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Camp Hill, PA 17001
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41 Leopard Rd.
Suite 300
Paoli, PA 19301
610.408.9011

November 22, 2024

24-22-FLDP

RECEIVED

Nov 22 2024

MOUNT JOY TOWNSHIP

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

**RE: Sheetz – Elizabethtown, PA (Veterans Drive)
Final Land Development Plan
Mount Joy Township
RGS Project No: 2024A84-019**

Dear Justin:

On behalf of our client, Sheetz, Inc., we are pleased to submit this Final Land Development Plan for Sheetz – Elizabethtown, PA (Veterans Drive). The site is located at the southwest intersection of Hershey Road (PA Route 743) and Veterans Drive in the MU Mixed Use zone of Mount Joy Township. The total area of the site is approximately 2.2 acres with an existing restaurant use operating as Ferrarelli House of Wine. The applicant wishes to redevelop the site with the removal of the existing use to be replaced with the proposed Sheetz store and associated parking.

Pursuant to Section 135-143.D, Special Exception Uses, a Vehicular Fueling Station is allowed within the MU Mixed Use zone via Special Exception. A Special Exception, and Variance to extend the approval of the special exception for an additional one year per Section 135-383.B(7), was granted on November 6, 2024 subject to the following reasonable conditions:

- a) Applicant shall apply for and gain approval of a Land Development Plan from the Mount Joy Township Planning Commission.
- b) Applicant shall comply with all other provisions contained within Chapter 135 of the Code of Ordinances of Mount Joy Township for which relief has not been requested or granted herein.
- c) Applicant and any representatives of Applicant shall comply with and adhere to the testimony and any evidence presented to the Board at the Hearing held on October 2, 2024, except to the extent modified by conditions imposed by the Board hererin.

As noted, the proposed plan involves the redevelopment of the existing site with the removal of the existing restaurant and associated site features for the construction of a convenience store and motor vehicle fueling stations with associated parking, utilities, and stormwater management facilities.

Public water and sewer will be provided by the Elizabethtown Area Water Authority and Elizabethtown Regional Sewer Authority, respectively. Sewer will connect to an existing sewer main within Veterans Drive and water service will connect to an existing water meter located on the property that connects into the existing main located within Old Hershey Road. Plans have been provided to both Authorities for review.

Stormwater will be controlled by a subsurface facility located within the parking area. An NPDES Permit application and E&S Plan has been submitted to the Lancaster County Conservation District for review. A copy of the approval will be forwarded to the Township once received.

Access to the site is provided by two existing driveways, one from Veterans Drive, with the other from Old Hershey Road. The locations of these driveways will remain for the proposed redevelopment. To address the change in use, a Traffic Impact Study prepared by Traffic Resource Group, Inc. has been provided to the Township for review.

We request that this project be placed on the agenda for the next eligible Planning Commission meeting for consideration. Feel free to contact our office if you have any questions. Thank you for your consideration of this matter.

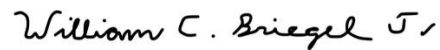
Sincerely,

RGS ASSOCIATES, INC.



Chris Venarchick, RLA
Principal

RGS ASSOCIATES, INC.



Billy Briegel
Site Designer

Cc: Ryan Anthony, Sheetz
Ben Craddock, PE, Lancaster Civil



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8853 Elizabethtown Road
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MOUNT JOY TOWNSHIP

**RE: Sheetz – Elizabethtown, PA (Veterans Drive)
Modification Request
Mount Joy Township
RGS Project No: 2024A84-019**

Dear Justin:

RGS Associates, on behalf of Sheetz, Inc., respectfully requests the following modifications associated with the Final Plan:

Subdivision and Land Development Ordinance

1. SECTION 119-31.A(1): DRAFTING STANDARDS – PLAN SCALE

Requirement:

The plan shall be clearly and legibly drawn at commonly used scale between 20 feet and 100 feet to the inch.

Proposed Relief:

Allowing the plan to include a drawing sheet at 1" = 200'.

Justification:

The purpose of the 1" = 200' scale is to show the offsite flowpath of the discharge from the site.

2. SECTION 119-52.J.3.A – IMPROVEMENTS OF EXISTING STREETS AND INTERSECTIONS, CURBING OF EXISTING STREETS

Requirement:

In cases where a subdivision or land development abuts an existing Township and/or state street, the street shall be improved to the ultimate width in accordance with Subsection J or as indicated on the Township Official Map, whichever is greater, and additional right-of-way shall be provided, concrete curbing and sidewalk, and any other street improvements that are required by this chapter, shall be constructed.

Proposed Relief:

The proposed plan requests a modification to not implement the vertical curbing along Veterans Drive.

Justification:

The construction of curbing along Veterans Drive would impact the existing guiderail along the edge of pavement and would increase the amount of runoff generated by impervious surfaces.

3. SECTION 119-52.K(4) – CARTWAY EDGE TANGENTIAL ARC RADIUS

Requirement:

The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius of 25 feet for local streets or alleys and 35 feet for intersections involving collector and arterial streets.

Proposed Relief:

The proposed plan requests a modification to implement radii at 14.5' in radius at Veterans Drive.

Justification:

The existing radii along the access drive connection to Veterans Drive were approximately 16 feet. The proposed plan represents a small decrease in comparison to the existing condition.

4. SECTION 119-52.S.3.(D) – ACCESS DRIVE SEPARATION WITHIN 200' OF INTERSECTION OF STREETS

Requirement:

Access drives shall be separated by 200 feet from any other access drive intersection with a street and any other intersections of two streets.

Proposed Relief:

The proposed plan requests a modification to permit a minimum separation of 87'.

Justification:

The existing radii along the access drive connection to Veterans Drive were approximately 16 feet. The proposed plan represents a small decrease in comparison to the existing condition.

5. SECTION 119-53.B.1: SIDEWALKS ALONG EXISTING STREETS

Requirement:

Paved sidewalks shall be provided along the frontage of existing streets and on both sides of a new street and access drive that serve all subdivisions and land developments, with the exception to those subdivisions or land developments located outside the adopted designated growth area, as indicated in the Township Comprehensive Plan. The Township may require sidewalks outside the designated growth area if the subdivision or land development is located.

Proposed Relief:

The proposed plan requests a modification to not implement the sidewalk along Old Hershey Road and Veterans Drive.

Justification:

The existing separations from the access drive onto Old Hershey Road and the intersection of Old Hershey Road and Veterans Drive is 147'; the existing separation from the existing access drive onto Veterans drive and the opposing access drive is 87'. The plan does not make this separation distance work in the proposed condition.

6. SECTION 119.53.C(1): VERTICAL CURBING FOR LANDSCAPED PORTIONS OF A PARKING FACILITY

Requirement:

Concrete curbs shall be provided for all subdivisions and land developments along existing and proposed street frontages, access drives, and along the edge of any landscaped portions of a parking facility. For developments located outside the designated growth area, curbing shall not be required along all street frontages, access drives and along the edge of any landscaped portion of a parking facility, unless the Township Engineer determines it is necessary for stormwater management and control purposes. Concrete curbs may be required by the Township in subdivisions and land developments outside the designated growth area in the following locations.

Proposed Relief:

The plan proposes a depressed curb along the interior landscaped parking island instead of a vertical curb.

