



MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.: 24-19-PLDP	Date of Receipt/Filing: October 7, 2024
School District: X Donegal	Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

Plan & Project Information

Plan Name:	Westmount Development		
Plan No.:	1212-004	Plan Date:	October 7, 2024
Location:	1349 Harrisburg Avenue, Mount Joy, PA 17552		
Property Owner:	Vistablock Westmount, LLC c/o Vistablock, LLC, Attn. Brandon Conrad, CEO		
Owner Address:	150 Farmington Lane, Lancaster, PA 17601		
Telephone No.:	(717) 682-8775		
E-mail:	brandon@vistablock.com	461-95688-0-0000, 461-15182-0-0000 &	
Deed Reference:	6481569, 6682246 & 5594/178	Tax Parcel No.:	461-60955-0-0000
Plan Type:	Sketch	X	Preliminary
	Lot Line Change	Minor Agricultural or Land Development	
Description:	Proposing to Add-On & Subdivide 40-Acres from 3-parcels into 8 Lots and make improvements on 7 of the lots consisting of 36.177 - net acres. Total units proposed is 211 Townhouses and 78 Apartments in three phases.		
Zoning District:	R-2 Medium Density Residential District		
Is a zoning change necessary?	No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	No		If yes, attach ZHB decision.
Total Acreage:	40.004 - Gross Acres		
Name of applicant (if other than owner):			
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	ELA Group, Inc.		
Address:	743 South Broad Street, Lititz, PA 17543		
Phone No.:	717-626-7271		
Person responsible for plan:	Brent Good, RLA		
E-mail:	bdgood@elagroup.com		

◆ SUPERVISORS ◆ PARK & RECREATION BOARD ◆ PLANNING COMMISSION ◆ ZONING HEARING BOARD

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022
PHONE (717) 367-8917 -FAX (717) 367-9208
www.mtjoytp.org

Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
Total #	8	289	Mixed Use		
Agricultural			Single Family Detached		
Commercial			Single Family Attached Rental	4	211
Industrial			Multifamily (attached-rental)	1	78
Institutional			Other: <small>SWM Basin, San Sewer Pump Lot, new smaller lot for exist. S.F. Home</small>	3	n/a
Total Square Feet of Ground Floor Area (building footprint) 2 Apt. Bldgs: 12,000 sf/ea TH: 106@660 sf/ea & 105@620 sf/ea					
Total Square Feet of Existing Structures (all floors):			4,000 SF Pole Maintenance Bldg.		
Total Square Feet of Proposed Structures (all floors):			Apt:72,000 SF TH:405,180 SF		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			N/A		
Linear feet of new street: Continuation of Bradfield Drive			3,100 LF		
Identify all street(s) not proposed for dedication:			All other access drives		

Type of water supply proposed:

<input checked="" type="checkbox"/>	Public (Live)		Community
	Public (Capped)		Individual

Type of sanitary sewage disposal proposed:

<input checked="" type="checkbox"/>	Public (Live)		Community
	Public (Capped)		Individual

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



o.b.o. Owner

October 7, 2024

Signature of Landowner of Applicant

Date

ADDITIONAL WAIVER REQUESTS
FOR
WESTMOUNT DEVELOPMENT
PRELIMINARY PLAN
MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA
October 7, 2024

As to the Mount Joy Township Stormwater Management Ordinance and on behalf of the applicant, the following six (6) Waivers are respectfully requested:

Storm Water Management Ordinance:

1. Sec. 113-32.D – Dewatering Time
The proposed PCSM system relies on the Managed Release Concept(MRC) which allows for dewatering times up to (7) days for underground facilities.
2. Sec. 113-32.E - Volume Control Storage as Rate Control Storage
The proposed PCSM facilities rely on the Managed Release Concept(MRC) which is based upon an extended slow release to manage the volume. Further, the Managed Release Concept utilizes the SCS Method for volume and peak rate attenuation calculations, which is significantly more conservative than the Rational Method. The slow release and utilization of the SCS Method generally results in larger, more conservatively sized BMP's. As such, utilizing only the storage available after 24 hours will result in extremely oversized facilities and threaten the feasibility of the overall project.
3. Sec. 113-33.C – Dewatering Time
The proposed PCSM system relies on the Managed Release Concept(MRC) which allows for dewatering times up to (7) days for underground facilities.
4. Sec. 113-37.C(1)(A)[3] – Pipe Cover
The proposed pipes located near the entrance to the site are restricted due to existing infrastructure and as such the required cover cannot be accomplished. Elliptical reinforced concrete pipe is proposed to provide additional cover and strength. During construction, this area will be a rock construction entrance which can be further raised to provide additional cover during construction and prior to paving.
5. Sec. 113-37.C(1)(A)[4] – Minimum Pipe Size
The project proposes numerous sections of 12” pipe because of downstream flow restrictions. (i.e. connections to existing 12” pipes).
6. Sec. 113-37.C(1)(B)[2] – Inlet Design
A 2” sump in all inlets is not desirable and nor necessary based on the limited drainage areas to inlets located within paved areas and the presence of several sags capable of accepting the inflow without the addition of a 2” sump.