

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN FOR

REPLER INVESTMENTS LP.

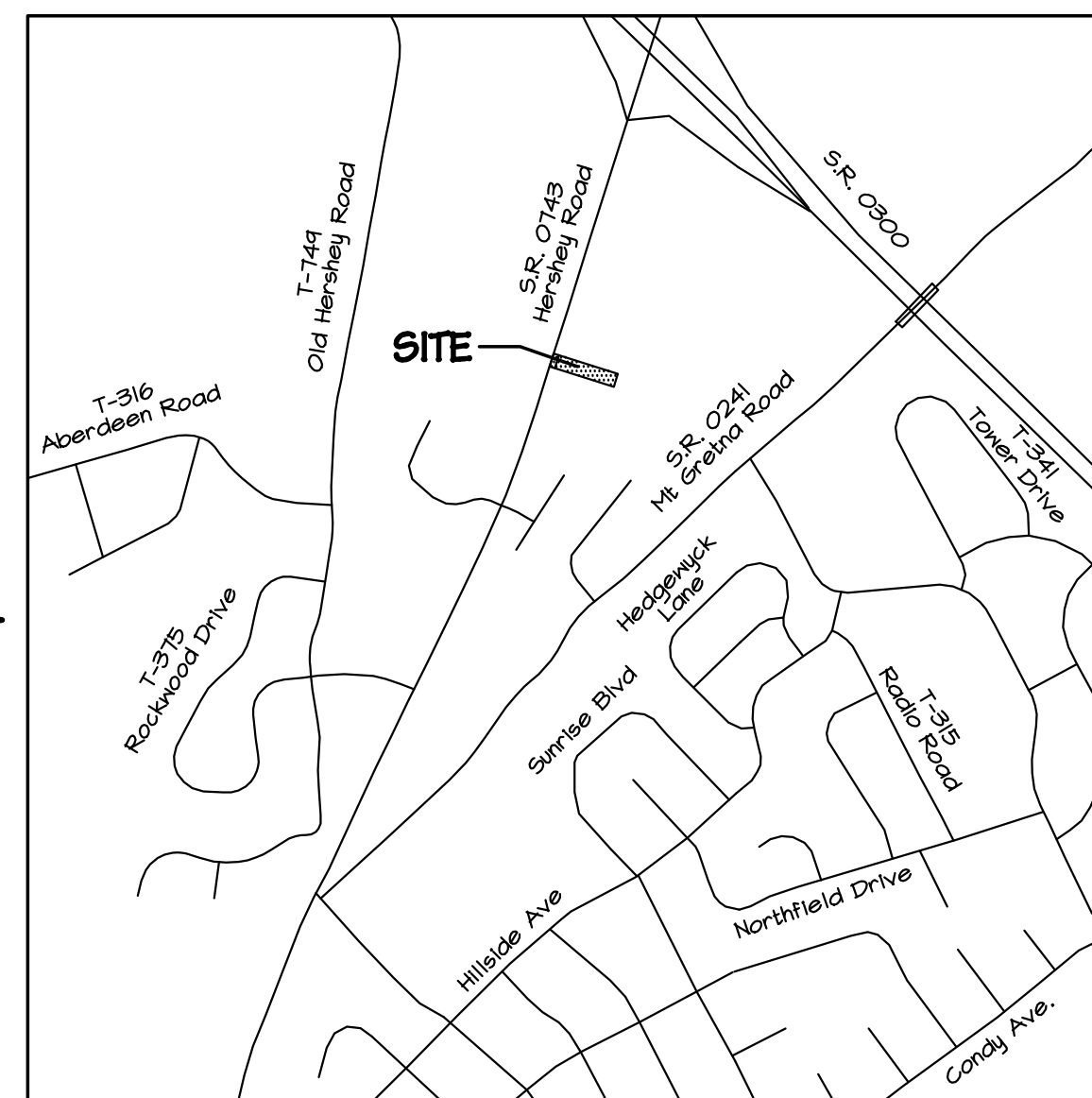
CENTRAL PA SWEEPERS

Situated In Mount Joy Township Lancaster County, Pennsylvania

Date: February 2, 2023 Updated: September 6, 2024 Drawing No: CS-1

GENERAL NOTES:

- This plan is being prepared for the proposed construction of a 3,375 S.F. New building and a future garage having 1,440 S.F. 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 devices. 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 submit the SWM site plan for recordation in the office of the recorder of deeds. 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 Township. A licensed professional or their designee must be present on site when the Stormwater collection trench is being installed. The Stormwater collection area shall not be compacted with equipment during construction or the operation of the facility. Thermal impacts will be minimized by storing the stormwater associated with the proposed building and parking area in the cistern. 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: 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. Carriway Width For An Arterial Street [119-52.1(B)(A) & 119-53.2(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. Drainage Swale Easement [119-52.5(3)(d)] 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. Sidewalks Shall Be Provided Along Access Drives [119-53.0(1)] 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)] The Following Variance of the zoning ordinance was granted by the zoning hearing board on April 6, 2022: 1. 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 facilities and drainage easements.



SHEET INDEX:

Table listing sheet numbers and titles: SHEET 1: CS-1 LAND DEVELOPMENT PLAN COVER SHEET; SHEET 2: LD-1 VICINITY & SITE PLAN; SHEET 3: LD-2 EXISTING CONDITIONS PLAN; SHEET 4: LD-3 PROPOSED CONDITIONS PLAN; SHEET 5: PCSMP-1 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN; SHEET 6: ES-1 EROSION AND SEDIMENTATION CONTROL PLAN; SHEET 7: IL-1 ILLUMINATION PLAN; SHEET 8: LS-1 LANDSCAPE PLAN; SHEET 9: D-1 DETAIL PLAN; SHEET 10: HOP-1 HIGHWAY OCCUPANCY PLAN; SHEET 11: HOP-2 HIGHWAY OCCUPANCY PLAN; SHEET 12: HOP-3 HIGHWAY OCCUPANCY PLAN; SHEET 13: HOP-4 HIGHWAY OCCUPANCY PLAN

SITE DATA:

OWNER: Repler Investments,LP. Phone: 717-624-6718 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 within 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'. MIN. LOT WIDTH: 75' Existing lot with 75'

ENGINEER CERTIFICATION

I hereby certify that to the best of my knowledge, the survey and plan shown and described herein is true and correct to the accuracy required by Chapter 119, Subdivision and Land Development, 9/6, 2024



Max E. Stoner Pa. Lic. No. PEO31710E 3705 Trindle Road Camp Hill, PA Phone: (717) 731-1574 Email: max@glaceeng.com

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL PA 1 CALL SYSTEM, INC. 1-800-242-1776 SERIAL NO: 20221873653 (Mount Joy Township)

SIDEWALK AND/OR CURB OBLIGATION ACKNOWLEDGMENT AND 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 upon the following: 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 following terms: 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 BMPs 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

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 parking areas which shall be designated as common use easement areas. All existing stormwater facilities including drainage swales, stormwater trenches, collection conveyance systems and cistern, shall be determined as part of the stormwater easement.

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 1-800-545-1141 Elizabethtown Area Water Authority 211 N. Hummelstown St. Elizabethtown, PA 17022 717-367-1448 EAWA@etown-water.com Elizabethtown Regional Sewer Authority 235 Ersa Drive Elizabethtown, PA 17022 717-367-5447 gaye@ersopa.com

MOUNT JOY TOWNSHIP SUPERVISORS

This plan approved by the Board of Supervisors of Mount Joy Township this day of 2024. Chairman Secretary

MOUNT JOY TOWNSHIP PLANNING COMMISSION

At a meeting on 2024, 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 Land Development.

Chairman Vice Chairman

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATION

At a meeting on 2024, 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.

SEPTEMBER 6, 2024



Max E. Stoner Pa. Lic. No. PEO31710E



Max E. Stoner Pa. Lic. No. PEO31710E 3705 Trindle Road Camp Hill, PA Phone: (717) 731-1574 Email: max@glaceeng.com

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 use.

Owner Repler Investments LP

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

This Plan, bearing LCPC File No. , was reviewed by staff of the Lancaster County Planning Department on as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended. This Certificate does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of 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 carbonate geology.

Engineer Max E. Stoner

NOTARY CERTIFICATION

Commonwealth of Pennsylvania County of On this day of 2024.

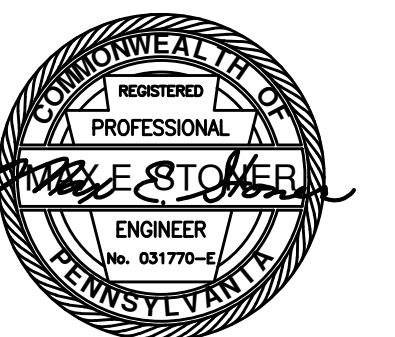
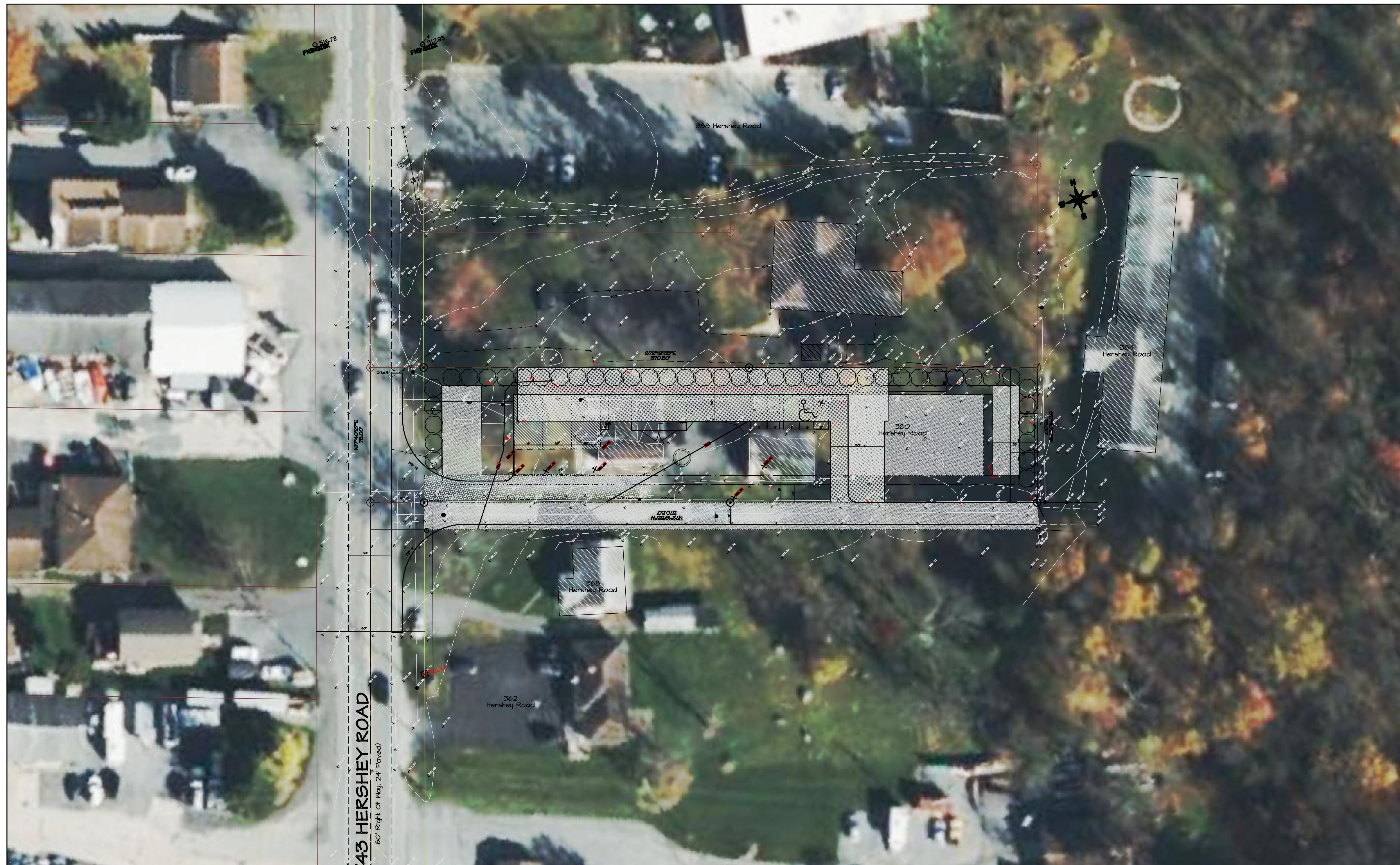
before me, the undersigned personally appeared

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.

