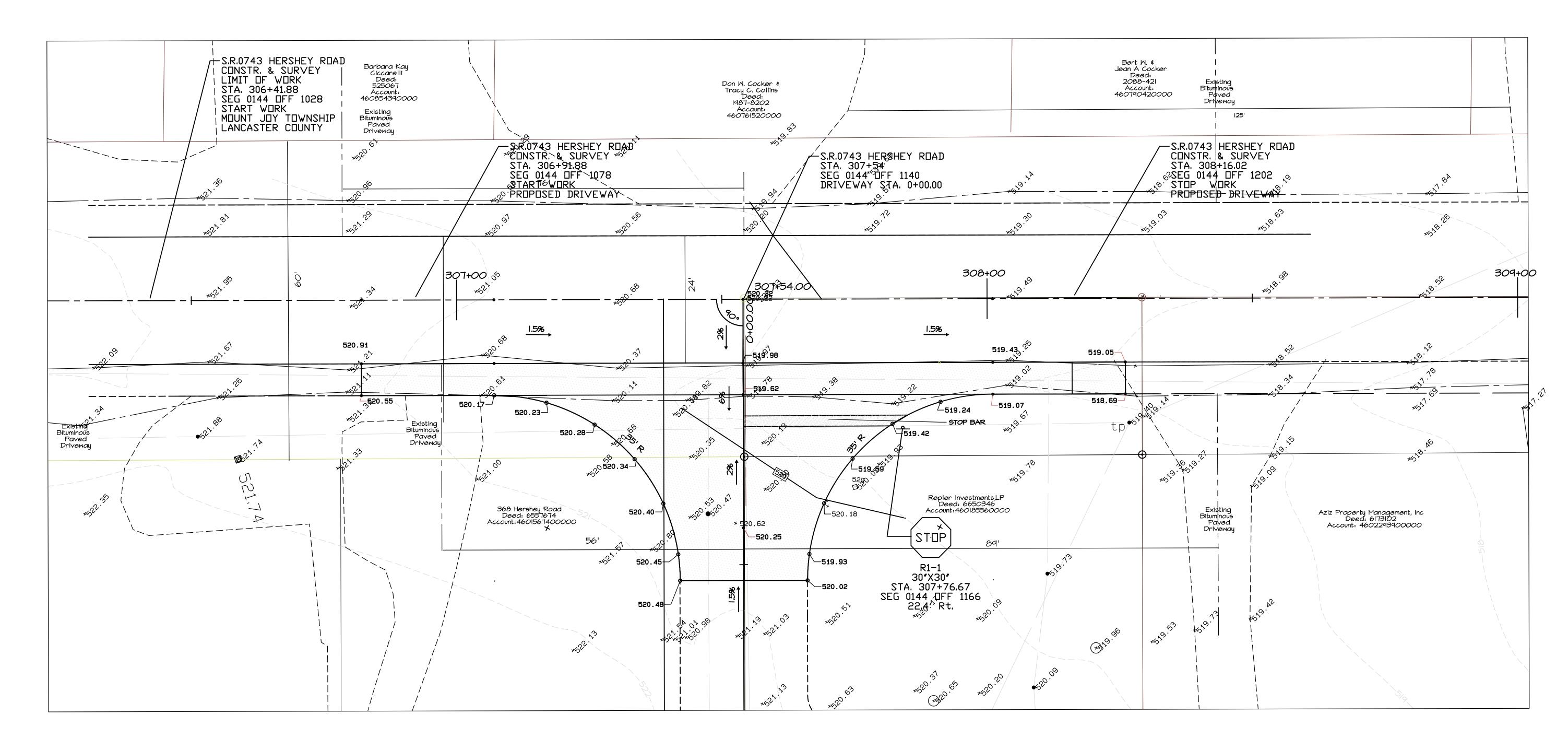
REPLER
INVESTMENTS, LP.
situated in

situated in Moumt Joy Township Lancaster County, Pennsylvania

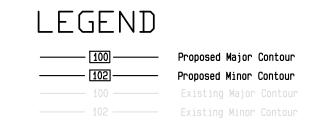
Date: September 06, 2024

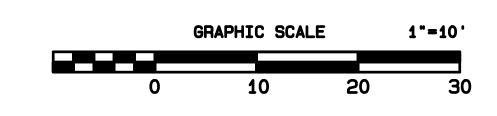
Drawing No.: LC-13











	REVISIONS		
	Pate	Comments	
	02/29/2024	TOWNSHIP CMNTS	
	09/06/2024	TOWNSHIP CMNTS	
EPLER INVESTMENTS, LP.			
1709 Cross Field Drive Lancaster,Pa 17603			
PHONE: 717-629-6718			