Justification:

The proposed depressed curb is utilized to ensure better maintenance of the parking lot for snow removal while providing stability at the edge of pavement for the interior landscaped island.

7. SECTION 119-53.C(2): VERTICAL AND HORIZONTAL CURB DIMENSIONS

Requirement:

Vertical curbs shall be constructed in accordance with the specifications located in Appendix 16 and the most current editions of PennDOT Publication form 408, Specifications, and PennDOT Publication No. 72, Standards for Roadway Construction, and in accordance with any regulations adopted by the state or federal government concerning handicapped accessibility. Appendix 16 requires vertical curbing to be eight (8) inches wide and eight (8) inches tall in its reveal.

Proposed Relief:

We are proposing a vertical curb with 6" in width and 6" tall in its reveal.

Justification:

The six inch width and depth is being proposed to reduce tripping and the amount of impervious on the site. The curb will still have the ultimate 18" height as specified by the ordinance. The curbing is not being proposed for any new public streets and will be privately maintained.

Stormwater Management Ordinance

1. SECTION 113-32.A(1)(C) – LOADING RATIOS

Requirement:

The maximum loading ratio for volume control facilities in Karst areas shall be 3:1 impervious drainage area to infiltration area and 5:1 total drainage area to infiltration area. The maximum loading ratio for volume control facilities in non-Karst areas shall be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area. A higher ratio may be approved by the Township if justification is provided. Hydraulic depth may be used as an alternative to an area-based loading ratio if the design hydraulic depth is shown to be less than the depth that could result from the maximum area loading ratio.

Proposed Relief:

We are requesting a modification/waiver of the requirement to allow loading ratios greater than required.

Justification:

The project site is an existing commercial development and is not underlain by karst geology. Due to the proposed use of commercial with fueling stations, infiltration related stormwater management facilities were located in the area farthest from those fuel areas which provided for a limited footprint available.

Additionally, the facility is designed in an “offline” configuration with a diversion structure to limit the amount of flow to the underground stormwater BMP. While the total drainage area to the diversion structure may be greater than the 5:1\8:1 loading ratio, the tributary volume\rate of stormwater is reduced to 3.0 cfs and not the total 2 year storm peak rate. We believe this meets the intent of the ordinance section to limit potential overloading of the facility.

A site-specific geotechnical evaluation of the site established adequate infiltration rates, and no specific concerns related to overloading or susceptibility to long term failure of infiltration practices. Furthermore, the current PA DEP standard evaluation, instructions, and worksheets have removed all references to loading ratios. The design is consistent with all current PA DEP standards.

2. SECTION 113-37.C – CONVEYANCE PIPE DIAMETER

Requirement:

Within the Conveyance Facility Design Criteria there are pipe design requirements for the minimum pipe diameter to be 8 inches within non-vehicular loading and 15 inches within vehicular loading that is outside of the public street right-of-way.

Proposed Relief:

We are requesting a modification of this section due to the proposed roof drain pipes being 6” in diameter and being located within grass cover as well as certain sections that connect into the main conveyance system being underneath pavement with vehicular loading.

Justification:

Due to the building and fuel canopy roof surface runoff that must be captured roof drains must be installed and connected to the main stem of the conveyance system. Based on the specifications regarding the 6” N-12 WT IB Pipe detailed by ADS, Inc. the structural strength is sufficient to support the loads demonstrated in vehicular loading. The referenced ADS specifications are included within this submission package.

3. SECTION 113-42.D: PLAN SCALE

Requirement:

Drawings or maps of the project area shall be drawn at one inch equals 50 feet or larger scale (i.e., one inch equals 40 feet, one inch equals 30 feet, etc.), and shall be submitted on twenty-four-inch-by-thirty-six-inch sheets.

Proposed Relief:

To provide a plan scale of 1” = 80’ and 1” = 200’ on drainage area maps and offsite discharge map.

Justification:

The purpose of the drainage area maps and offsite discharge map is to provide context and orientation for the drainage areas pertaining to the project sit, and show the offsite flowpath of the discharge from the site.

November 22, 2024
Mount Joy Township
Sheetz – Elizabethtown, PA (Veterans Drive) Final Plan Modifications
Page 6

We request that these modifications be discussed at the next available Mount Joy Township Planning Commission meeting.

Thank you for your assistance with this review process.
Sincerely,

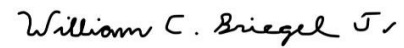
RGS ASSOCIATES, INC.