My commission expires NOTARY PUBLIC

Table with 2 columns: REVISIONS, Tmp. Eng. 2/29/2024, Tmp. Eng. 9/06/2024



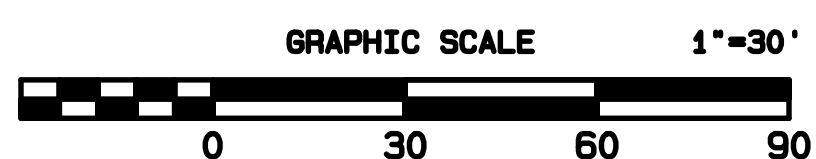
S.R. 0743 HERSHEY ROAD
60' Right Of Way, 24' Paved

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL



PA 1
CALL SYSTEM, INC.
1-800-242-1116
Serial #20221013653



SOILS TYPES:

Hq- Holly Silt Loam
M&B- Mount Lucas Very Stony Silt Loam 3to12 % 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 Spot Elevation
- X(88.20) Proposed Elevation
- OH T Overhead Telephone Line
- US/T Underground Telephone Line
- E Overhead Electric Line
- US/E Underground Electric Line
- W Existing Waterline
- LS Light Standard
- PC Property Corner
- EC Existing Contour
- TRM Turf Reinforcement Matting
- RCE Rock Construction Entrance
- ST Embankment Sediment Trap
- Right of Way
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Soil Types
- Building Setback Line
- Silt Soxx
- Proposed Contour
- IP Inlet Protection
- Stone Inlet Protection & Berm
- To be Demolished

| MARK | REVISIONS | DATE |
|------------|-------------------------------|---------|
| 1 | Response to Township Comments | 2/23/24 |
| 2 | Response to Township Comments | 9/06/24 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| FILE NAME: | | |
| FILE DATE: | | |

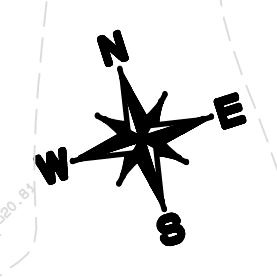
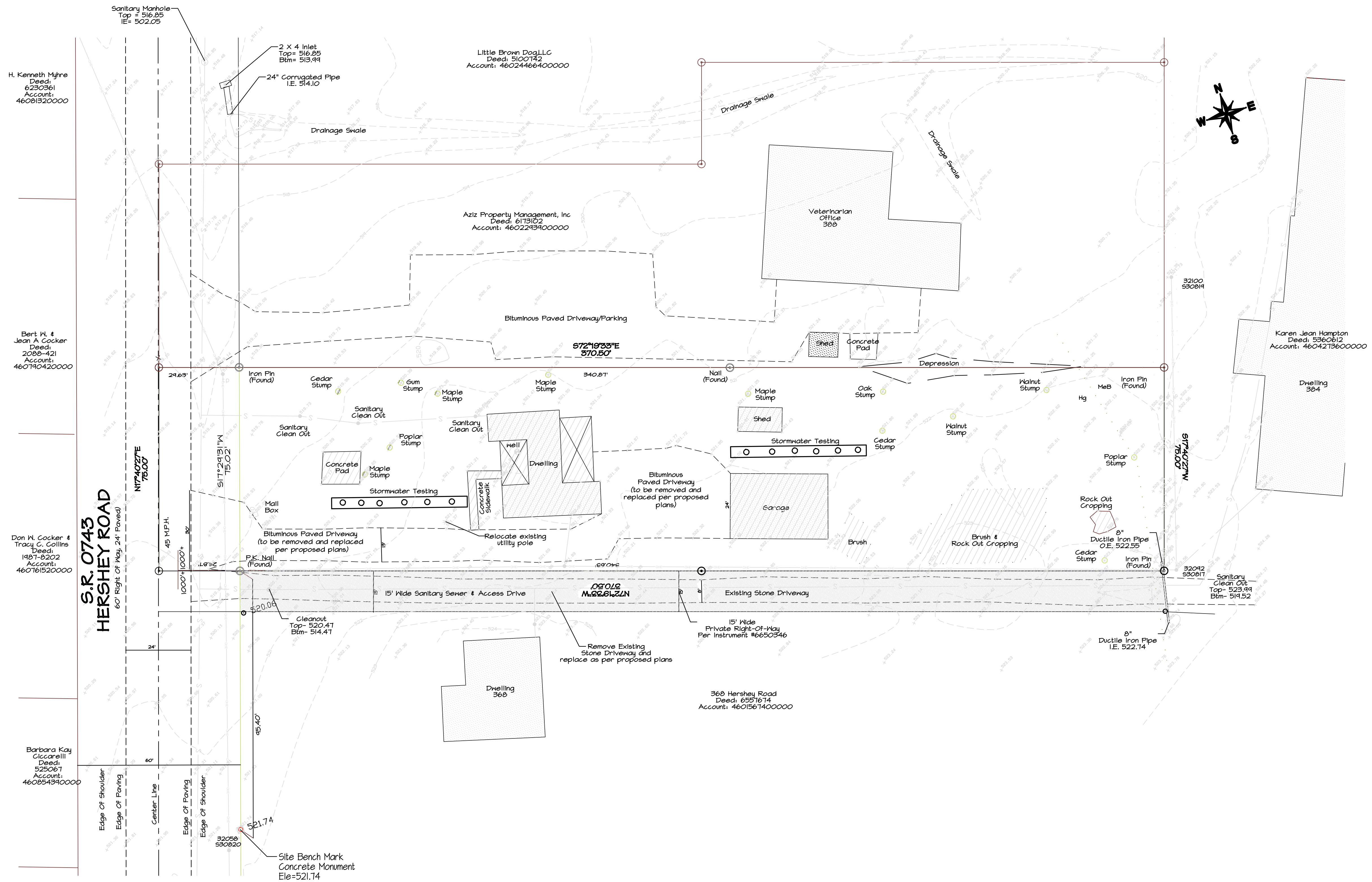
REPLER
INVESTMENTS, LP.
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

VICINITY & SITE PLAN
380 HERSHEY ROAD
ELIZABETHTOWN, PA 17022

GLACE ASSOCIATES, INC.
CONSULTING ENGINEERS
CAMP HILL, PENNSYLVANIA

| | | |
|--------------|--------------------|-----------------------|
| APPROVED | SCALE: AS NOTED | DRAWING NO. LD-1 |
| DESIGNED BY: | ENGINEER: | FILE CODE: 8262202 |
| CHECKED BY: | DATE: | SHEET 2 of 13 |

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.
© COPYRIGHT GLACE ASSOCIATES, INC. - 2023



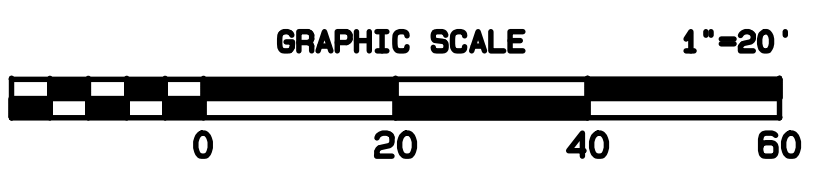
ITEMS TO BE DEMOLISHED

- Existing Structures
- Existing Driveways & Sidewalks
- Existing Stumps, Bushes, & Rock Outcrops

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1
CALL SYSTEM, INC.
1-800-242-1116
Serial #20221813653



SOILS TYPES:

- Hg- Holly Silt Loam
- MeB- Mount Lucas Very Stony Silt Loam 3to12 % 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
- Spot Elevation
- Proposed Elevation
- Overhead Telephone Line
- Underground Telephone Line
- Overhead Electric Line
- Underground Electric Line
- Existing Waterline
- Light Standard
- Property Corner
- Existing Contour
- Turf Reinforcement Matting
- Rock Construction Entrance
- Embankment Sediment Trap
- 30' Drainage Easement
- Right of Way
- Fence Line
- Deep Probe
- Unstable Probe
- shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Soil Types
- Building Setback Line
- Silt Sox
- Proposed Contour
- Inlet Protection
- Stone Inlet Protection & Berm
- To be Demolished
- 15' Right of Way

| MARK | REVISIONS | DATE |
|------|-------------------------------|---------|
| △ | Response to Township Comments | 2/24/24 |
| △ | Response to Township Comments | 9/06/24 |

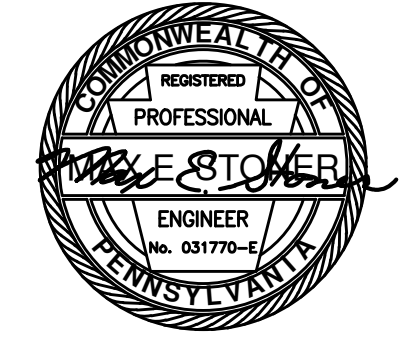
REPLER INVESTMENTS, LP.
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

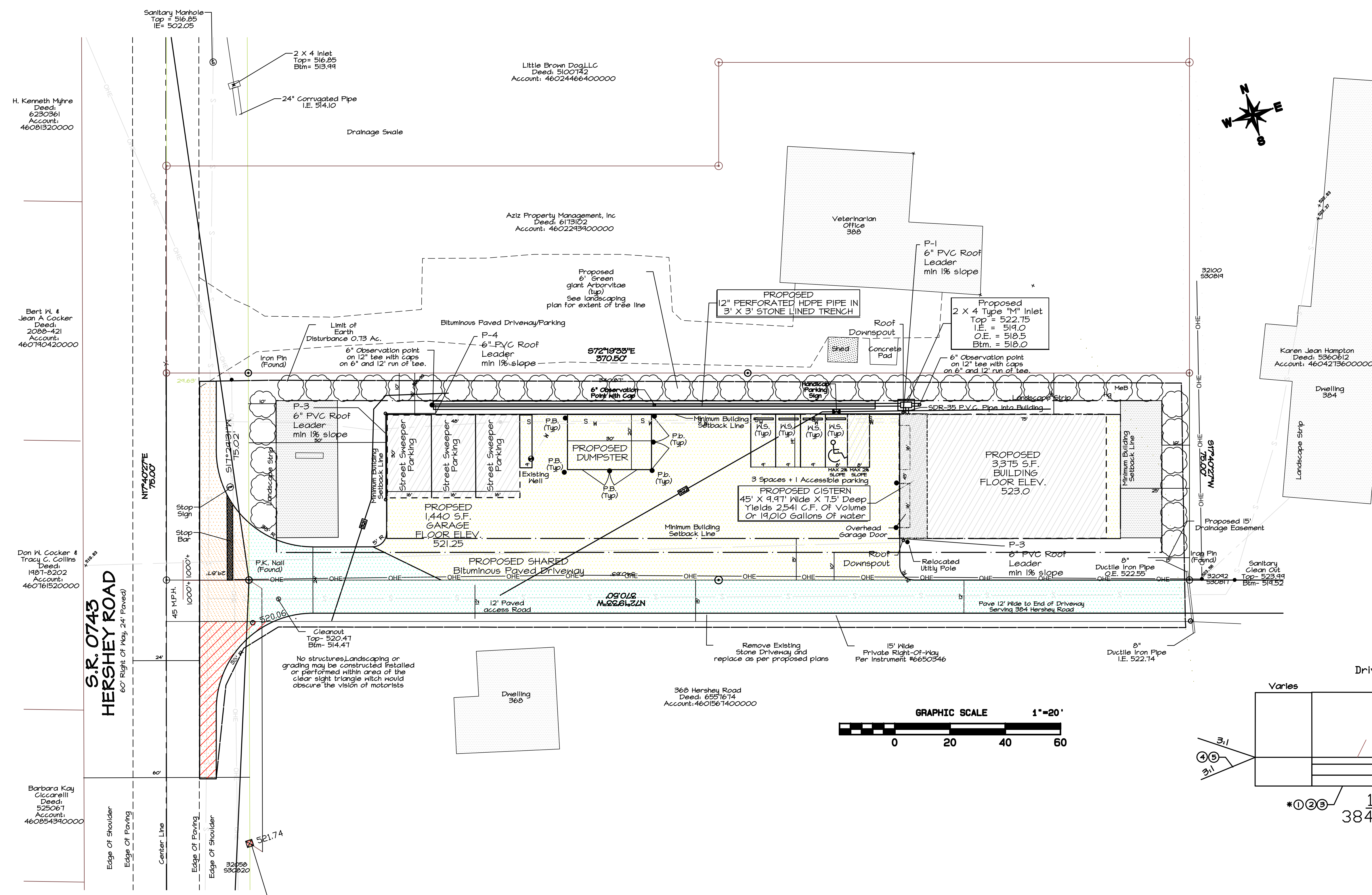
EXISTING CONDITIONS PLAN
380 HERSHEY ROAD
ELIZABETHTOWN, PA 17022

GLACE ASSOCIATES, INC.
CONSULTING ENGINEERS
CAMP HILL, PENNSYLVANIA

| | | |
|--------------------|-----------------|--------------------|
| APPROVED | SCALE: AS NOTED | DRAWING NO. LD-2 |
| DESIGNED BY: _____ | ENGINEER: _____ | FILE CODE: 8262202 |
| CHECKED BY: _____ | DATE: _____ | SHEET 3 of 13 |