Grading & Drainage plan
Application #335179
For

REPLER
INVESTMENTS, LP.

situated in
Mount Joy Township
Lancaster County, Pennsylvania
Date: September 06, 2023
Drawing No.: LC-13

Additional Waiver Requests

1. Wetlands Study [119-32.B and 119-34.E (3)(c)]

The site has no observed standing water, a dry swale on the rear property line where no work is to be accomplished and infiltration testing on two parts of the middle of the property did not show hydric soils. In addition, the property does not show as containing any wetlands on the National Wetland Inventory Map.

2. Traffic Impact Study [119-32.C(2)]

The amount of traffic generated by the proposed land development is minimal and will not adversely affect traffic on Route 743 (Hershey Road). By combining the existing driveway at 380 Hershey Road with that serving 384 Hershey Road, this will improve the safety of both property owners.

- 3. Cartway Width For An Arterial Street [119-52.J (3)(A) & 119-53.8(2) / 119.53.C]
- 4. Required Spacing of 200 Feet Between Driveways [119-52.S(3)(d)]
 With many of the lots having a width of 75 feet along Hershey Road, there are currently 5
 driveways within 200 feet of the existing driveway at 380 Hershey Road. Combining the 2
 driveways into 1 for 380 and 384 Hershey Road is a definite safety improvement. In addition, the proposed turning radius will contribute to safer ingress/egress on to Hershey Road.
- 5. <u>Drainage Swale Easement [119-52.S(3)(d)] to Rear of Property</u>
 The drainage swale runs along the property line. Since normally the easement runs through the middle of the swale for access purposes, the developer is proposing to provide a 15 foot wide easement along the property line with 384 Hershey Road.
- 6. <u>Sidewalks Shall Be Provided Along Access Drives (119-53.8(1))</u>
- 7. Concrete curbs shall be provided along the access drive and along the edge of any landscaped portions of the parking facility (119-53.C(1))

LAW OFFICES

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

WILLIAM C. CROSSWELL RANDALL K. MILLER

OF COUNSEL

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

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)

<u>RETIRED</u> 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

September 27, 2024

VIA EMAIL

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

Re: Preliminary/Final Land Development Plan for Repler Investments, LP

Our File No. 10221-1

Dear Justin:

I received the resubmission of the Preliminary/Final Land Development Plan for Repler Investments, LP (the "Plan") with a draft Storm Water Management Agreement and Declaration of Easement, draft Shared Driveway Easement and Maintenance Agreement, and document entitled Drainage and Access Easement by which landowner Repler Investments, LP ("Repler") grants the Township a drainage easement for the storm water management facilities. This letter will set forth comments on the Plan and the draft documents.

The Plan contains a note stating that the Zoning Hearing Board granted variances on April 6, 2022. The Plan does not contain any conditions imposed on the granting of those variances. I specifically addressed this issue in my review of the Final Land Development/Storm Water Management Plan for Repler Investments LP in my letter dated April 12, 2023. I attach a copy of that letter for your convenience. The note on Page 2 of that letter should be included on the cover sheet of the Plan.

The Storm Water Management Agreement is not acceptable. It appears to be the Township's form Storm Water Management Agreement with minimal information, such as Repler's name and address, inserted. The blanks in the first paragraph of Background for the name, date, etc. of the subdivision or land development plan are left blank but highlighted. Paragraph 2 relating to operations and maintenance procedures has no information inserted. Instead, there are a series of comments, two of which state "We would enter any specific maintenance requirements from the Plan that are unique to this Plan" and another comment indicating "These should only be included if they are applicable to the Plan". This is not acceptable.