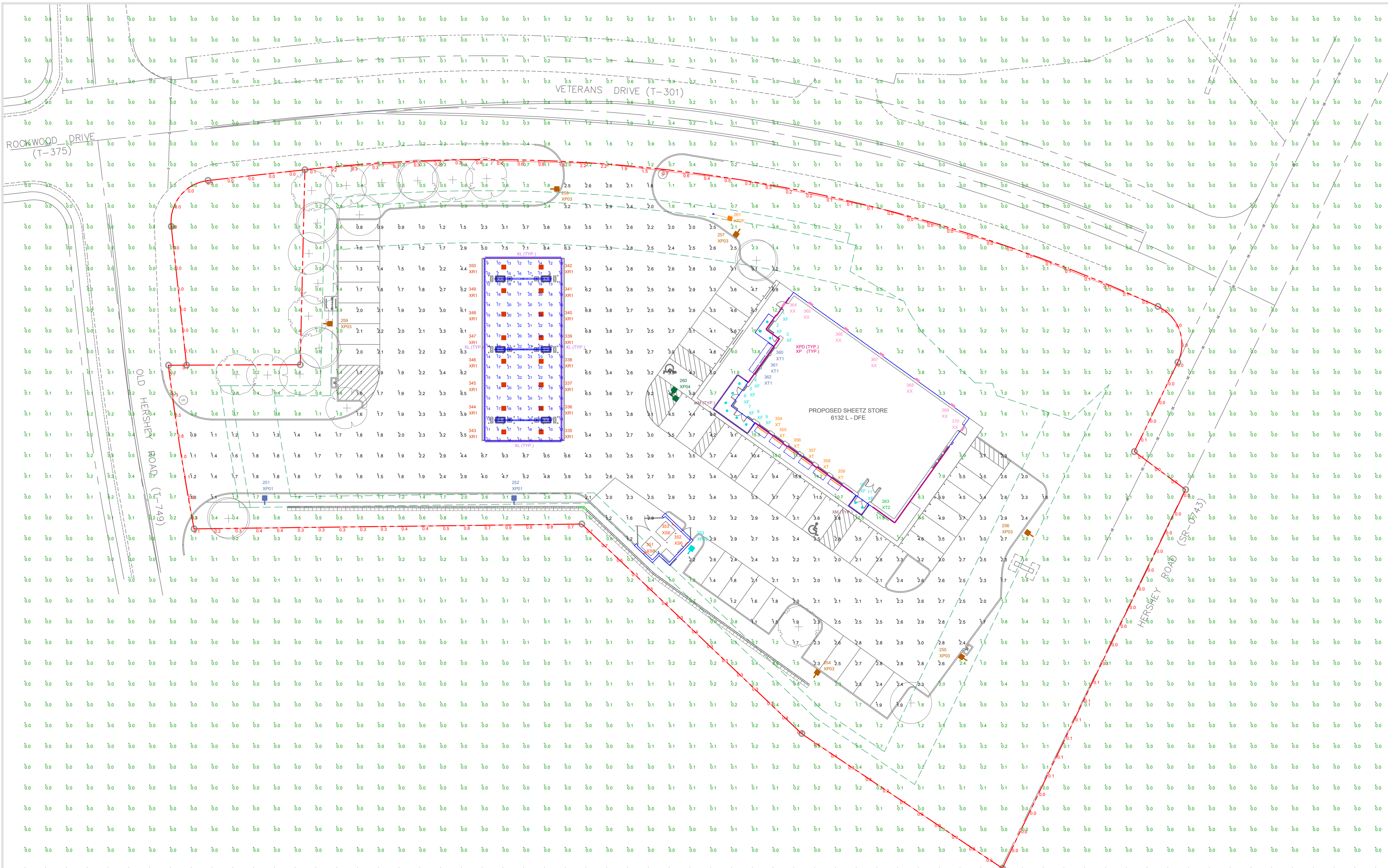
Chris Venarchick, RLA
Principal

Cc: Ryan Anthony, Sheetz
Ben Craddock, PE, Lancaster Civil

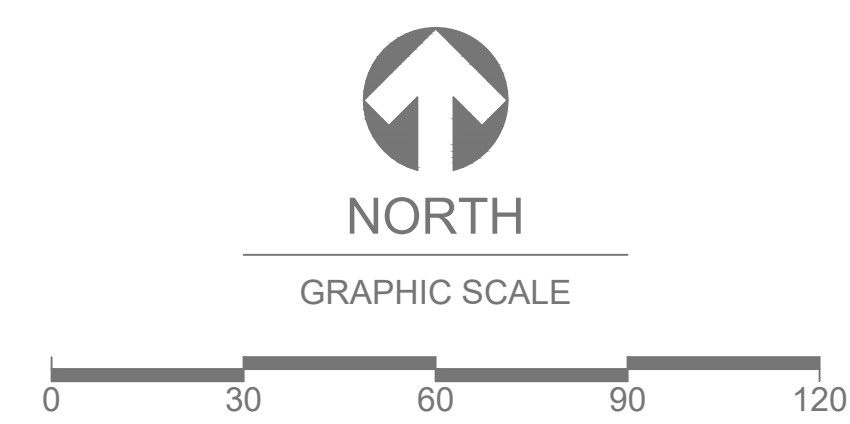
RGS ASSOCIATES, INC.



Billy Briegel
Site Designer



LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
1 - 11	XF	11.33	0
12 - 33	XL	17.887	0
34	XL	18.062	5
35	XL	18.415	5
36	XL	18.77	5
37	XL	19.123	5
38	XL	19.476	5
39	XL	19.83	5
40	XL	20.183	5
41	XL	20.537	5
42	XL	20.89	5
43	XL	18.062	5
44	XL	18.415	5
45	XL	18.77	5
46	XL	19.123	5
47	XL	19.476	5
48	XL	19.83	5
49	XL	20.183	5
50	XL	20.537	5
51	XL	20.89	5
52 - 73	XL	21.079	0
74 - 89	XM	12	0
90 - 250	XP	18	0
251 - 252	XP01	23	0
253	XP02	23	0
254 - 259	XP03	23	0
260	XP04	23	0
261	XP2F	1	167
262 - 334	XPD	18	0
335 - 342	XR1	17.48	0
343 - 350	XR1	19.04	0
351 - 353	XS6	6.5	0
354 - 359	XT	13.5	25
360 - 362	XT1	13.5	25
363	XT2	15	0
364	XX	11.33	0
365 - 370	XX	15.42	0



FOOTCANDLE LEVELS CALCULATED AT GRADE @ 25K HOURS					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.08	15.9	0.8	3.85	19.88
PROPERTY LINE	0.28	2.2	0.0	N.A.	N.A.
UNDEFINED	0.26	15.3	0.0	N.A.	N.A.
UNDER CANOPY	16.81	23	7	2.40	3.29

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	11	XF	SINGLE	1037	1.000	B1-U0-G0	13	143	LF Illumination LLC (Ledli)	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI
	62	XL	SINGLE	136	1.000	N.A.	4.12	255.44	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	16	XM	SINGLE	136	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15
	161	XP	SINGLE	305	1.000	N.A.	3.66	589.26	P-LED	STREET WRAP FLEX BACK BEND 4000K
	73	XPD	SINGLE	25	1.000	N.A.	0.305	22.265	P-LED	STREET WRAP FLEX BACK BEND 4000K
	2	XP01	SINGLE	9546	0.940	B1-U0-G3	94	188	LITHONIA LIGHTING	DSX0 LED P4 40K 70CRI T2M MVOLT SPA FAO HS DXXXX
	1	XP02	SINGLE	11129	0.940	B2-U0-G3	94	94	LITHONIA LIGHTING	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO DXXXX
	6	XP03	SINGLE	9647	0.940	B1-U0-G3	94	564	LITHONIA LIGHTING	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO HS DXXXX
	1	XP04	2 @ 90 DEGREES	11295	0.940	B2-U0-G3	94	188	LITHONIA LIGHTING	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	1	XP2F	SINGLE	11830	0.940	N.A.	100	100	LITHONIA LIGHTING	DSXF2 LED P3 40K 70CRI NSP MVOLT IS DXXXX + MOUNTING POST
	16	XR1	SINGLE	13970	0.412	B3-U0-G1	45	720	LITHONIA LIGHTING	RCNY LED ALO2 50K 90CRI SYMF MVOLT BZS DXXXX (FROST LENS - SETTING 2)
	3	XS6	SINGLE	1858	1.000	B1-U1-G0	20	60	HE WILLIAMS	WLRD-C-L22-840-BZ-OCC-S2X
	6	XT	SINGLE	1840	1.000	N.A.	20	120	SPI Lighting Inc	SEW12146 5FT L20W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG
	3	XT1	SINGLE	1472	1.000	N.A.	16	48	SPI Lighting Inc	SEW12146 4FT L16W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG
	1	XT2	SINGLE	2208	1.000	N.A.	24	24	SPI Lighting Inc	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12
	7	XX	SINGLE	1921	1.000	B1-U0-G0	16	112	WILLIAMS OUTDOOR	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING AND DOES NOT RECOMMEND THESE LEVELS FOR SECURITY AND SAFETY REASONS.

- NOTES:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
 - XT & XT1 - FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BUILDING

- THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES.

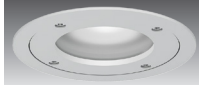













REV.	BY	DATE	DESCRIPTION
R1	RCF	11/13/2024	REVISED PER UPDATED SITE PLAN WITH LANDSCAPING, MOVED THE FLAG POLE AND CHANGED THE CANOPY AND AREA LIGHTS TO ACUITY.