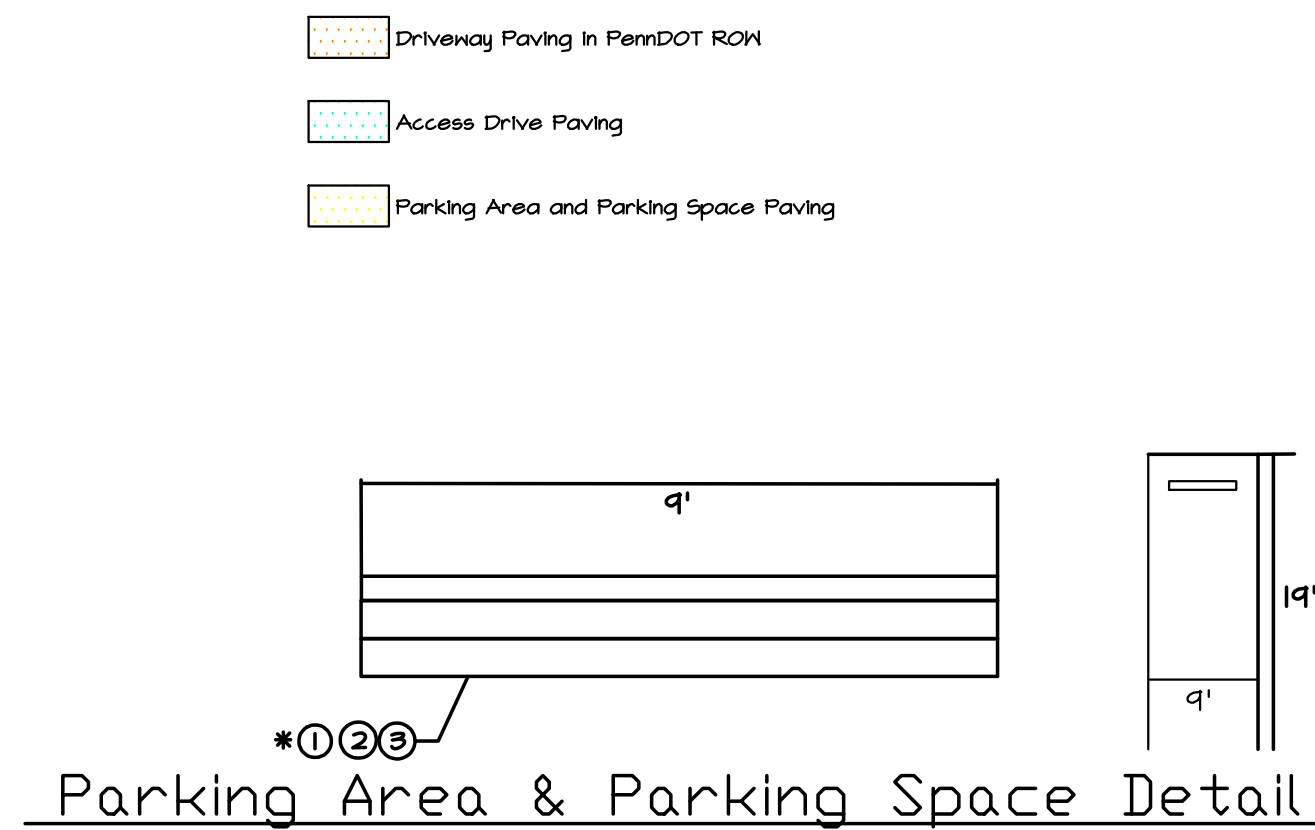
THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF GLACE ASSOCIATES, INC. REUSE FOR PROJECT EXTENSIONS, ANY OTHER PROJECT, ALTERATIONS OR ADDITIONS TO THIS PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GLACE ASSOCIATES, INC. © COPYRIGHT GLACE ASSOCIATES, INC. - 2023



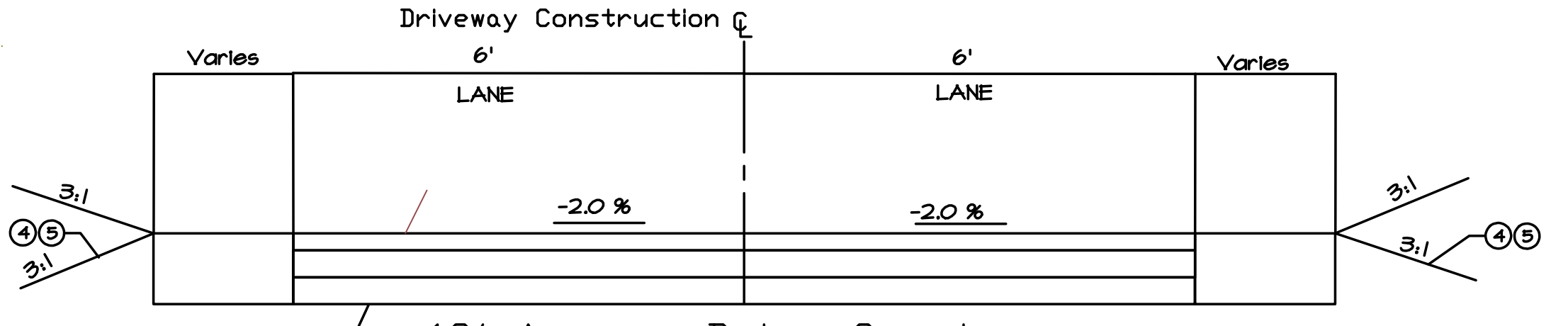
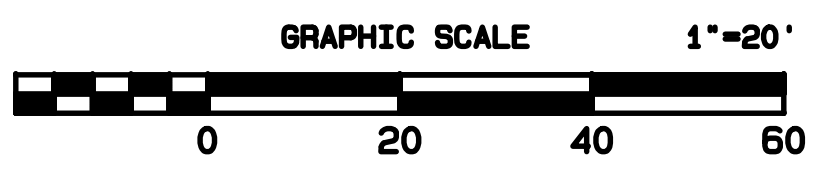


LEGEND

| | |
|---|---------------------------------|
| —●— Existing Sanitary Sewer | —●— Proposed Sanitary Sewer |
| —●— Right Of Way | —●— Fence Line |
| X 00.00 Spot Elevation | △ Deep Probe |
| X 00.00 Proposed Elevation | △ Unsuitable Probe |
| —○— Overhead Telephone Line | ○ Utility Pole |
| —○/— Underground Telephone Line | ○ Concrete Monument |
| —○— Overhead Electric Line | ○ Property Adjoiners |
| —○/— Existing Underground Electric Line | ○ Soil Types |
| —○/— Proposed Underground Electric Line | ○ Building Setback Line |
| —○— Existing Waterline | ○ Property Corner |
| —○/— Proposed Waterline | ○ Existing Contour |
| ○ Light Standard | ○ Proposed Contour |
| ○ Property Corner | ○ Inlet Protection |
| ○ Existing Contour | ○ Stone Inlet Protection & Berm |
| TRF Turf Reinforcement Matting | |
| RCE Rock Construction Entrance | |
| ST Embankment Sediment Trap | |

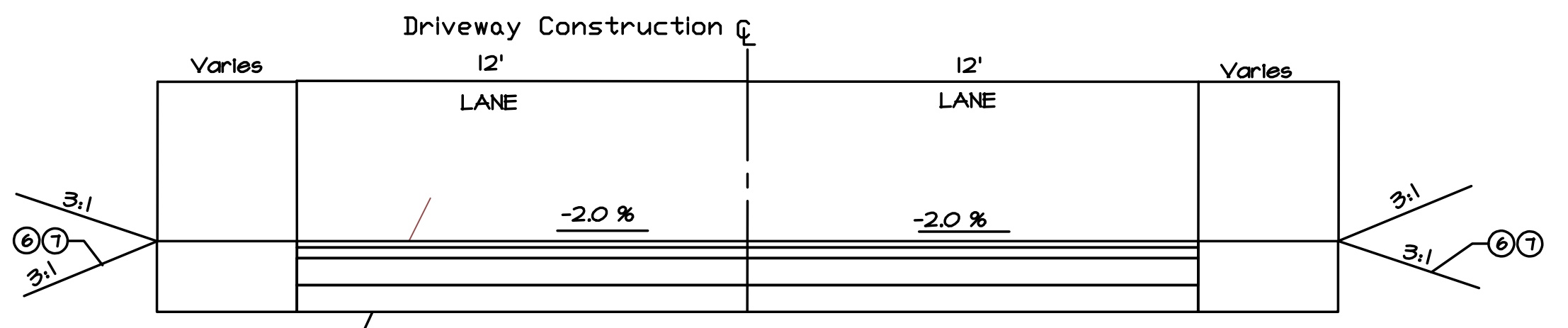


- MATERIALS LIST:**
- ① Wearing course, 1" Depth
 - ② Base Course, 3" Depth
 - ③ Subbase, 8" Depth (No. 2a)
- * ASPHALT TACK COAT APPLIED BETWEEN EACH PAVEMENT LAYER



12' Access Drive Serving 384, 380, & 368 Hershey Road
NOT TO SCALE

- MATERIALS LIST:**
- ① Wearing course, 1-1/2" Depth
 - ② Base Course, 4" Depth
 - ③ Subbase, 8" Depth (No. 2a)
 - ④ Topsoil, 4" Depth
 - ⑤ Seeding and soil supplements - Formula B
- * ASPHALT TACK COAT APPLIED BETWEEN EACH PAVEMENT LAYER



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

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

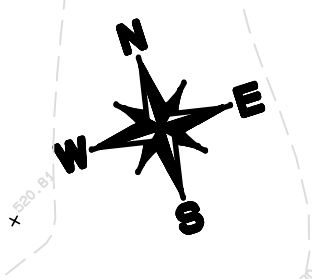
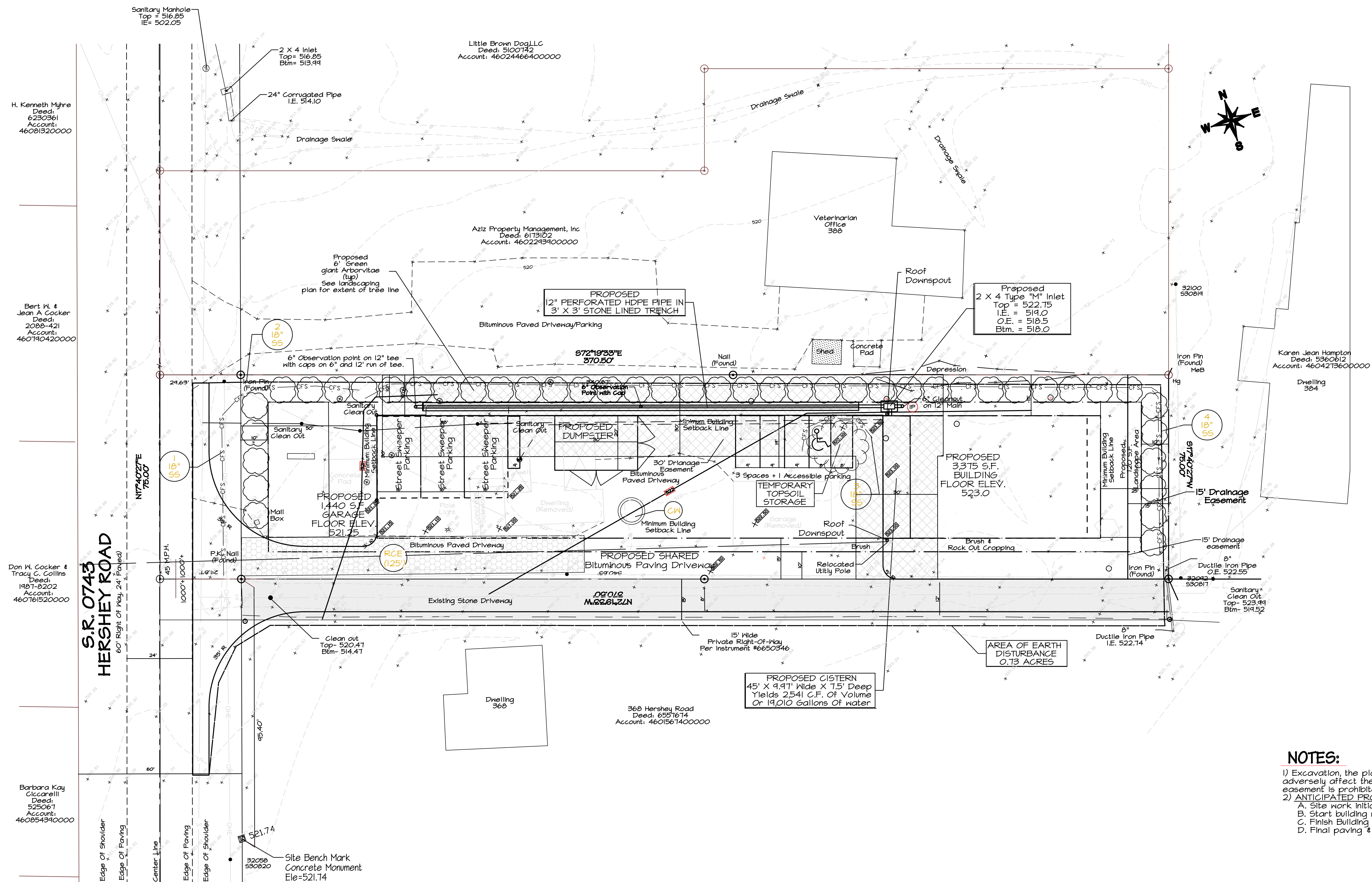


PA 1
CALL SYSTEM, INC.
1-800-242-1116
Serial #20221813653

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. © COPYRIGHT GLACE ASSOCIATES, INC. - 2023



| MARK | REVISIONS | DATE | REPLER INVESTMENTS, LP. MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA | |
|--------------|-------------------------------|-----------|--|---------------|
| △ | Response to Township Comments | 2/24/24 | PROPOSED CONDITIONS PLAN 380 HERSHEY ROAD ELIZABETHTOWN, PA 17022 | |
| △ | Response to Township Comments | 4/06/24 | | |
| | | | GLACE ASSOCIATES, INC. CONSULTING ENGINEERS CAMP HILL, PENNSYLVANIA | |
| DRAWN BY: | | APPROVED: | SCALE: | DRAWING NO. |
| DESIGNED BY: | | ENGINEER: | AS NOTED | LD-3 |
| CHECKED BY: | | DATE: | FILE CODE: | |
| FILE NAME: | | 8262202 | | SHEET 4 of 13 |
| FILE DATE: | | | | |



NOTES:

- 1) Excavation, the placing of fill or structures and any alterations that may adversely affect the flow of stormwater within any portion of the drainage easement is prohibited.
- 2) **ANTICIPATED PROJECT SCHEDULE**
 - A. Site work initiation June 1, 2024
 - B. Start building work July 1, 2024
 - C. Finish Building work August 31, 2024
 - D. Final paving & Restoration, October 15, 2024

SOILS TYPES:

Hg- Holly Silt Loam
MeB- Mount Lucas Very Stony Silt Loam 3 to 12 % Slopes

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 of work within the State highway r/w may commence without said permit.