Justin S. Evans, AICP, Community Development Director/Zoning Officer September 27, 2024 Page 2

The Plan indicates storm water management through piping water from downspouts into a cistern as well as perforated collector pipe and a stone trench. The Post-Construction Stormwater Management Plan contains some operation and maintenance requirements as well as the use of the water to be collected in the cistern. Sheet 6 of the Plan contains some, but not all, of the operations and maintenance procedures under the heading Post-Construction Stormwater Management Plan. By way of example, the report states that catch basins, inlets, and piping contributing flow to the perforated collector pipe, trench and cistern should be inspected and cleaned twice per year, and Sheet 6 of the Plan states that inspections are to be made once every three months and after a "severe storm event". The report states that vehicles shall not be driven over the trench and care should be taken to avoid excess compaction by mowers, and that information is not on the Plan. The design engineer should prepare an exhibit, containing detailed operations and maintenance requirements, for the review and approval of the Township Engineer. This operations and maintenance procedure should be attached as Exhibit A to the Storm Water Management Agreement.

The signature line and acknowledgment for Repler must be corrected on the Storm Water Management Agreement. The signature lines indicates "(Name) (Title)".

The Township does not assume ownership of storm water management facilities. Paragraph 5 of the Storm Water Management Agreement gives the Township the right to enter on the subject property to inspect storm water management facilities. The Storm Water Management Ordinance requires that easements be provided around the storm water management facilities shown on a subdivision, land development, or storm water management plan. The Drainage and Access Easement is unnecessary and inconsistent with portions of the Storm Water Management Agreement.

The Shared Driveway Easement and Maintenance Agreement is unacceptable. The Office of the Recorder of Deeds requires that all documents to be recorded include the municipality, county, and Commonwealth in which land is located. The background provision of this document states that all of the properties at issue are located in "Elizabethtown, Lancaster County, Pennsylvania." This is incorrect. All of the properties are located within Mount Joy Township.

All of the acknowledgments to the Shared Driveway Easement and Maintenance Agreement are dated 2023 and must be corrected. The substance of the Shared Driveway Easement and Maintenance Agreement is acceptable for the limited purposes for which I have reviewed it on behalf of the Township.

I did review the website of the Office of the Recorder of Deeds. There do not appear to be any mortgages against the Repler property, so no Joinder by Mortgagee will be necessary for the Storm Water Management Agreement.

Justin S. Evans, AICP, Community Development Director/Zoning Officer September 27, 2024
Page 3

If you have any questions concerning any of these comments, please contact me. I will need to see a revised draft of the Storm Water Management Agreement.

Very truly yours,

Josele Cleary

JC:sle MUNI\10221-1\240923\71

Attachment

cc: Kimberly Kaufman, Township Manager (via email; with attachment)

Patricia J. Bailey, Secretary (via email; with attachment) Benjamin S. Craddock, P.E. (via email; with attachment) Theodore D. Austin, P.E. (via email; with attachment) October 15, 2024

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

Via email: kkaufman@mtjoytwp.org

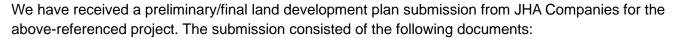
Re: 380 Hershey Road (Repler Investments L.P.)

Preliminary/Final Land Development Plan

Township Permit No. 23-05-FLDP

LCEC Project No: 25-135





- Comment Response Letter dated September 10, 2024
- Additional Waiver Requests undated
- PennDOT Cost Opinion dated September 3, 2024
- Cost Opinion dated September 5, 2024
- Preliminary/Final Land Development Plan revised September 6, 2024
- Post Construction Stormwater Management Report revised September 2024
- Stormwater Management Agreement and Declaration of Easement (Draft)
- Drainage and Access Easement (Draft)
- Share Driveway Easement and Maintenance Agreement (Draft)
- Water and Sewage Facility Report revised September 2024

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

Zoning Ordinance

- At a Zoning Hearing Board meeting on April 6, 2022, the Board granted the following:
 - a. Special Exception per Section 135-7 to establish a use (i.e. street sweeping) not specifically provided for.
 - b. Special Exception per Section 135-343.G to reduce the number of required off-street parking spaces to a total of three plus one ADA-compliant spaces.
 - c. Variance from Section 135-325.D(1) to permit a dumpster within the required 50' dumpster setback.
- 2. Cross access easements shall be provided for all joint-use driveways (135-321.C). There appears to be an existing 15' wide right-of-way as referenced in the property deed (Instrument #6650346); however, to our knowledge there is no corresponding easement agreement that ensures the common use of, access to, and maintenance of the existing or proposed joint-use



- driveway. Additionally, the proposed driveway width exceeds the existing 15' wide right-of-way width, therefore, a larger cross access easement is required regardless. This cross access easement shall be shown on the plans.
- 3. All dumpsters shall be screened from adjoining roads and properties and be completely enclosed within a sight tight masonry or fenced enclosure with a self-latching door or gate. Chain link fencing shall not be utilized (135-325.D(1)).