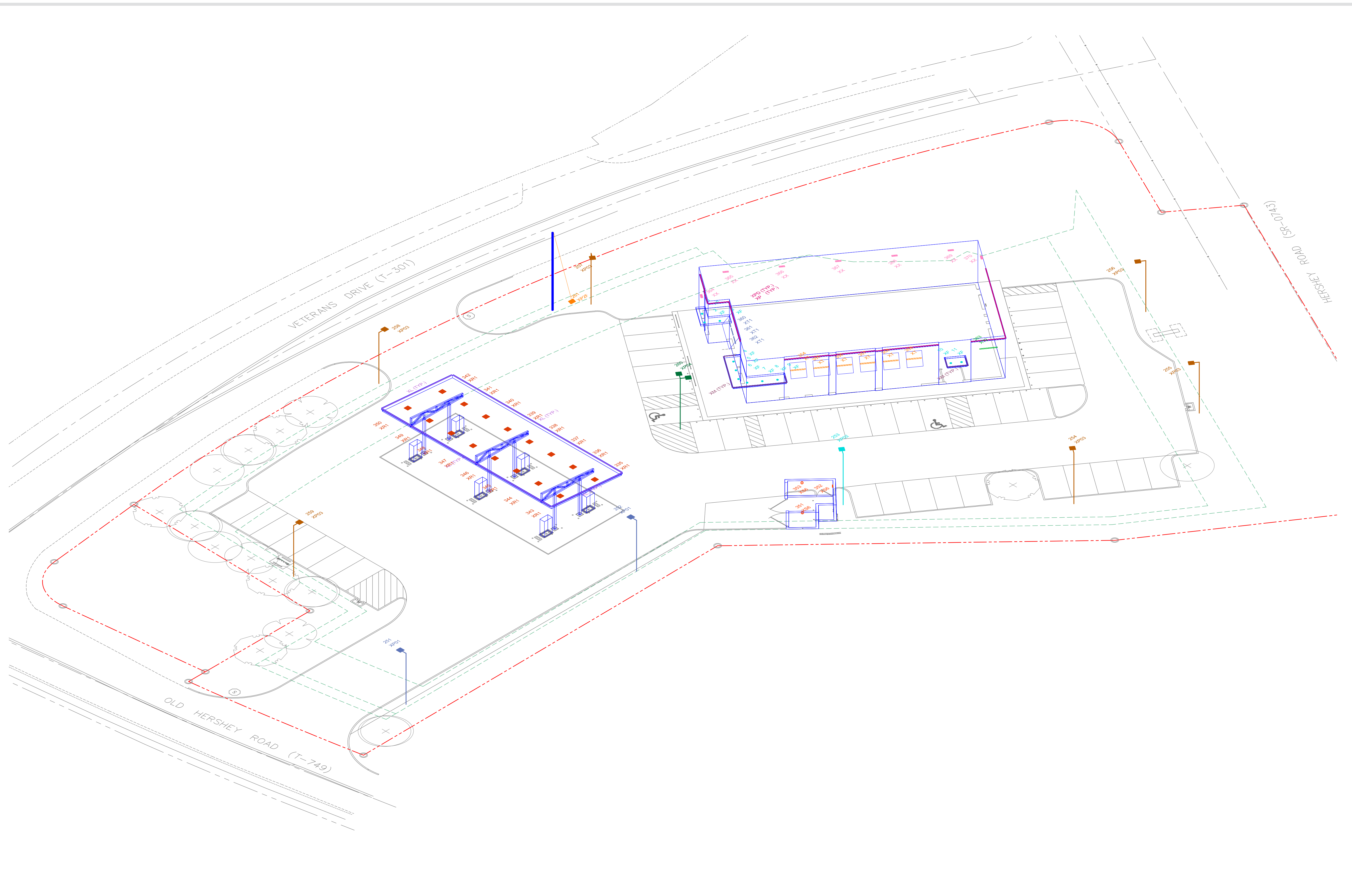
DISCLAIMER
 ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE INVESTIGATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLES, ANCHOR BOLTS, BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC. DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S) OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAVNE J. LEONARD IS STRICTLY PROHIBITED.

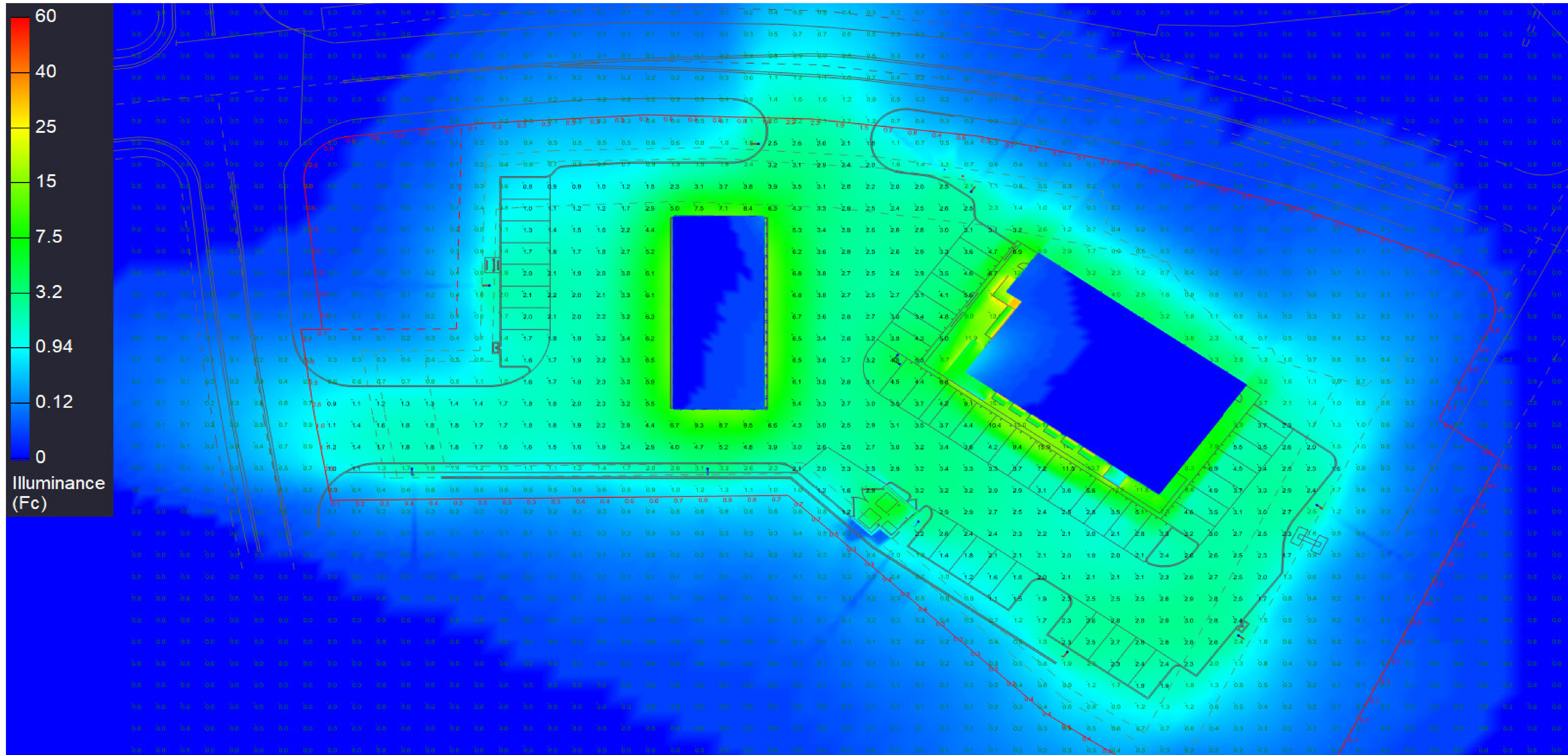
SCALE: 1" = 30'
 LAYOUT BY: RCF
 DWG SIZE: D
 DATE: 08/28/2024