STORMWATER INSPECTION

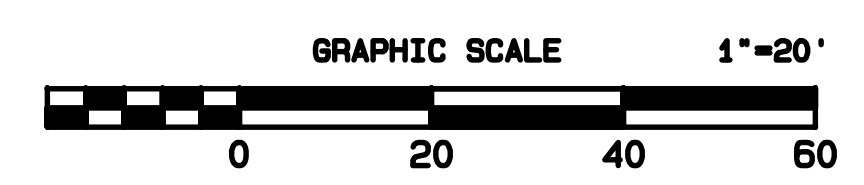
The Township shall have the right of entry for the purposes of inspecting all stormwater conveyance, treatment, or storage facilities.

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.



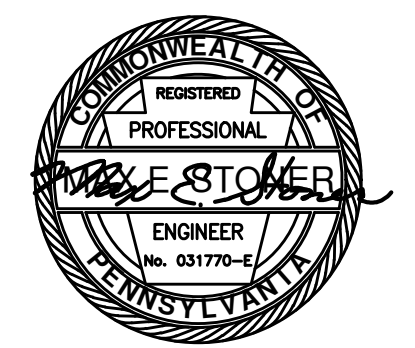
30' Drainage / Access Easement 15' Right of Way

LEGEND

- Existing Sanitary Sewer
- - - Proposed Sanitary Sewer
- - - Right of Way
- Fence Line
- ▲ Deep Probe
- △ Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- Property Adjorners
- Soil Types
- Building Setback Line
- CFS Silt Soak
- Proposed Contour
- (IP) Inlet Protection
- (SP) Stone Inlet Protection & Berm
- Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- ST Embankment Sediment Trap
- Overhead Electric Line
- Existing Underground Electric Line
- Proposed Underground Electric Line
- Existing Waterline
- Proposed Waterline
- Light Standard
- Property Corner
- Existing Contour
- Spot Elevation
- Proposed Elevation
- Overhead Telephone Line
- Underground Telephone Line
- Overhead Electric Line
- Existing Underground Electric Line
- Proposed Underground Electric Line
- Existing Waterline
- Proposed Waterline
- Light Standard
- Property Corner
- Existing Contour

| MARK | REVISIONS | DATE |
|------|-------------------------------|---------|
| △ | Response to Township Comments | 2/23/24 |
| △ | Response to Township Comments | 9/06/24 |

| | |
|--|---|
| REPLER INVESTMENTS, LP. MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA | |
| POST CONSTRUCTION STORMWATER MANAGEMENT PLAN 380 HERSHEY ROAD ELIZABETHTOWN, PA 17022 | |
| GLACE ASSOCIATES, INC. CONSULTING ENGINEERS CAMP HILL, PENNSYLVANIA | |
| DRAWN BY: _____ DESIGNED BY: _____ CHECKED BY: _____ | APPROVED: _____ ENGINEER: _____ DATE: _____ |
| FILE NAME: _____ FILE DATE: _____ | SCALE: AS NOTED DRAWING NO. PCSM-1 FILE CODE: 8262202 SHEET 5 of 13 |



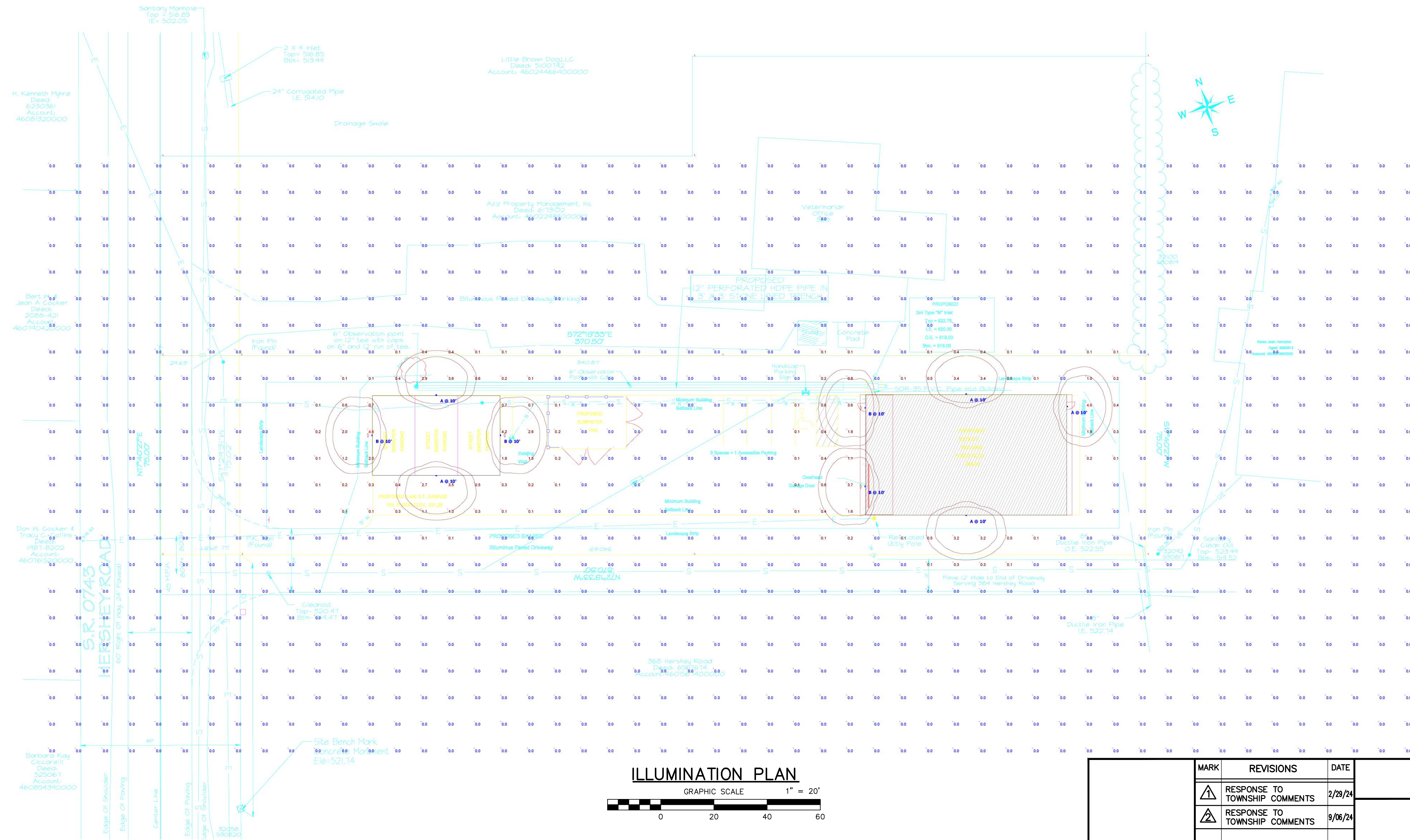
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PA 1
 CALL SYSTEM, INC.
 1-800-242-1716
 Serial #20221673653



| Symbol | Label | QTY | Manufacturer | Catalog | Description | Number Lamps | Lamp Output | LLF | Input Power |
|--------|----------|-----|-------------------|---------------------------|---|--------------|-------------|------|-------------|
| | A | 5 | Lithonia Lighting | WDGE1 LED P1 40K 80CRI VV | WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC | 1 | 1229 | 0.95 | 10.0002 |
| | B | 4 | Lithonia Lighting | WDGE1 LED P1 40K 80CRI VF | WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC | 1 | 1227 | 0.95 | 10.0002 |

| Statistics | | | | | | |
|--------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | + | 0.1 fc | 4.6 fc | 0.0 fc | N/A | N/A |

Note
1. Calcs taken at grade
2. Fixtures mounted at height listed on drawing
3. Calculations are estimations based on the information provided and may vary with actual conditions

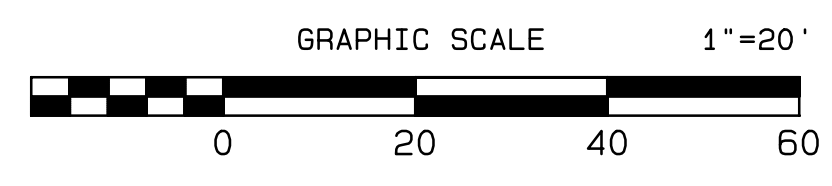
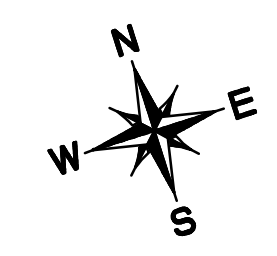
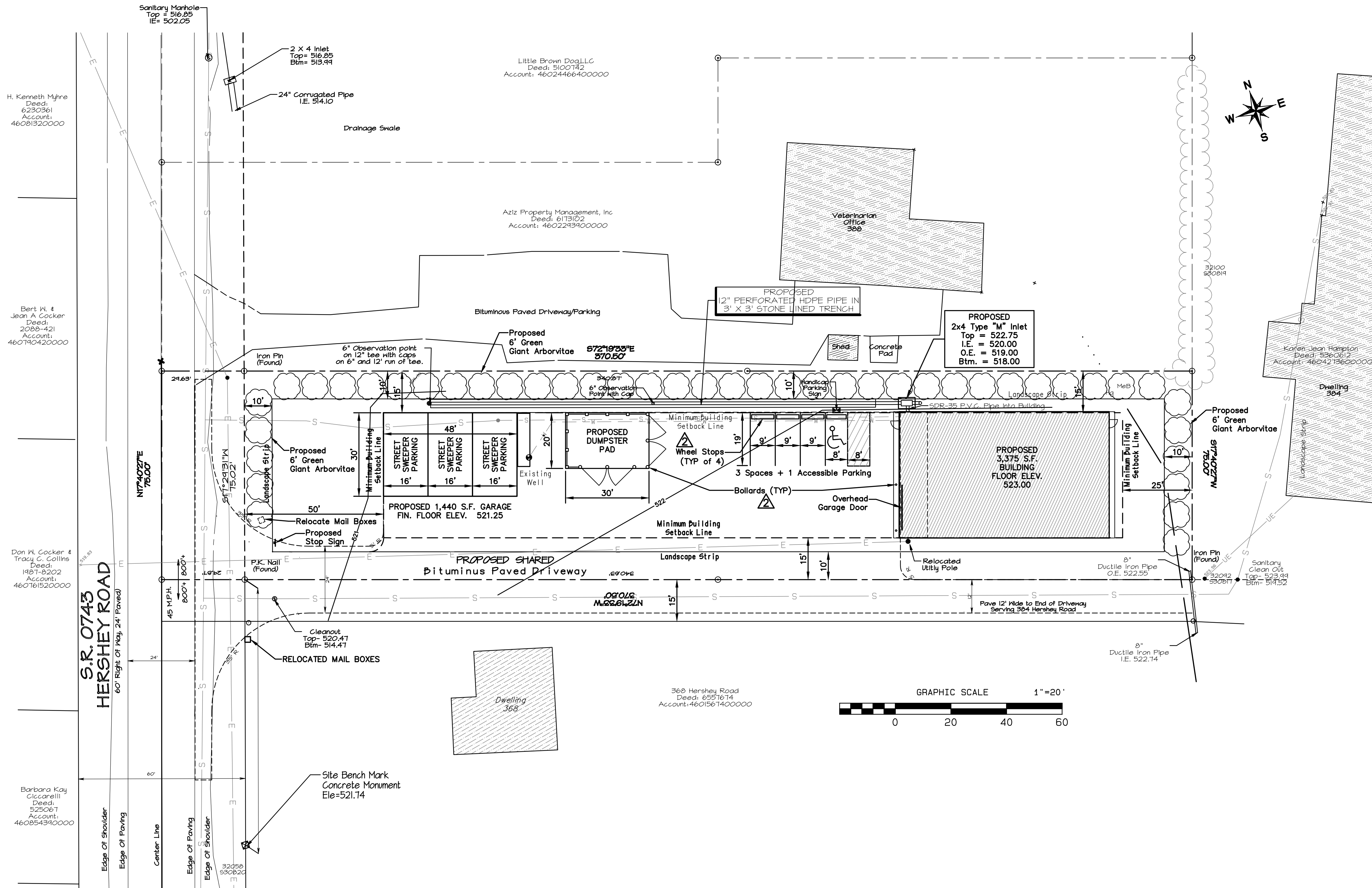