Subdivision and Land Development Ordinance

- 4. The linetype and linetype color of the right-of-way shown in the plan view is inconsistent with that shown in the legend (119-31.A(4)). The fence linetype shown in the legend on Sheet 5 is inconsistent with the fence linetype shown around the dumpster on Sheet 8.
- 5. Since Glace Associates has been acquired by the JHA Companies, the engineer shall confirm whether the name of the firm that prepared the plan needs to be updated (119-31.B(3)).
- 6. The plan shall identify all prior plans, including all notes or restrictions affecting the current development, with a verification signed by the design professional that such list is complete and correct (119-31.B(14) & 119-51.C).
- 7. A wetlands study shall be provided (119-32.B & 119-34.E(3)(c)). The applicant has requested a waiver of this requirement.
 - <u>Waiver response</u>: The National Wetlands Inventory website indicates that no wetlands exist on either the existing lot, and the soils present on the lots are not hydric soils (e.g. the soils typically do not support wetland plants or wetland wildlife). In addition, the design engineer indicates that no standing water is present on site and the entire property has historically been impervious or mowed. Based on these considerations, I do not have any objections to this waiver request.
- 8. A traffic impact study is required since the development is a nonresidential development with a building in excess of 1,000 square feet of usable space. The applicant indicates the developer intends to make a contribution in lieu of traffic study (119-32.C(2) & 119-32.C(6)).
 - <u>Modification response:</u> Section 119-32.C(6) allows a waiver of the preparation of a traffic study, if the developer makes a contribution in lieu of a traffic study. The developer has agreed to make such a contribution. The estimated contribution shall be \$1.50 per square foot of usable building floor area. I have no objections to this modification provided that the applicant satisfies the requirements of this section:
 - a. Provide a certification of the usable building floor area.
 - b. The contribution is in addition to traffic impact fees required under Chapter 125 and all other review fees.
 - c. All contributions shall be paid prior to recording of the final plan.
- 9. All certificates shall be executed prior to final plan approval (119-35.E).
- 10. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A). The response letter indicates that the Elizabethtown Area Regional Authority (presumably ERSA) has "signed off" on this project; however, the ordinance requires that notice be provided from DEP.
- 11. Legal descriptions for easements to be dedicated to the Township, including but not limited to drainage easements, shall be provided (119-35.E(4)(b)).

October 15, 2024 Page 2 of 6

- 12. 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).
- 13. An easement will be required for the proposed grading and driveway improvements on the adjoining Hampton and 368 Hershey Road (Shoop Holdings, Inc.) properties (119-35.E(4)(e)). This easement shall be shown on the plans.
- 14. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
- 15. Financial security shall be provided. (119-41 & 113-60). The cost estimate shall include the costs for the existing pavement removal, 6" PVC Roof Leaders, as-built plan, and 10% construction contingency. The "extended" costs for numerous items shall be corrected (i.e. they should not be rounded). The number of estimated units for the "Bollards" and "Downspouts and filters" shall be corrected. The costs for sanitary sewer lateral, waterline extension, electric trench, and site electric do not need to be included in the cost estimate.
- 16. The frontage along Hershey Road (S.R 743) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements include pavement widening, concrete curbing, and concrete sidewalk. The required cartway width for an arterial street within the Designated Growth Area is 36 feet (119-52.J(3)(a) & 119-53.B(2) / 119-53.C). The applicant has requested a waiver of this requirement.
 - <u>Waiver response</u>: There are no concrete curbs or sidewalks provided for the adjacent or nearby properties and Hershey Road (a State road) has an existing shoulder. No pedestrian traffic would be anticipated to be generated by the proposed development. Based on these considerations, I have no objection to a deferral of this requirement with the condition that a deferral agreement be executed and recorded in a form acceptable to the Township Solicitor.
- 17. The developer shall take all necessary action to obtain PennDOT permits and/or approvals to install the necessary improvements to the state roadway (119-52.J(3)(e) & 119-52.S(3)(m)).
- 18. It appears the extents of the asphalt paving improvements shown on the Highway Occupancy Permit Plans are inconsistent with the extents of the asphalt paving improvements shown in the Driveway Typical Section In PennDOT R.O.W. construction detail (119-52.J(3)(e)).
- 19. Clear sight triangles shall be provided for the access drive. The clear sight triangle shall be labeled with appropriate dimensions provided. Deeds to lots which contain clear sight triangles shall include the restriction that 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 (119-52.L).
- 20. The stopping sight distances shown on Sheet 8 of the plans is inconsistent with the stopping sight distance information shown on the highway occupancy plans and other plan sheets (119-52.L).
- 21. The slope requirements for the ADA accessible parking space shall specify a max 2% slope in all directions (119-53.A(2)).
- 22. Sidewalks shall be provided along access drives (119-53.B(1)). The applicant has requested a waiver of this requirement.