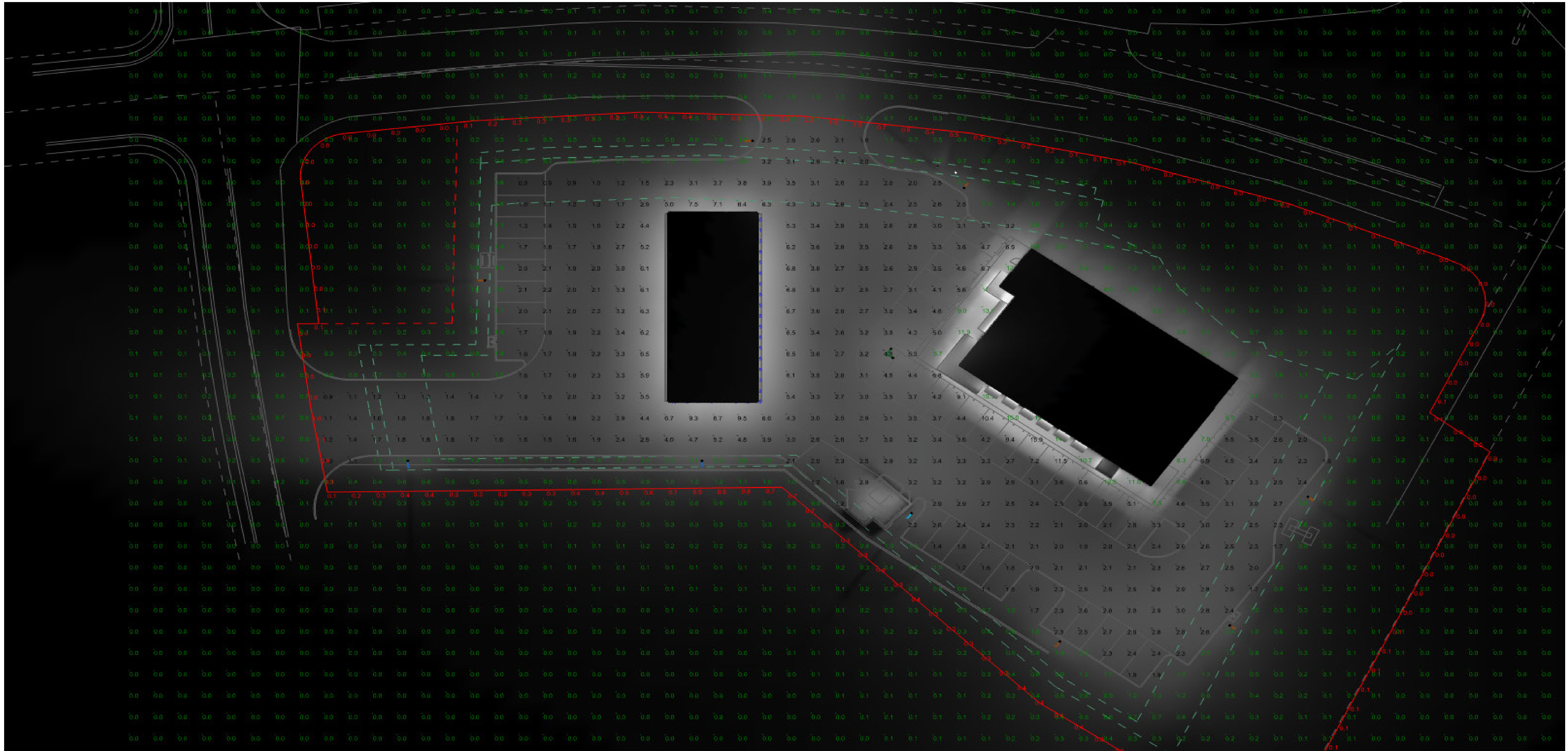
PROJECT NAME:
SHEETZ
 ELIZABETHTOWN, PA
 DRAWING NUMBER:
RL-9804-S1-R1



DOWNLIGHT	
	
STREET WRAP	
	
AREA	
	
CANOPY	
	
WALL MOUNTED	
	
WALL MOUNTED	
	
FLOOD	
	







LAW OFFICES

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

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OF COUNSEL

WILLIAM C. CROSSWELL
RANDALL K. MILLER

December 9, 2024

VIA EMAIL

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

Re: Final Land Development Plan for Sheetz-Elizabethtown PA (Veterans Drive)
Our File No. 10221-1

Dear Justin:

I have reviewed the Final Land Development Plan for Sheetz-Elizabethtown PA (Veterans Drive) (the "Sheetz Plan"). The Plan proposes the redevelopment of an existing lot containing slightly over two acres located at the southwest corner of the intersection of Hershey Road (SR 0743) and Veterans Drive (the "Property"). The letter from Chris Venarchick of RGS indicates that Sheetz, Inc. ("Sheetz") obtained the necessary special exception to establish a motor vehicle fueling facility and an extension of the time within which to obtain permits and completed construction.

The Property was the subject of prior recorded plans and agreements. The Final Land Development Plan for Vita, Inc. was recorded at Document No. 2013-0128-J (the "2013 Plan"). The Guiseppe Ferrarelli and Vita Ferrarelli ("Landowners") entered into an Agreement Providing for Grant of Conservation Easement relating to the wetlands dated January 14, 2013, recorded at Document No. 6054888. The Sheetz Plan shows the conservation easement but references only the 2013 Plan. The recording reference of the Agreement Providing for Grant of Conservation Easement should be included on the Sheetz Plan.

The Sheetz Plan proposes extensive storm water management facilities. The Landowners and the Township entered into a Storm Water Management Agreement and Declaration of Easement dated January 14, 2013, recorded at Document No. 6054855. Because the storm water management facilities will be changed by the Sheetz Plan, there must be a Storm Water Management Agreement for the Sheetz Plan. That Storm Water Management Agreement can state that the Storm Water Management Agreement recorded at Document No. 6054855 has no further force or effect.

Justin S. Evans, AICP, Community Development Director/Zoning Officer
December 9, 2024
Page 2


Sheet SW-28 of the Sheetz Plan has operation and maintenance requirements for the various storm water management facilities. RGS must prepare an exhibit, no larger than 8½ inches by 11 inches, of the operation and maintenance requirements in a readable font. A reduced copy of the plan sheet is not acceptable.

RGS has requested waivers of certain requirements of the Subdivision and Land Development Ordinance (“SALDO”) relating to widening and the installation of curb and sidewalk. The Township and Landowners entered into a Road Improvements Agreement to defer those improvements dated January 14, 2013, recorded at Document No. 6054885 in the Office of the Recorder of Deeds. We recommend that if the Planning Commission will not require that those improvements be constructed now, there be a new Deferred Improvements Agreement relating to all improvements which are required by the SALDO but not proposed by the Sheetz Plan. That improvement could also state that the Road Improvements Agreement recorded at Document No. 6054885 is superseded by the new Deferred Improvements Agreement.