ILLUMINATION PLAN
GRAPHIC SCALE 1" = 20'
0 20 40 60

| MARK | REVISIONS | DATE | REPLER INVESTMENTS, LP. MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA | | |
|------------------------------------|-------------------------------|---------|---|---|-----------------------|
| | RESPONSE TO TOWNSHIP COMMENTS | 2/29/24 | PROPOSED ILLUMINATION 380 HERSHEY ROAD ELIZABETHTOWN, PA 17022 | | |
| | RESPONSE TO TOWNSHIP COMMENTS | 9/06/24 | | | |
| | | | GLACE ASSOCIATES, INC. CONSULTING ENGINEERS CAMP HILL, PENNSYLVANIA | | |
| | | | APPROVED | SCALE: AS NOTED | DRAWING NO. 11-1 |
| | | | DESIGNED BY: MES CHECKED BY: MES | ENGINEER: <i>Max E. Stoner</i> DATE: 3-27-25 | FILE CODE: 8262202 |
| FILE NAME: 7 ILLUMINATION PLAN.DWG | | | 7 OF 13 | | |

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.
© COPYRIGHT GLACE ASSOCIATES, INC. - 2024

REV: 08/24/2024 09:02:08 A.S. STONER, P.E. SEENIC RISE CONSTRUCTION - CENTRAL PA
SWEEPERS\05-CAD\02-ENG-ENV\02-SITE-UV ILLUMINATION PLAN.DWG, 9/10/2024 5:49 PM



- LANDSCAPE NOTES:**
- TREES SHALL BE STAGGERED TO VISUALLY BLOCK VIEWS FROM NEIGHBORING PROPERTIES TO A MINIMUM HEIGHT OF 6 FEET.
 - DUMPSTER SHALL BE SCREENED WITH A PVC FENCE ANCHORED ON 6 FOOT HIGH BOLLARDS. THE DUMPSTER SHALL HAVE SCREENING ON ALL FOUR SIDES, WITH (2) PAIRS OF SWING GATES.
 - TOP OF THE MAIN ORDER ROOT SHALL BE PLANTED NO LOWER THAN ONE OR TWO INCHES INTO THE SOIL.
 - ALL REQUIRED LANDSCAPE PLANTS SHALL BE MAINTAINED AND GUARANTEED FOR A LENGTH OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN 1/3 OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT. REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS OF SECTION (119-59.C) AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.
 - SEE DRAWING NO. D-1 FOR LANDSCAPING DETAILS.

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
PA1
 CALL SYSTEM, INC.
 1-800-242-1116
 Serial #202210T3653



LEGEND

| | |
|--|---------------------------------|
| —s— Existing Sanitary Sewer | —s— Proposed Sanitary Sewer |
| — Right of Way | — Right of Way |
| ▲ Sign | ▲ Deep Probe |
| × 88.80 Spot Elevation | ○ Unsuitable Probe |
| × 88.80 Proposed Elevation | ○ Utility Pole |
| —t— Overhead Telephone Line | ○ Concrete Monument |
| —u/t— Underground Telephone Line | ○ Property Adjorners |
| —e— Overhead Electric Line | ○ Soil Types |
| —u/e— Existing Underground Electric Line | ○ Building Setback Line |
| —u/e— Proposed Underground Electric Line | ○ Proposed Contour |
| —w— Existing Waterline | ○ Inlet Protection |
| —w— Proposed Waterline | ○ Stone Inlet Protection 4' Bem |
| —l— Light Standard | |
| —○— Property Corner | |
| —○— Existing Contour | |
| TRF Turf Reinforcement Matting | |
| RCE Rock Construction Entrance | |
| ST Embankment Sediment Trap | |

| MARK | REVISIONS | DATE |
|------|-------------------------------|---------|
| ▲ | RESPONSE TO TOWNSHIP COMMENTS | 2/29/24 |
| ▲ | RESPONSE TO TOWNSHIP COMMENTS | 9/06/24 |

REPLER INVESTMENTS, LP.
 MOUNT JOY TOWNSHIP,
 LANCASTER COUNTY, PENNSYLVANIA

LANDSCAPE PLAN
 380 HERSHEY ROAD
 ELIZABETHTOWN, PA 17022

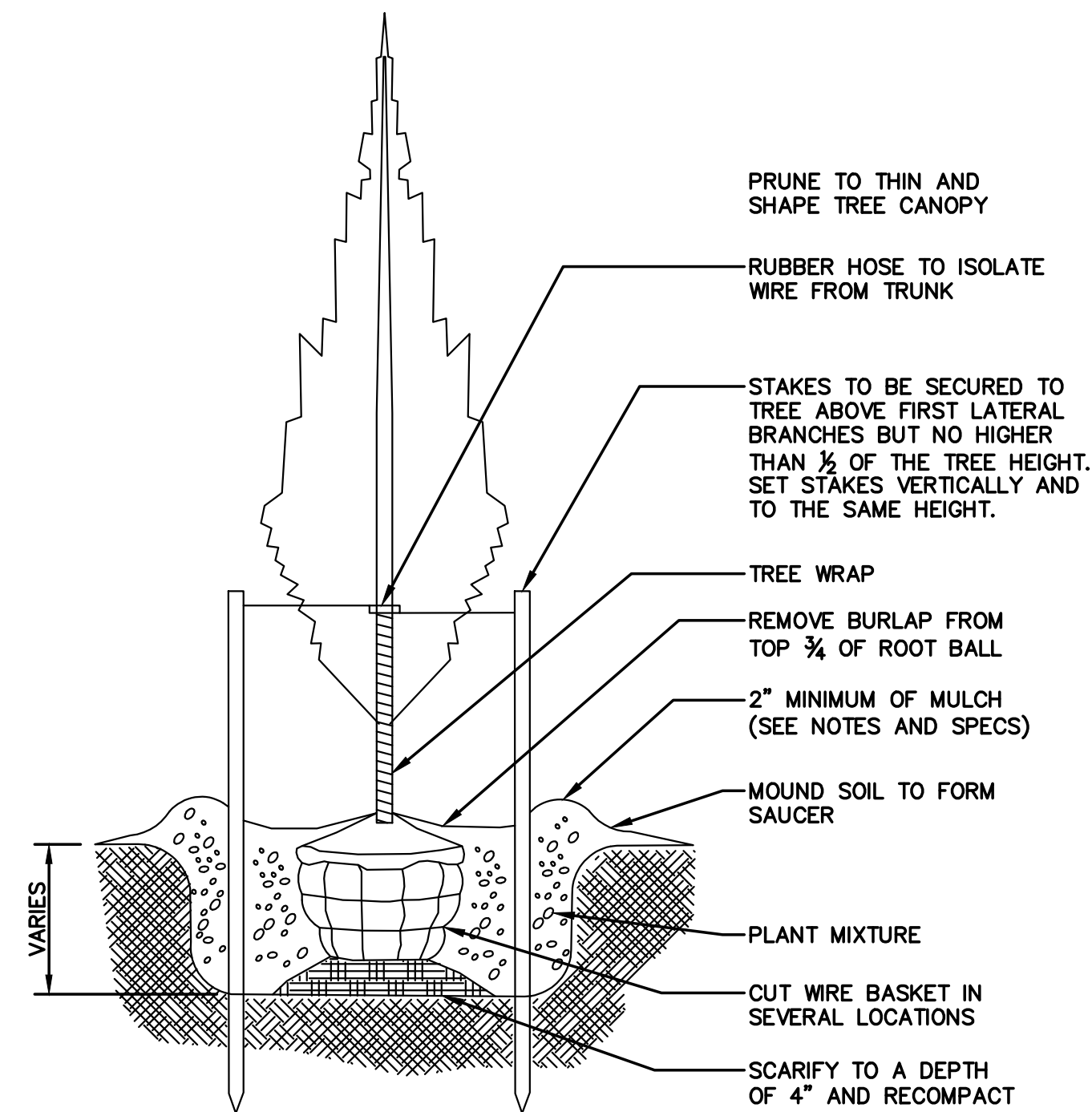
GLACE ASSOCIATES, INC.
 CONSULTING ENGINEERS
 CAMP HILL, PENNSYLVANIA

| | | | |
|------------------|-------------------------|--------------------|------------------|
| DRAWN BY: DM | APPROVED: | SCALE: AS NOTED | DRAWING NO. LS-1 |
| DESIGNED BY: MES | ENGINEER: Max E. Stoner | FILE CODE: 8262202 | 8 OF 13 |
| CHECKED BY: MES | DATE: 3-27-23 | | |

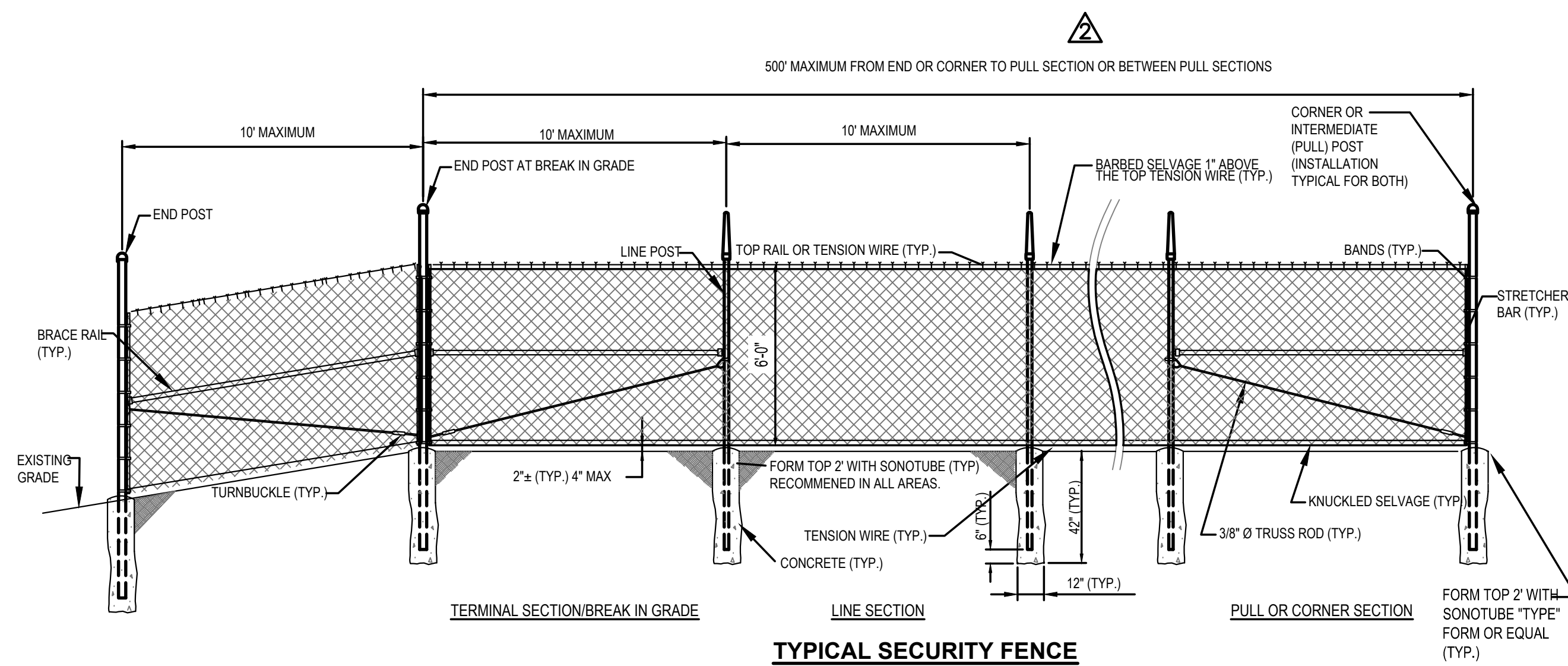
FILE NAME: 8 LANDSCAPE PLAN.DWG

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.
 © COPYRIGHT GLACE ASSOCIATES, INC. - 2024

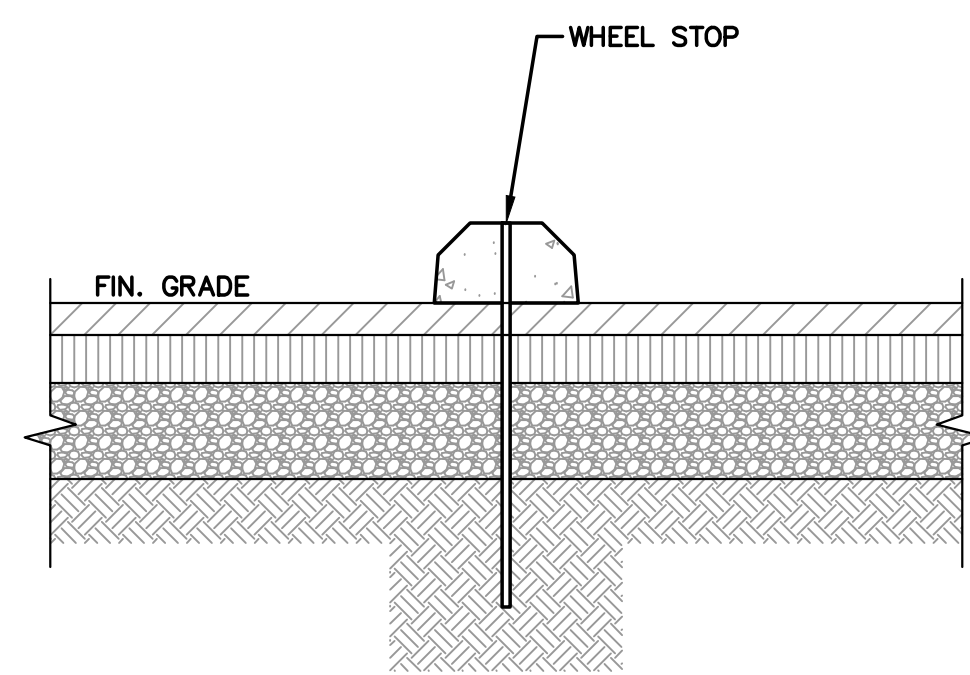
R:\PROJECTS\2024\2024-0843-SCENIC RIDGE CONSTRUCTION-CENTRAL-PA SWEEPERS\05-CAD\02-ENG-ENV\03-SITE-LD\8 LANDSCAPE PLAN.DWG, 9/10/2024, 5:48 PM