<u>Waiver response</u>: Pedestrian traffic is expected to be minimal for the proposed development and use. In addition, there are no existing sidewalks along Hershey Road. Based on these considerations, I have no objections to a waiver of this requirement; however, the waiver request letter should be updated to state the justification for this waiver request.

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- 23. Concrete curbs shall be provided along the access drive and along the edge of any landscaped portions of a the parking facility (119-53.C(1)). The applicant has requested a waiver of this requirement.
 - <u>Waiver response</u>: Curbing is not required for capturing stormwater runoff. Minimal pedestrian traffic is anticipated for the proposed development. In addition, there are no existing curbs along Hershey Road. Based on these considerations, I have no objections to a waiver of this requirement; however, the waiver request letter should be updated to state the justification for this waiver request.
- 24. A minimum 30 foot wide access easement shall be provided for the stormwater facilities. The requirements in the Maintenance Of Drainage Easement note on Sheet 5 shall be included in the new deed. The applicant shall be responsible for completing a declaration of easement and stormwater management agreement in a form that is acceptable to the Township Solicitor (119-56.D, 119-56.E, 113-31.R & 113-31.Q).
- 25. 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

- 26. The following erosion and sediment control items shall be addressed (113-31.E & 113-43.K):
 - a. Design information, including calculations, shall be provided for compost filter sock #4 shown on the plans
 - b. The "Anticipated Project Schedule" on Sheet 5 of the plans shall be updated.
- 27. A minimum thirty-foot-wide access easement shall be provided for all stormwater facilities with tributary areas equal or greater than 1,000 square feet and not located within a public right-of-way (113-31.Q).
- 28. All regulated activities (i.e. limit of disturbance) shall be included in the rate and volume control calculations (119-32 & 119-33).
- 29. Evidence (i.e. hydrographs) shall be provided that show the rate control calculations include the entire limit of disturbance. The pre/post-development hydrographs and pond report shall be provided to confirm the resulting information on the hydrograph summary report and hydrograph return period recaps. (113-33).
- 30. Stormwater runoff from a development site to an adjacent property shall flow directly into a natural drainageway, watercourse, or into an existing storm sewer system, or onto adjacent properties in a manner similar to the runoff characteristics of the predevelopment flow (113-34.B). The plan shall show that the stormwater discharge from the stormwater collector trench controls complies with this requirement. (The proposed trench is not level; therefore, the overflow will not be spread out but will discharge via the lowest point of the trench. This discharge will then cross into the Aziz property in a (presumably) more concentrated manor than it currently does in pre-development.)
- 31. Stormwater flows onto adjacent property shall not be altered without written notification of the adjacent property owner(s) by the applicant. Copies of all such notifications shall be included in the SWM site plan submissions (113-34.C). A drainage easement burdening the adjacent Aziz property may need to be acquired for the discharge from stormwater collector trench controls unless the designer can show that stormwater flows are not altered from the pre-development condition.
- 32. The pipe system (i.e. inlet, 12" HDPE, stormwater collector trench controls) conveying runoff to the cistern shall be designed for the 100-year storm (113-34.G(3)).