The Storm Water Management Agreement and the Deferred Improvements Agreement should be recorded before the Sheetz Plan is released for recording. Sheetz is now the equitable owner of the Property. Because the Property is an existing lot, Sheetz may take title to it before the Sheetz Plan is released for recording or when the Sheetz Plan is recorded. Counsel for Sheetz should inform us when Sheetz will take title. If Sheetz will not take title until the Sheetz Plan is recorded, Landowners will have to be parties to the Storm Water Management Agreement and to the Deferred Improvements Agreement.

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

Very truly yours,

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

Josele Cleary

JC:sle
MUNI\10221-1(7)\241209\71

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

December 12, 2024

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

Via email: kkaufman@mtjoytwp.org



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

Re: Sheetz – Elizabethtown, PA (Veterans Drive)
Final Land Development Plan
Township Permit No. 24-22-FLDP
LCEC Project No: 25-169

Dear Mr. Kaufman,

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

- Submission cover letter dated November 22, 2024
- Modification request letter dated November 22, 2024
- Final Land Development Plan dated November 22, 2024
- Post Construction Stormwater Management Plan dated November 22, 2024
- Erosion and Sediment Control Plan dated November 22, 2024
- Lighting plan dated August 28, 2024
- Truck Turning Movements dated November 22, 2024
- Stormwater Management Report dated November 22, 2024
- Geotechnical Engineering Report for Stormwater Management dated October 28, 2024
- Wetland Investigation dated June 11, 2024
- Elizabethtown Area Water Authority Water Service Capacity Request letter dated May 10, 2024
- Elizabethtown Regional Sewer Authority Service Capacity Request letter dated May 10, 2024
- Zoning Hearing Board Decision dated November 6, 2024
- Opinion of Probable Cost dated November 22, 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 November 6, 2024, the Board granted the following:
 - a. Special Exception per Section 135-143.D to allow a vehicular fueling station in the MU District

- b. Variance from Section 135-383.B(7) to extend the approval of the special exception for an additional year
2. The ordinance section reference for lot depth in the Site/Zoning Data table shall be corrected (135-145.D).
3. A note shall be added to the plans that all applicable permits shall be obtained for the underground storage of fuel (135-268.K).
4. Flag lighting sources shall not exceed 10,000 lumens (135-298.C(13)).
5. The maximum permitted illumination projected away from any use onto a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight from any point on the receiving property (135-298.C(16)(a)).
6. The applicant shall confirm that the parking areas conform to the interior landscaping requirements (135-299.D(2)(a)). All areas within the perimeter of the parking shall be counted (i.e. access drives, aisles, islands, and curbed areas).
7. Trees, shrubs or other approved material shall be provided in all interior landscaping areas (135-299.D(2)(a)). Ground cover alone is not sufficient to meet this requirement.
8. Slopes greater than 15% shall be shown on the plans, as well as a differentiation of slopes between 15% and 25% and those greater than 25% (135-305.A).
9. The filling, grading, or excavating of riparian corridors is prohibited (135-306.D(8)). The proposed grading within the existing riparian corridor does not meet this requirement.
10. All dumpsters shall provide a self-latching door or gate (135-325.D(1)).
11. Off street loading space information shall be shown on the plans (135-346).

Subdivision and Land Development Ordinance

12. The plan should be submitted as a preliminary land development plan (or a waiver requested to allow it to be processed as a preliminary/final plan) (119-25.C(2)).
13. The applicant has requested a waiver to show the off-site flowpath (Sheet 32 of the plans) at a scale of 200 feet to the inch; however, a waiver is not necessary since the off-site flowpath plan sheet is not a Township requirement (119-31.A(1)).
14. There are several instances of overlapping/obscured text that shall be resolved. The cartway dimension of Old Hershey Road shall be corrected (119-31.A(4)).
15. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
16. The address of the owner of the subtract tract does not match the address of the owner in the County assessment records (119-31.B(3)).
17. Existing features (e.g. utilities, access drive widths, etc.) within 200 feet of the subject tract shall be shown on the plans (119-31.C(3) & 113-43.I(5)).
18. The dimensions of existing rights-of-way and cartways for Rockwood Drive shall be added to the plan (119-31.C(3)(a)).
19. The dimensions of existing access drives shall be added to the plan (119-31.C(3)(a)).
20. The plans shall show the proposed roadway widening and connection to the existing cartway edge on Hershey Road (S.R. 0743) north of the Veterans Drive intersection (119-31.D(2)).

21. The limits of the proposed paving shall be clearly shown on the plan (119-31.D(2)). It is currently unclear where the paving begins / ends at the access drives intersections with the existing streets.
22. The total number of lots, units of occupancy and density shall be provided on the plans (119-31.D(3)).
23. Either a copy of the PennDOT HOP shall be provided prior to plan recording, or a certificate in accordance with Appendix No. 1 shall be added to the plan (119-31.D(8)).
24. The Total Site Acreage listed in the Site/Zoning Data table shall include the net area (119-31.D(9)).
25. A water and sewer feasibility report shall be provided (119-32.A & 119-35.E(3)(b)).
26. A PDNI search shall be provided in the wetlands study (119-32.B.4(c)[4]).
27. Bearings and distances shall be provided for the existing right-of-way (119-35.D(1)).
28. All certificates shall be executed prior to final plan approval (119-35.E).
29. 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) and 119-60.A).
30. Written notices from the emergency service providers that will serve as the primary responders for the land development shall be submitted indicating that the building layout is satisfactory and will not present any obstacles or other problems for emergency responders to the land development (119-35.E.(2)(h)).
31. Legal descriptions for easements to be dedicated to the Township, including but not limited to, drainage easements, shall be provided (119-35.E(4)(a)).
32. 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).
33. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
34. Financial security shall be provided prior to final plan approval. The Opinion of Probable Costs shall include costs for Rock Filter 1, orange construction fence, BMP-001, the crosswalk, line striping, bumper posts, concrete pavement, and an as-built plan. The unit quantity for the Signs (ADA, stop, turn, etc.), 1 1/2" Wearing Course, 4 1/2" Binder Course, and 8" Aggregate Base shall be corrected. The costs for the sanitary sewer and water system should be removed from the Opinion of Probable Costs (119-41 & 113-60).
35. Vertical curves shall be used in changes in grade exceeding 1% for the access drive (119-52.H(2)).
36. The frontage along Old Hershey Road (a local street), Veterans Drive (a collector street), and Hershey Road/S.R. 0743 (an arterial street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Concrete curbing and sidewalk shall be constructed (119-52.J(3)(a) & 119-53.B(2) / 119-53.C). The applicant has requested a waiver of providing vertical curbing along Veterans Drive.

Waiver response: There is no sidewalk or curbing proposed along Old Hershey Road, Veterans Drive, or Hershey Road. In my opinion, the applicant has not provided adequate justification showing that this regulation is unreasonable or that an alternative

proposal will allow for equal or better results; therefore, I am unable to support a waiver of this request at this time.

37. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at the time of development, the developer shall deposit funds with the Township in the amount of 110% of the cost of improvements, or the applicant shall enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible (119-52.J(3)(d)).
38. 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)).
39. The cartway edge at the intersection of the proposed access drive and Veterans Drive (a collector street) shall be rounded with a radius of 35' (119-52.K(4)). The applicant has requested a waiver of this requirement.

Waiver response: The applicant indicates that the radii of the existing access drive connection to Veterans Drive is approximately 16 feet. The radii of the proposed access drive connection is 14.5 feet. In my opinion, the applicant has not provided adequate justification showing that this regulation is unreasonable or that an alternative proposal will allow for equal or better results; therefore, I am unable to support a waiver of this request at this time.