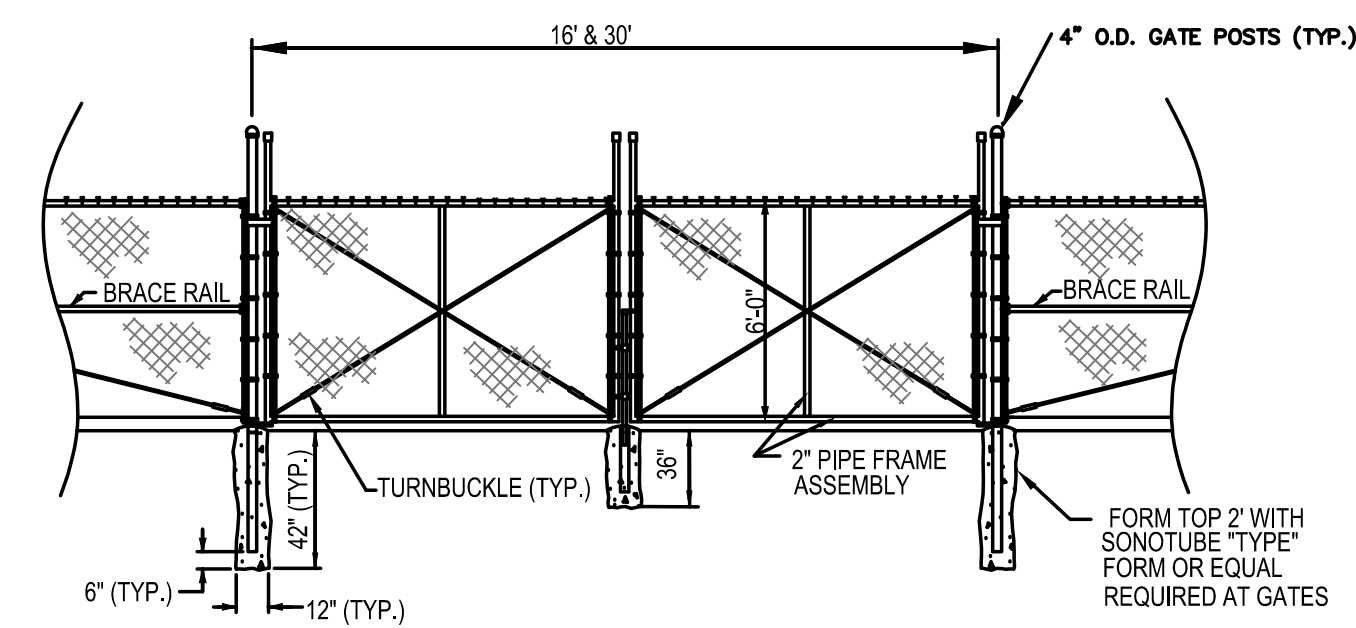
ARBORVITAE TREE PLANTING DETAIL
NOT TO SCALE



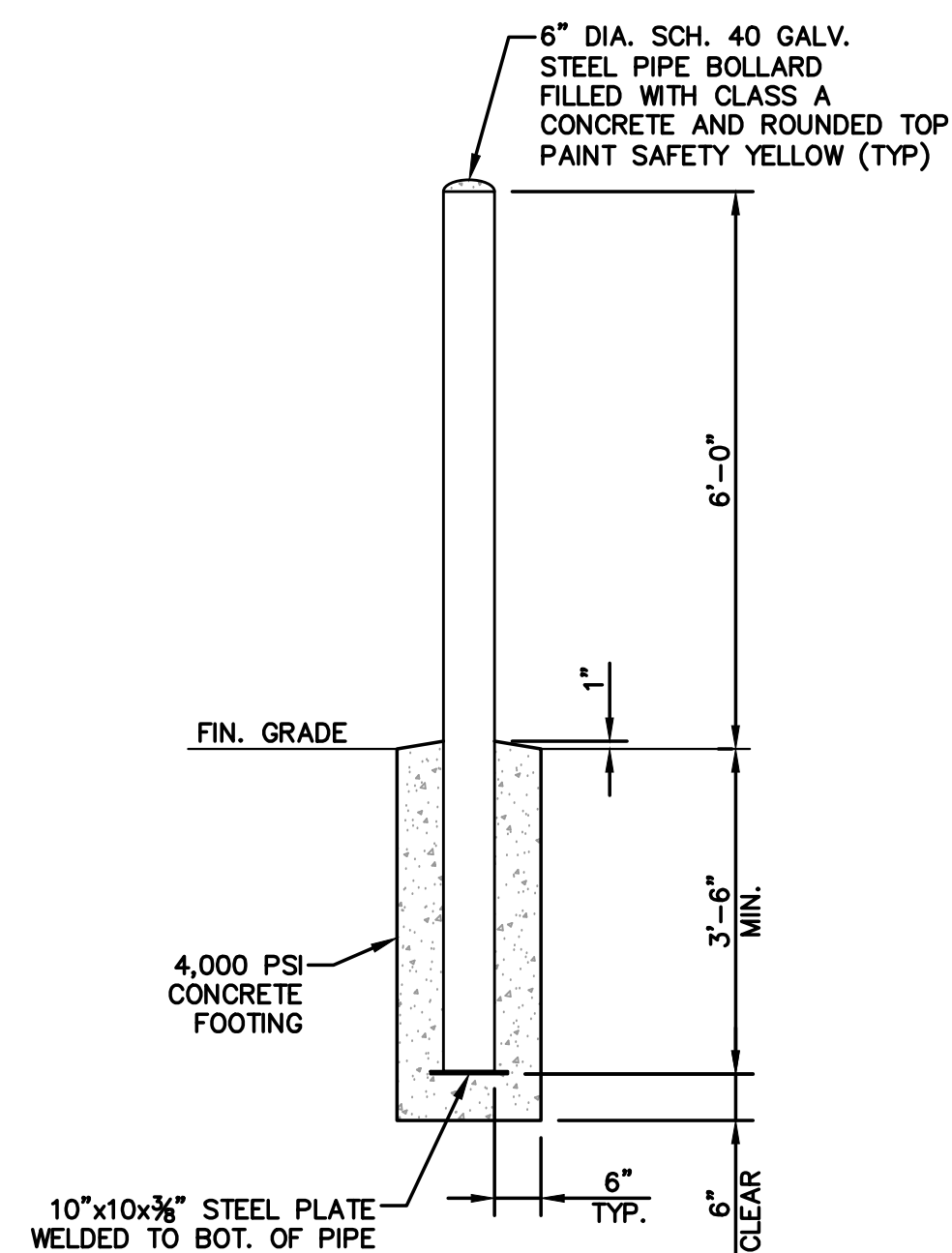
TYPICAL SECURITY FENCE



TYPICAL PARKING WHEEL STOP INSTALLATION DETAIL
NOT TO SCALE



SELF LATCHING DOUBLE SWING GATE



TYPICAL PIPE BOLLARD DETAIL
NOT TO SCALE

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.
© COPYRIGHT GLACE ASSOCIATES, INC. - 2024

| MARK | REVISIONS | DATE | REPLER INVESTMENTS, LP. MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA | |
|--|-------------------------------|---------|--|-----------------------------------|
| ⚠ | RESPONSE TO TOWNSHIP COMMENTS | 2/29/24 | LANDSCAPE DETAILS 380 HERSHEY ROAD ELIZABETHTOWN, PA 17022 | |
| ⚠ | RESPONSE TO TOWNSHIP COMMENTS | 9/06/24 | | |
| SEAL | | | GLACE ASSOCIATES, INC. CONSULTING ENGINEERS CAMP HILL, PENNSYLVANIA | |
| | | | APPROVED | SCALE: AS NOTED |
| FILE NAME: 9 DETAIL PLAN.DWG FILE DATE: Sep/10/2024 5:47 PM | | | DRAWN BY: DM DESIGNED BY: MES CHECKED BY: MES | DRAWING NO. D-1 9 OF 13 |

R:\PROJECTS\2024\2024-0843-SCENIC RIDGE CONSTRUCTION-CENTRAL PA SWEEPERS\05-CAD\02-ENG-ENV\03-SITE-LD\9 DETAIL PLAN.DWG, 9/10/2024 5:49 PM

| | | | | | | | |
|-----|----------|-----------|-----------|---------|-------|---------|--------------|
| HOP | DISTRICT | COUNTY | TOWNSHIP | BOROUGH | ROUTE | SECTION | TOTAL SHEETS |
| | 8-0 | Lancaster | Mount Joy | | 0743 | | 4 |
| | | | | | | | |
| | | | | | | | |

| PAGE | DESCRIPTION | LAST REVISED |
|--------|---|--------------|
| 1 of 4 | COVER SHEET | 2/22/2024 |
| 2 of 4 | HOP PAVING DETAILS | 2/22/2024 |
| 3 of 4 | CONSTRUCTION, SIGNING & PAVEMENT MARKING PLAN | 2/22/2024 |
| 4 of 4 | Grading & Drainage | 2/22/2024 |

HIGHWAY OCCUPANCY PERMIT PLANS

FOR

REPLER INVESTMENTS, LP.

380 STATE ROUTE 0743, HERSHEY ROAD

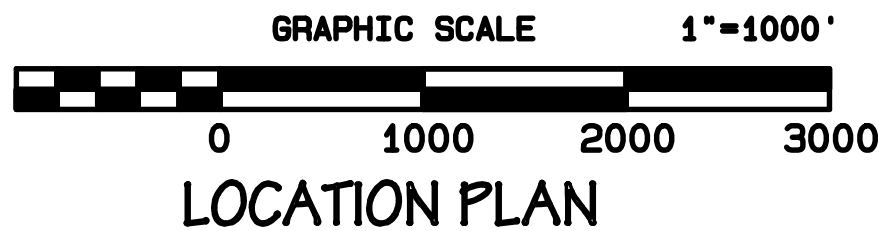
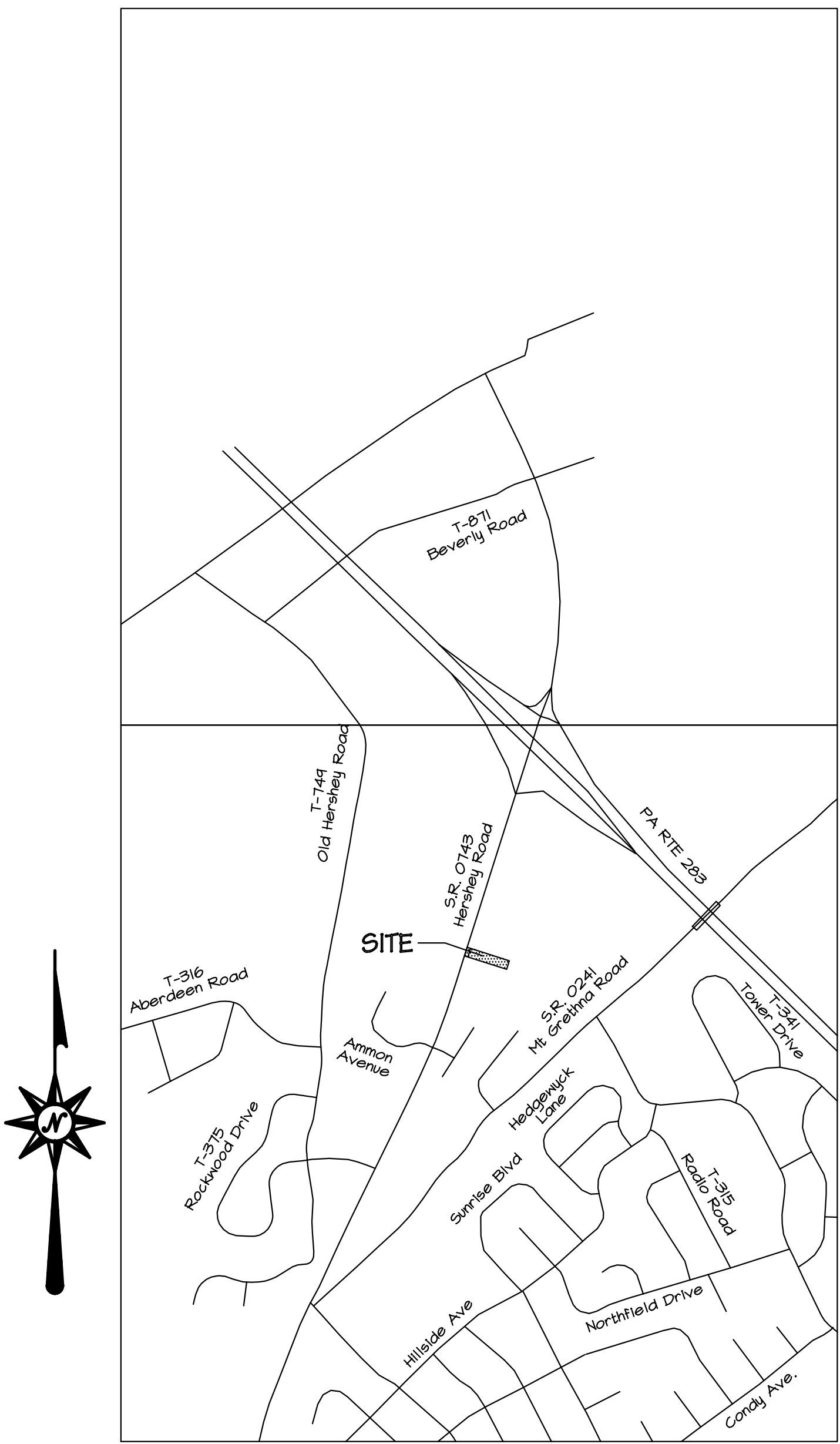
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