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- 33. The time of concentration flow paths shall be shown on the drainage area maps (113-35.B & 113-35.F). Please note that the pre-development time of concentration shall be calculated (an assumption of 5 minutes is not conservative) (113-35.I).
- 34. The PCSM Report indicates that the roof leaders from the proposed garage are to be connected directly to the proposed 12" perforated HDPE pipe; however, the roof leaders from the proposed building will connect directly to the proposed cistern (113-37.C).
- 35. The minimum slope for pipes is 0.5% (113-37.C(1)(a)[2]). The 12" HPDE pipe between the inlet and the cistern shall meet this requirement.
- 36. A trench detail specifying the required pipe backfill material shall be provided (113-37.C(3)(a)).
- 37. Evidence shall be provided for the cistern storage volume (19,010 gallons) and the additional storage volume above the pipe invert (930 cf) described in the Capture And Reuse Facilities project narrative (113-38.B(1)). This cistern storage volume number is inconsistent with the "Volume in Cistern" value shown in the "Calculation of Stored Volume of Stormwater" worksheet (14,834 gallons). The additional storage volume above the pipe invert value appears to be inconsistent with the "Volume Above invert of 12" Pipe" value (372 cf) shown in the same worksheet.
- 38. The Capture and Reuse Facilities narrative indicates that 5% of the 2 year stored volume equals 425 gallons per day; however, the "Calculation of Stored Volume of Stormwater" worksheets indicates that 5% of the stored volume equals 741.7 gallons per day (113-38.B(2)). These values shall be confirmed. Also, it appears that the total capture and reuse volume for water reuse should equal the volume within the cistern, the trench and the pipes.
- 39. The PCSM Report and/or plans shall include sufficient detail showing the proposed method of dewatering (i.e. pump) (113-38.B(6)).
- 40. The landowner shall execute the final documents prior to final plan approval (113-41.B).
- 41. The names of the roof leaders (i.e. P-3) shown on Sheet 4 of the plans shall be corrected (113-42.A).
- 42. The plans should provide spot elevations to the southeast of the proposed building to confirm the post-development drainage area boundaries to the cistern and post-development bypass drainage area (113-43.J(1)).
- 43. The designer shall clarify the meaning of the hatches on the eastern and western portions of the subject tract shown on Sheet 4 of the plans (113-43.J(2)).
- 44. The center 6" Observation Point With Cap shall be shown in the Stormwater Collector Trench Controls detail (113-43.J(5)).
- 45. The diameter of the 12" Cap Cleanout shown in the Stormwater Collector Trench Controls detail is inconsistent with the 6" Observation Point on 12" Tee label (113-43.J(5)).
- 46. The applicant should clarify the proposed design of the 6" Observation Point on 12" Tee With Caps on 6" and 12' Run Of Tee shown on Sheet 4 of the plans. The Stormwater Collector Trench Controls detail shows a 12" Cap and 12" Cap Cleanout on an elbow (113-43.J(5)).
- 47. The length and width of the proposed cistern (45' x 9.97' wide) shown on the plans are inconsistent with the length and width of the cistern shown on Sheet S102 of the building permit plans (113-43.J(5)).
- 48. The Total Volume to be Provided by Proposed BMPs (3,097 cf) and Volume of Cistern (2,541 cf) shown in Table 1 of the PCSM Report are inconsistent with the Total Storage Volume

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- (2,538 cf) and Cistern Structure volume (1,983 cf) shown in the "Calculation Of Stored Volume Of Stormwater" worksheet (113-43.J(5)).
- 49. The volume in gallons of the "Trench Around the Pipe" shown in the "Calculation Of Stored Volume Of Stormwater" worksheet shall be corrected (113-43.J(5)).
- 50. The total storage and reuse volume in the Capture And Reuse Facilities project narrative (23,165 gallons) is inconsistent with the sum of the individual volumes of the cistern, 12" pipe, and stone lined trench in the project narrative (24,105 total gallons) (113-43.J(5)).
- 51. The invert elevation for the bottom of the cistern (514.17) and bottom of concrete (513.17) shown on Sheet S102 are incorrect (113-43.J(5)).
- 52. Since a PennDOT Highway Occupancy Permit is required for the proposed access drive or stormwater discharge onto the State road, the permit(s) shall be part of the SWM site plan and must be obtained prior to unconditional SWM site plan approval (113-45.C).
- 53. An operation and maintenance (O&M) agreement shall be provided and recorded with the final plan (113-62). Any notes on the preliminary/final plan that are inconsistent with this agreement shall be revised or removed.

Traffic

54. 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. The number of trips shall be provided to determine the Traffic Impact Fee in accordance with Chapter 125.

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

Bayamin S Gaddack

cc: Justin Evans, Township Community Development Director/Zoning Officer

Patricia Bailey, Township Secretary (via email)

Josele Cleary, Esquire, Township Solicitor (via email)

Del Becker, PE, EAWA (via email)

Nick Viscome, ERSA (via email)

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