40. Access drives shall be separated by 200 feet from street intersections (119-52.S(3)(d)). The applicant has requested a waiver of this requirement; however, in my opinion, the applicant has not provided adequate justification showing that this regulation is unreasonable or that an alternative proposal will allow for equal or better results. Therefore, I am unable to support a waiver of this request at this time.
41. Horizontal alignment data shall be provided for the proposed access drive intersecting Old Hershey Road (119-52.S(3)(f)).
42. Access drives shall be constructed to the standards of a street (119-52.S(3)(l)). The cross section shall include a 25.0 mm asphalt base course.
43. The applicant shall address the traffic engineering comments to be provided by Traffic Planning and Design under separate cover (119-52.S(4)(c)).
44. Parking lot dimensions shall be no less than those listed in Appendix No. 18 (119-53.A(1)). The aisle width shall be 25' for the parking area on the eastern side of the proposed store.
45. Sidewalks shall be provided along both sides of the proposed access drives (119-53.B(1)).
46. Sidewalks shall be a minimum of five feet wide per Appendix No. 16 (119-53.B(4)(a)).
47. Curb ramps shall be provided at either end of the proposed sidewalk along the proposed access drive (119-53.B(7)).
48. The width of the crosswalk in the Type X Thermoplastic Crosswalk Detail is inconsistent with the width of the proposed crosswalk shown on the plans (119-53.(B)(8)).
49. A minimum of a four-foot-wide grass planting strip shall be provided between the back of the curb and the edge of the sidewalk (119-53.B(10)).
50. The Perimeter and Site Curb detail shall include the requirement for contraction joints at 4' minimum and 20' maximum (119-53.C(2)(a)).

51. Concrete curbing shall be provided along the edge of any landscaped portions of a parking facility (119-53.C(1)). The applicant has requested a waiver of this requirement; however, the proposed depressed curb satisfies this requirement, and a waiver of this requirement is not necessary.
52. The Depressed Curb detail should include the 2B stone subbase per Appendix No. 16 (119-53.C(2)(a)). The curb reveal of the depressed curb shown in the Depressed Curb Area and Section A-A of the detail are inconsistent.
53. The radius for the front of the curbing shall be dimensioned in the Perimeter and Site Curb detail (119-53.C(2)(a)).
54. An 8" reveal and 8" width are required for the vertical curbing (119-53.C(2)(a)). The applicant has requested a waiver of this requirement.
55. Waiver response: A six inch reveal and width are proposed for the curbing within the development. The applicant indicates these dimensions will reduce tripping and the overall impervious area on the site; however, an eight inch curb reveal is a standard that is accepted throughout the County and State. In my opinion, the applicant has not provided adequate justification showing that this regulation is unreasonable or that an alternative proposal will allow for equal or better results; therefore, I am unable to support a waiver of this request at this time.
56. It is unclear whether the two property corners north of the access drive onto Old Hershey Road are existing or proposed (119-57.A).
57. Lot line markers shall be set at the street right-of-way (119-57.D).
58. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C & 113-96).

Stormwater Management Ordinance

59. Evidence of NPDES and E&S permit approval by the Lancaster County Conservation District shall be provided (113-31.D, 113-45.B & 113-45.C).
60. The following erosion and sediment control items shall be addressed (113-31.E & 113-43.K):
 - a. It appears additional E&S controls are needed downslope of the disturbance west of the proposed rock construction entrance.
 - b. Construction Sequence Step No. 3 proposes inlet protection; however, there is no inlet protection shown on the plans. Inlet protection shall be provided for existing inlets.
 - c. The installation of Rock Filter 1 shall be shown in the Construction Sequence.
 - d. The designer should confirm how the heavy equipment will be restricted as described in Construction Sequence Step No. 8.1.
 - e. Figure 4.2 shall be provided for the proposed compost filter sock.
61. It shall be demonstrated that a minimum depth of 24 inches is provided between the bottom of the facility and the limiting zone (113-31.L(1)). The proposed BMP bottom elevation shown on Sheet 6 (557.84) is below the limiting layer elevation of test location IT-04 (562.0) shown in the geotechnical engineering report.
62. The stabilized infiltration rate is to be determined within the same soil horizon as the bottom of the infiltration facility (113-31.L(2)(a)). The test elevation of test location IT-04 shown in the geotechnical engineering report does not meet this requirement.

63. The existing wetlands shall be protected during construction. These measures shall be shown on the plans (113-31.N(3)).
64. To the maximum extent practicable, areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity (113-31.O). The designer should confirm how heavy equipment will be restricted over the limits of the proposed stormwater management as described in the construction sequence.
65. A minimum thirty-foot-wide access easement shall be provided for all stormwater facilities with tributary areas equal to or greater than 1,000 square feet and not located within a public right-of-way (113-31.Q). The proposed drainage easement shall be revised to allow access via the proposed access drive onto Veterans Drive.
66. Evidence shall be provided for the "Drainage Areas" shown in the General Information worksheet (113-32.A).
67. The "Media Depth" shown in the Structural BMP Volume Credits table is inconsistent with the Media Depth shown in the BMP Volume Computation worksheet (113-32.A).
68. The "Infiltration/Vegetated Area" shown in the Structural BMP Volume Credits table is inconsistent with the "System Area" shown on Sheet 27 of the plans (113-32.A).
69. Evidence shall be provided for the "Infiltration & ET Credits (CF)" and "Total Credits" shown in the Structural BMP Volume Credits table (113-32.A).
70. Loading ratio calculations shall be provided (113-32.A.(2)(c)). The applicant has requested a waiver of this requirement; however, since no loading ratio calculations have been provided, I am not able to offer a response to the waiver request at this time.
71. The volume control storage which will be used for rate control is that storage which is available within 24 hours based on the stabilized infiltration rate (113-32.E.(2)). Evidence shall be provided that the proposed design meets this requirement.
72. The hydrograph analysis appears to improperly include flows that are directed to Inlet I-A6 in the diversion hydrograph to BMP-001 (Hyd. No. 8). Flows to Inlet I-A6 are not directed to the diversion structure Manhole MH-A12; therefore, flows to Inlet I-A6 should be added in separately to BMP-001 (113-33).
73. The predevelopment runoff rate for Pre-B drainage area should account for the presence of the existing basin and outlet structure (113-33.B).
74. The pond depth and spread of the 100-yr storm at proposed Inlet I-A15 appears to encroach upon the adjacent property (113-34.C).
75. Further clarification shall be provided for the pre-development drainage area boundaries along Hershey Road. The boundaries do not reflect the existing contours. The time of concentration path for this drainage area crosses into the Pre-B drainage area boundary (113-35.B).
76. Post-development runoff coefficients for Inlets I-A7, I-A11, I-A15, I-A16, and I-A17 shall be based on winter or poor land use conditions since they convey an off-site discharge (113-35.G).
77. The post-development "Impervious Areas: Paved & Roofs" runoff coefficients used shall be based upon those provided in Appendix 1, updated April 17, 2017 (113-35.H(1)).
78. The calculations for the post-development time of concentration for the "Post-UND-01" drainage area shall be provided (113-35.I).