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 APPLICATION NO. 353387

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
 1-800-545-1141

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

Elizabethtown Regional Sewer Authority
 235 Ersa Drive
 Elizabethtown, PA 17022
 717-367-5147
 gaje@ersapa.com

Mount Joy Township
 8853 Elizabethtown Road
 Elizabethtown, PA 17022
 717-367-8417
 justin@mtjoytwp.org

PPL Electric Utilities
 651 Delp Road
 Lancaster, Pa 17601
 717-367-3000

UGI Utilities Inc.
 1301 Alp Drive
 Middletown, Pa 17057
 Contact: Joanne Archfield
 1-800-276-2122

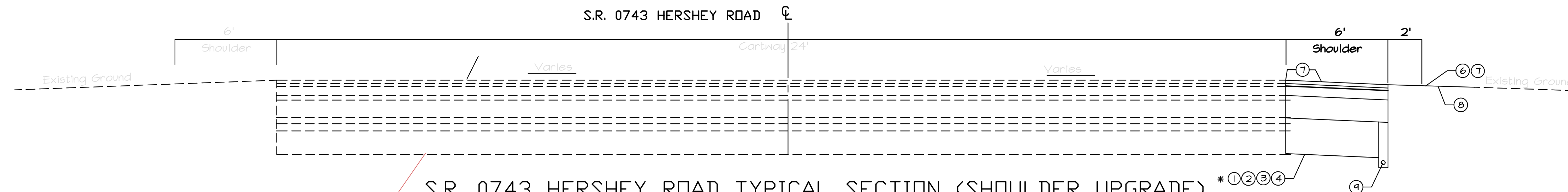
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL

PA 1
 CALL SYSTEM, INC.
 1-800-242-1176
 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'



S.P.A.V., WMA WR6, 76-22, 12.5 MME 2" Depth, 2013
 S.P.A.V./WMA WR65CR6, 64-22, 9.5 MME 0.5" Depth, 2013
 Bituminous Wearing CRSE ID-2, 1.5" Depth, 1998
 Level Bituminous Wearing CRSE ID-2 1" Depth, 1998
 Milling (Average Depth), 1.5" Depth, 1998
 Bitum Concrete Base Course, 1" 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

NOT TO SCALE
 STA. 306+91.88 SEG 0144 OFF 1078 TO
 STA. 308+16.02 SEG 0144 OFF 1202

GENERAL PERMIT NOTES

- The Existing Speed Limit on S.R. 0743 is 45 M.P.H.
- The Right-of Way is free access
- All Work in PA State Highway Right-of-Way is to be Performed Consistent with the following:
 - PennDOT Publication 13M, Design Manual Part 2-Highway Design
 - PennDOT Publication 34, Approved Aggregate Producers (Bulletin 14)
 - PennDOT Publication 35, Approved Construction Materials (Bulletin 15)
 - PennDOT Publication 41, Producers of Bituminous Materials (Bulletin 41)
 - PennDOT Publication 42, Producers of Ready-Mix Concrete (Bulletin 42)
 - PennDOT Publication 46, Traffic Engineering Manual
 - PennDOT Publication 72M, Standards for Roadway Construction
 - PennDOT Publication III, Pavement Markings and Signing Standards
 - PennDOT Publication 212, Official Traffic Control Devices
 - PennDOT Publication 213, Temporary Traffic Control Guidelines
 - PennDOT Publication 408, Specifications.
- Details, other than those indicated, are on the following Standard Drawings:

| | | | |
|--------|--------------|----------|---------------|
| RC-10M | June 1, 2010 | TC-8600 | June 13, 2013 |
| RC-13M | June 1, 2010 | TC-8702B | June 13, 2013 |
| RC-25M | Feb 8, 2019 | | |
- The Driveway has been Designed and will be Constructed and Maintained Consistent with Title 67, Chapter 441 Regulations.
- PA State Highway Right-of-Way May Not be Used for Parking.
- Permittee is Responsible for maintenance of all Authorized Structures, Facilities and Drainage.
- Permittee is Responsible for Maintenance of all Authorized Signs and Pavement Markings.
- Contact Pennsylvania One-Call (1-800-242-1776) three working days before excavation or demolition work. Serial No.- 20221873653 (Mount Joy Township)
- Anticipated Traffic utilizing this driveway will:

| | | | |
|---------|----------|---------------|---------|
| 15 Cars | 3 Trucks | 0 Combination | 0 Buses |
|---------|----------|---------------|---------|

 Average Daily Traffic (ADT) count of 36.
- 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'
- 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.
- 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.
- The permittee's contractor shall sawcut and remove shoulder material as necessary to ensure the pavement replacement is adjacent to the full-depth pavement of the travel lane.
- 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 meeting. 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.
- The proposed pavement section must be as indicated on the plan, or match the existing as found in the field, whichever is greater
- All existing pavement markings which are no longer appropriate shall be eradicated by the permittee. The permittee shall place all required new pavement markings.
- All pavement markings other than longitudinal lines to be hot thermoplastic (Publication III, TC-8600)
- Match existing pavement markings at the limits of work
- 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.
- All slope measurements will be inspected/verified with a 2-foot spirit level.
- The permittee is responsible for the coordination of relocating any conflicting utilities which are a result of these improvements.
- The legal Right-Of-Way For Hershey Road S.R.0743, is 60 Feet.
- The base mapping utilized for design of this project was prepared by Burch Associates 340 Berryburg Road, Suite 1, Millersburg, Pa 17061 717-642-2274
- 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.
- All utility relocation permits take precedence over the utility relocation positions shown on the HOP plans.
- The Maximum design vehicle size for the proposed driveway will be WB-62

MPT NOTES:

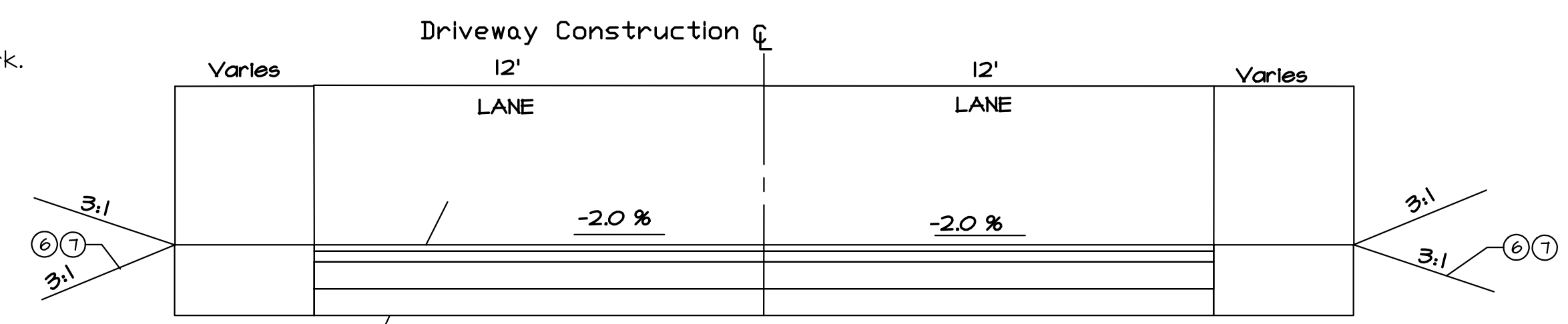
- This Work Consists of Maintenance of Traffic and Protection of the Public when approaching and departing the Construction Area and within the Limits of Construction.
- Furnish, Erect, Place and Maintain Traffic Control Signs and Devices. Maintain traffic during hours of construction and at all other times consistent with the methods indicated on these drawing and the following:
 - PennDOT Publication 35, Approved Materials (Bulletin 15);
 - PennDOT Publication 46, Traffic Engineering Manual;
 - PennDOT Publication 72M, Standards for Roadway Construction;
 - PENNDOT Publication III, Pavement Markings and Signing Standards;
 - PennDOT Publication 212, Official Traffic Control Devices;
 - PENNDOT Publication 213, Temporary Traffic Control Guidelines;
 - PennDOT Publication 236, Handbook of Approved Signs;
 - PENNDOT Publication 408, Specifications;
 - MUTCD, Current Edition.
- Remove these devices immediately upon completion of the work. The Department will remove any Traffic Control Devices erected by Department Forces.
- Permittee must arrange for inspection of all traffic control devices prior to Start of Work.
- Cover or remove all conflicting signs and eradicate all conflicting pavement markings.
- Mount all Long Term Advance Warning Signs on Type III Barricades unless otherwise noted or instructed by District Office.
- All signs and devices to be maintained in new or like new condition.
- Driveways will be kept accessible at all times. Locate all signs so that sight distances will not be obstructed at Driveways and Local Roads.
- All channeling 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)
- 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 restrictions and closures are to be removed by noon on the day prior to the Legal Holiday.
- 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).
- 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".
- Dropoffs created by construction operations shall be treated consistent with Publication 408, Section 901.03
- Remove all short-term work zone traffic control signage upon completion of that day's work period.
- Restricting traffic flow within the work area shall be minimized to prevent traffic congestion and unsafe traffic conditions.
- 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.
- The contractor shall comply with Act 229 of December 2002 during construction activities within PennDOT's Right-of-Way.

NOTES:

- 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.
- Sawcut all existing pavement and seal with PG 645-22.
- the contractor shall sawcut and remove shoulder material as necessary 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 during construction. Then new base drain must be installed within the reconstructed area and connected to the existing base drain.
- Existing pavement information was obtained from the PennDOT pavement history web page.

MATERIALS LIST:

- Superpave Asphalt Mixture Design, Wearing course PG 645-22, 0.5 To <3.0 Million Esals, 12.5 MM Mix, 2.0" Depth, SRL-G
 - Superpave Asphalt Mixture Design, Binder course PG 645-22, 0.5 To <3.0 Million Esals, 19.3 MM Mix, 3.0" Depth,
 - Superpave Asphalt Mixture Design, Base course PG 645-22, 0.5 To <3.0 Million Esals, 25.0 MM Mix, 5.0" Depth Or match Existing, Whichever is greater
 - Subbase, 10" Depth (No. 2a) (Or match existing, Whichever is greater)
 - Full depth saw cut and seal with PG 645-22
 - Topsoil, 4 " Depth
 - Seeding and soil supplements - Formula B
 - Embankment material
 - 6" Pavement base drain
- * ASPHALT TACK COAT APPLIED BETWEEN EACH PAVEMENT LAYER



DRIVEWAY TYPICAL SECTION IN PENNDOT R.O.W.

NOT TO SCALE

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

Mount Joy Township
 8853 Elizabethtown Road
 Elizabethtown, PA 17022
 717-367-8917
 Justin@mtjoytwp.org

PPL Electric Utilities
 651 Delp Road
 Lancaster, Pa 17601
 717-291-3000

Elizabethtown Area Water Authority
 211 W. 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
 gaje@ersapa.com

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



| REVISIONS | |
|------------|-------------------|
| Date | Comments |
| 02/24/2024 | TOWNSHIP COMMENTS |
| 04/06/2024 | TOWNSHIP COMMENTS |
| | |
| | |
| | |
| | |

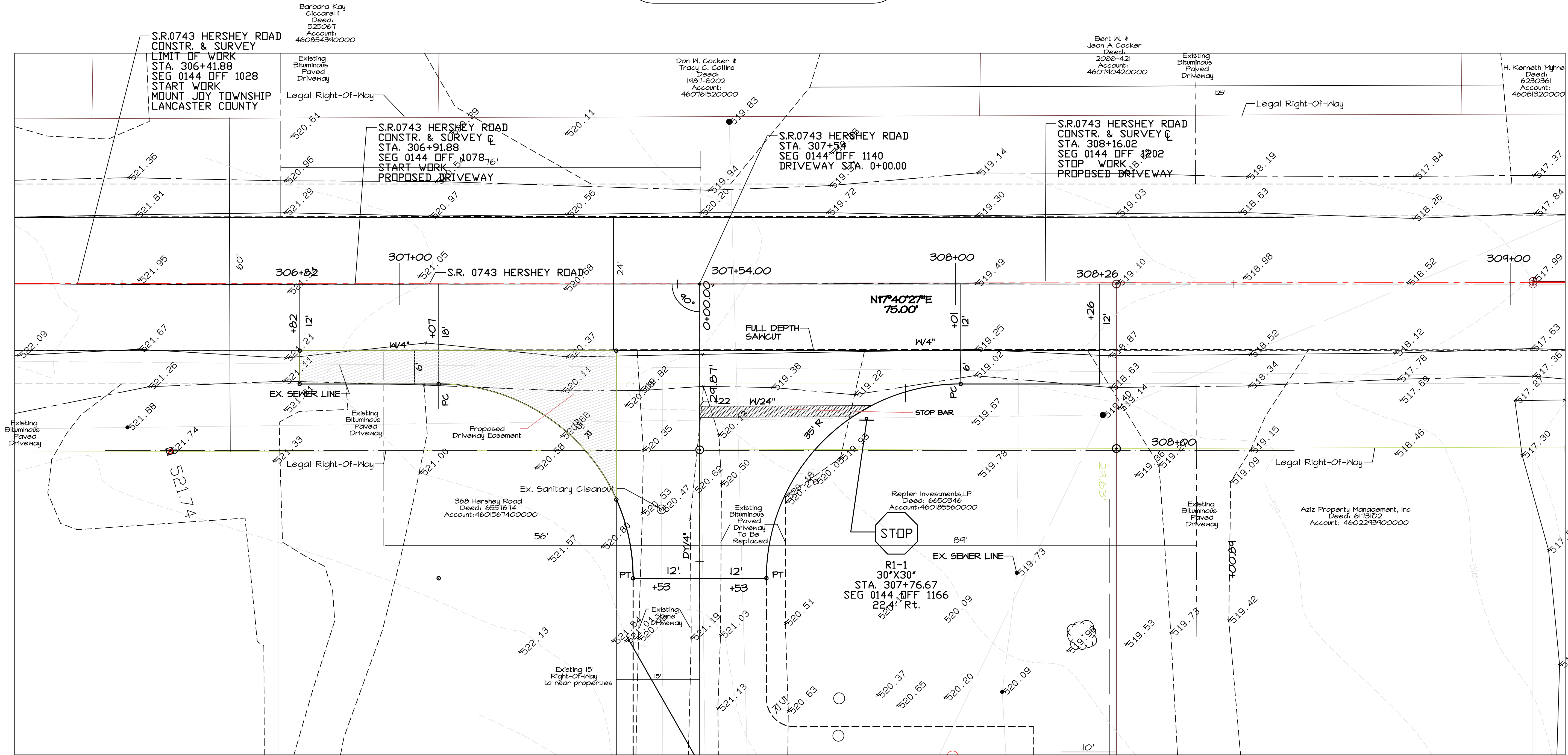
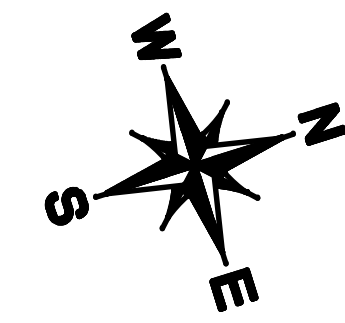
REPLER INVESTMENTS, LP.
 1709 Cross Field Drive
 Lancaster, Pa 17603
 PHONE: 717-629-6718

HIGHWAY OCCUPANCY PERMIT PLAN
 Application #335119
 for
REPLER INVESTMENTS, LP.
 situated in
 Mount Joy Township
 Lancaster County, Pennsylvania
 Date: September 06, 2024 Drawing No.: LC-13

NOTES:

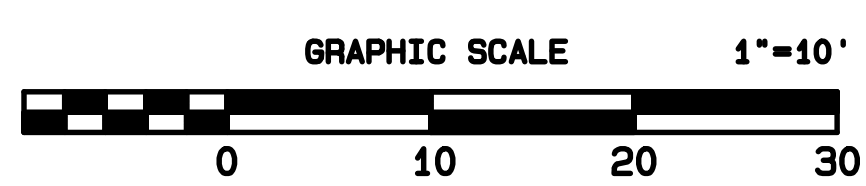
1. The contractor is Responsible for the coordination of relocating any conflicting utilities which are a result of these improvements.
2. The Permittee shall ensure that the sight distance at the driveways servicing other properties or at other intersections is not reduced (Unless existing and proposed 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 responsibility 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
 390 FEET 370 FEET
 AVAILABLE SIGHT DISTANCE
 1,000 + FEET 1,000 FEET
 DRIVEWAY (ADJACENT)
 60 FEET 90 FEET
 DRIVEWAY (OPPOSITE)
 0 FEET 0 FEET
 TRAFFIC SIGNAL
 >1,000 FEET >1,000 FEET
 INTERSECTION
 850 FEET 4,155' +/-
 (Ammon Avenue) (T-871 Beverly Road)
 POSTED SPEED LIMIT 45 MPH



LEGEND

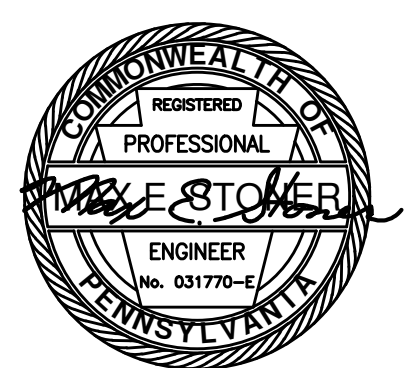
| | |
|--|---------------------------|
| | Full-Depth Pavement |
| | Proposed Stop Bar |
| | Post Mounted Sign, Type B |
| | Single White Line/Width |
| | Double Yellow Line/Width |
| | Ex. Sanitary Sewer Line |
| | Ex. Water Line |
| | Legal Right of Way |

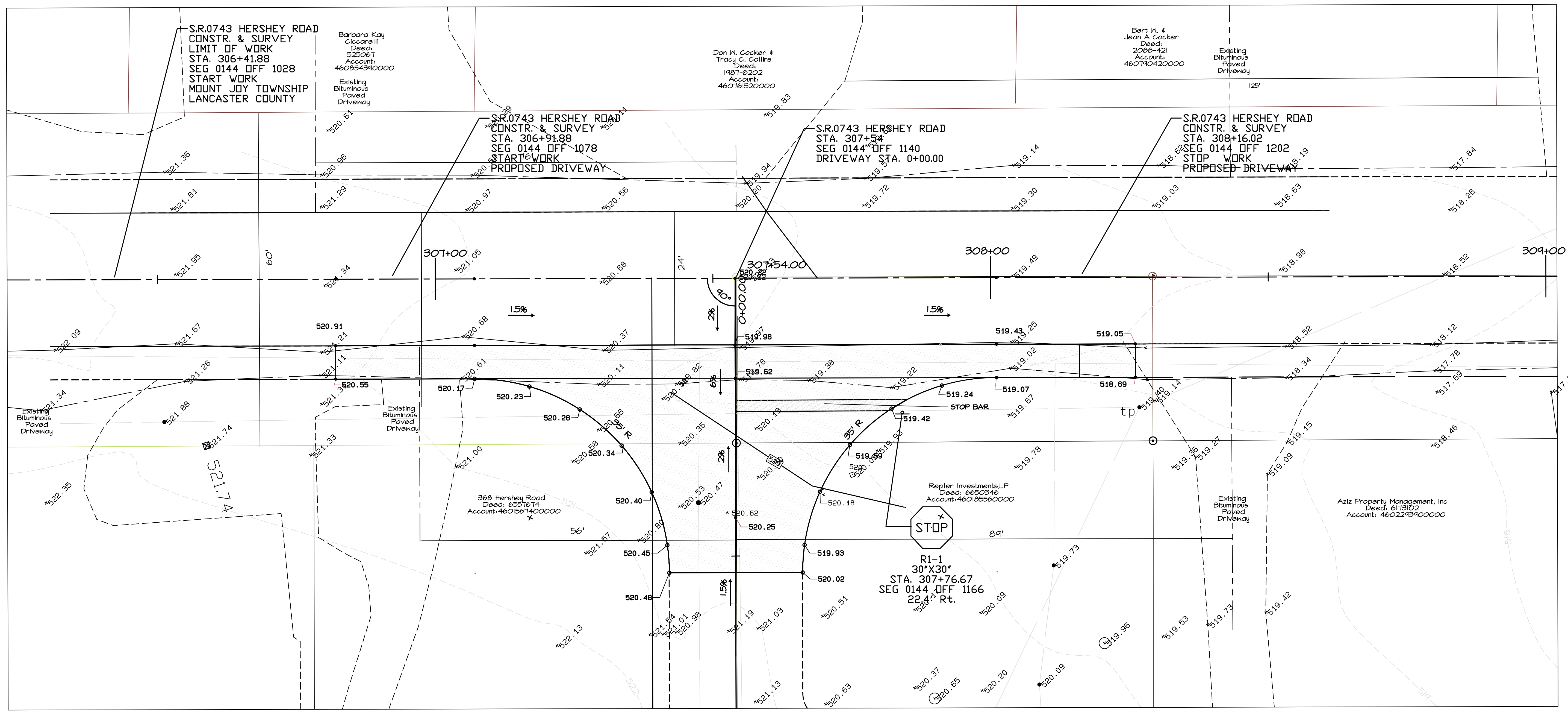
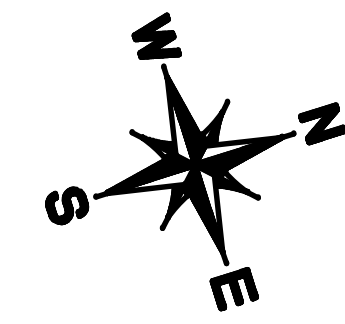


REPLER INVESTMENTS, LP.
 1709 Cross Field Drive
 Lancaster, Pa 17603
 PHONE: 717-629-6718

| REVISIONS | |
|------------|----------------|
| Date | Comments |
| 02/24/2024 | TOWNSHIP CHNTS |
| 04/06/2024 | TOWNSHIP CHNTS |

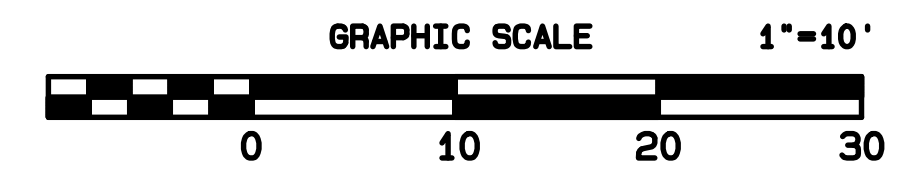
CONSTRUCTION, SIGNING & PAVEMENT MARKING PLAN
 Application #335174
 for
REPLER INVESTMENTS, LP.
 situated in
 Mount Joy Township
 Lancaster County, Pennsylvania
 Date: September 06, 2024 Drawing No.: LC-13





LEGEND

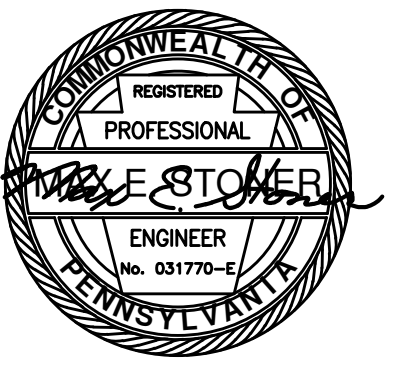
| | |
|--|------------------------|
| | Proposed Major Contour |
| | Proposed Minor Contour |
| | Existing Major Contour |
| | Existing Minor Contour |



| REVISIONS | |
|------------|---------------|
| Date | Comments |
| 02/24/2024 | TONSHIP CMNTS |
| 04/06/2024 | TONSHIP CMNTS |
| | |
| | |
| | |

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

Grading & Drainage plan
 Application #335174
 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. Drainage Swale Easement [119-52.S(3)(d)] to Rear of Property
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. Sidewalks Shall Be Provided Along Access Drives (119-53.8(1))
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

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

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

P. O. BOX 4686

LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

GEORGE J. MORGAN
(1971 - 2021)

RETIRED
CARL R. HALLGREN
MICHAEL P. KANE

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

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

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

OF COUNSEL

WILLIAM C. CROSSWELL
RANDALL K. MILLER

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.

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: kkauffman@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



LANCASTER CIVIL

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

Dear Mr. Kaufman,

We have received a preliminary/final land development plan submission from JHA Companies for the above-referenced project. The submission consisted of the following documents:

- 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

1. 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.

Waiver response: 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)). .

Modification response: 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)).

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.

Waiver response: 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.

Waiver response: 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.

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.

Waiver response: 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)).

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

(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

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)
Abraham King, RETTEW (via email)
Renee Addleman, Planner, LCPC (via email)
Theodore Austin, PE JHA Companies (via email)
Carol Kulp, JHA Companies (via email)
Max Stoner, PE, JHA Companies (via email)
Timothy Good, Scenic Ridge (via email)