79. The “Pre-B” pre-development time of concentration shall be calculated. An assumption of 6 minutes is not conservative (113-35.I).
80. A note shall be added to the plan stating that the underdrain shall only be made operational if the basin is not dewatering within the required timeframe (113-37.A(4)(b)).
81. Nonwoven geotextiles shall not be placed on the bottom of BMP-001 (113-37.B(3)(d)).
82. Design calculations shall be provided for the roof leaders (113-37.C). The roof leaders shown in the Building Roof Drains and Canopy Roof Drains vertical profiles shall be labeled on the plans. The cleanouts shown in the profiles shall be shown on the plans.
83. The minimum diameter for a pipe that experiences vehicular loading is 15 inches (113-37.C(1)(a)[4]). The applicant has requested a waiver of this requirement.
- Waiver response: The designer is proposing 6” roof leaders in areas that experience vehicular loading; however, in my opinion, the applicant has not provided adequate justification showing that this regulation is unreasonable or that an alternative proposal will allow for equal or better results. A 12” diameter pipe is also proposed from Manhole MH-A12 to MH-A13 but the applicant has not provided justification for this pipe. Based upon these considerations, I am unable to support a waiver of this requirement at this time.
84. Corner entry of pipes into inlets shall not be permitted (113-37.C(4)(a)). Inlet I-A15 does not meet this requirement.
85. The landowner shall execute the final documents prior to final plan approval (113-41.B).
86. Plan sheets shall be shown at a scale 50 feet to the inch or larger (113-42.D). The applicant has requested a waiver of this requirement for the pre- and post- development drainage area maps.
- Waiver response: The drainage area plan sheets are intended to show the entire drainage areas, including the study points and offsite drainage. The majority of the plan sheets, including existing conditions, layout, grading, easements, etc., are drawn at a scale that is adequate to properly show the required features and improvements. Based on these considerations, I have no objections to a waiver of this requirement.
87. A note shall be added to the plan informing the owner that the Township shall have the right of entry for the purposes of inspecting all stormwater conveyance, treatment, or storage facilities (113-43.G).
88. A note identifying any recorded stormwater management agreements affecting the subject property (or that none exist) shall be included on the plans (113-43.I(6)).
89. All dimensions for the proposed stone beds of BMP 001 shall be provided (149-43.J(5)).
90. The applicant shall confirm how the three, southernmost StormTech chambers will receive stormwater runoff and provide access for maintenance (119-43.J(5)).
91. The diameter of the roof leaders downslope of the PVC tee shown in the Downspout Connection In Paving With Cleanout detail is inconsistent with the diameter of the roof leaders shown in the vertical profiles and Downspout Connection construction detail (113-43.J(5)). The slope of the roof leader shall be specified in the detail.
92. The slope of the diversion outflow pipe (0%) shown in the Typical Diversion Structure detail is inconsistent with the slope of the conveyance pipe (10.00%) in the MH-A12 to MH-A13 vertical profile (119-43.J(5)).

93. The expected project schedule shown on Sheet 2 of the plans shall be corrected (113-44.E).
94. Since a PennDOT Highway Occupancy Permit is required for the proposed pavement widening and 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).
95. A note shall be added to the plans to specify that upon completion of the plan improvements and prior to the release of financial security, the applicant shall submit an as-built plan to the Township (113-58.A).
96. A note shall be added to the plans to specify that following approval of the as-built plan by the Township Engineer, the applicant shall submit the SWM site plan for recordation in the office of the Recorder of Deeds (113-58.C).
97. An operation and maintenance (O&M) agreement shall be provided and recorded with the final plan (113-62).

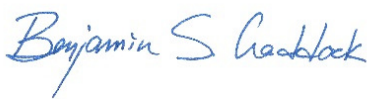
Traffic

98. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. Therefore, the development shall be assessed a traffic impact fee based on the number of new P.M. peak hour trips generated by the development. Based on the number of P.M peak hour trips from the Traffic Impact Study revised November 2024, the calculation of this fee would be as follows:

$$84 \text{ new P.M. peak hour trips} \times \$1,766 / \text{new P.M. peak hour trip} = \$148,344$$

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lancastercivil.com or via telephone at 717-799-8599.

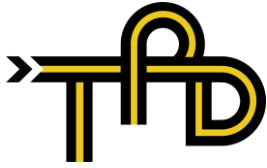
Sincerely,



Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Justin Evans, AICP, Community Development Director/Zoning Officer (via email)
Patricia Bailey, Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Renee Addleman, Planner, LCPC (via email)
Christopher Lincoln, PE, Traffic Planning & Design (via email)
Del Becker, PE, EAWA (via email)
Nick Viscome, ERSA (via email)
Abraham King, RETTEW (via email)
Chris Venarchick, RLA, RGS Associates Inc. (via email)
Billy Briegel, EIT, RGS Associates Inc. (via email)
Ryan Anthony, Sheetz (via email)



December 6, 2024

Mr. Benjamin Craddock, P.E.

Lancaster Civil Engineering
P.O. Box 8972
Lancaster, PA 17604-8972

RE: Sheetz (Veterans Drive)

Traffic Impact Study Submission Review #2

Mount Joy Township, Lancaster County, PA

TPD No. MJTO.00079

Dear Mr. Craddock:

As requested, TPD Inc. has completed a review of the following information prepared by Transportation Resource Group, Inc. (TRG) related to the above referenced project:

- Transportation Impact Study (TIS) dated September 2024, last revised November 2024;
- Supplemental Analysis Letter dated November 5, 2024; and,
- Response to Comments Letter dated November 5, 2024.

Based on our review, we offer the following comments:

*TPD's previous September 26, 2024 comments are shown in italics below. The comment numbers have been retained for this review. However, if a comment has been addressed, it has not been included below. **New comments are in bold.***

- 2. September 26, 2024 - A supplemental analysis needs to be provided demonstrating the impact of the installation of the warranted 225-foot southbound right-turn lane on Hershey Road (S.R. 0743). While the TIS indicates sufficient operation of the intersection based on levels of service, there are significant increases in queue lengths in the southbound direction under Future With Development Conditions.*

The applicant has provided a supplementary analysis as requested. TPD recommends that the analysis be provided as part of the HOP Submission to PennDOT for review and comment. Based on the significant reduction in southbound queues with installation of the southbound right-turn lane, TPD recommends that the impacts of installation of the lane be more fully explored to determine the feasibility of construction of the lane.

3. *September 26, 2024 - A PennDOT Highway Occupancy Permit (HOP) will be required for the proposed improvements on Hershey Road (S.R. 0743). Copies of all TPD review letters should be included with the submission to PennDOT. In addition, the Township and TPD should be copied on all submissions to PennDOT.*

The applicant has acknowledged the comment and noted that the Township will need to be the Applicant for the HOP.

4. **The TIS identifies levels of service "with improvements" at the intersection of Hershey Road (S.R. 0743)/Mt. Gretna Road (S.R. 0241)/Holly Street. Additional details on the improvements proposed at the intersection need to be provided.**

Should you have any questions, please call me at your earliest convenience.

Sincerely,

TPD

A handwritten signature in blue ink that reads "Christopher C. Lincoln". The signature is fluid and cursive, with the first name being the most prominent.

Christopher C. Lincoln, P.E.
Senior Project Manager
CLincoln@TPDinc.com