



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

RECEIVED

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytwp.org

JAN - 3 2025

MOUNT JOY TOWNSHIP

Tax Parcel # 460-05687-0-0000

M.J.T.P.C. File No. 25-01-WAV

SUBDIVISION-LAND DEVELOPMENT WAIVER REQUEST FORM

TO: MJT Planning Commission

Applicant: T.S LAND LLC

Address: 467 HERSHEY Road

Phone #: 717-917-5100
Elizabethtown PA

E-mail: nitrogas1@aol.com

Property Owner: Kevin Grewal

Address: P.O Box 33 MT. AETNA PA

Phone #: 717-917-5100 19544

E-mail: nitrogas1@aol.com

Location of Project:

467 HERSHEY Road Elizabethtown PA 17022

Description of Project:

Rebuilding Gas-station with Convenience Store. (Building 28885 ft. & Gas Canopy 30x66)

I hereby request a waiver of having to prepare, submit and gain approval of a subdivision/land development plan, pursuant to the provisions contained in/at Chapter 119, Article III of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance, as amended.

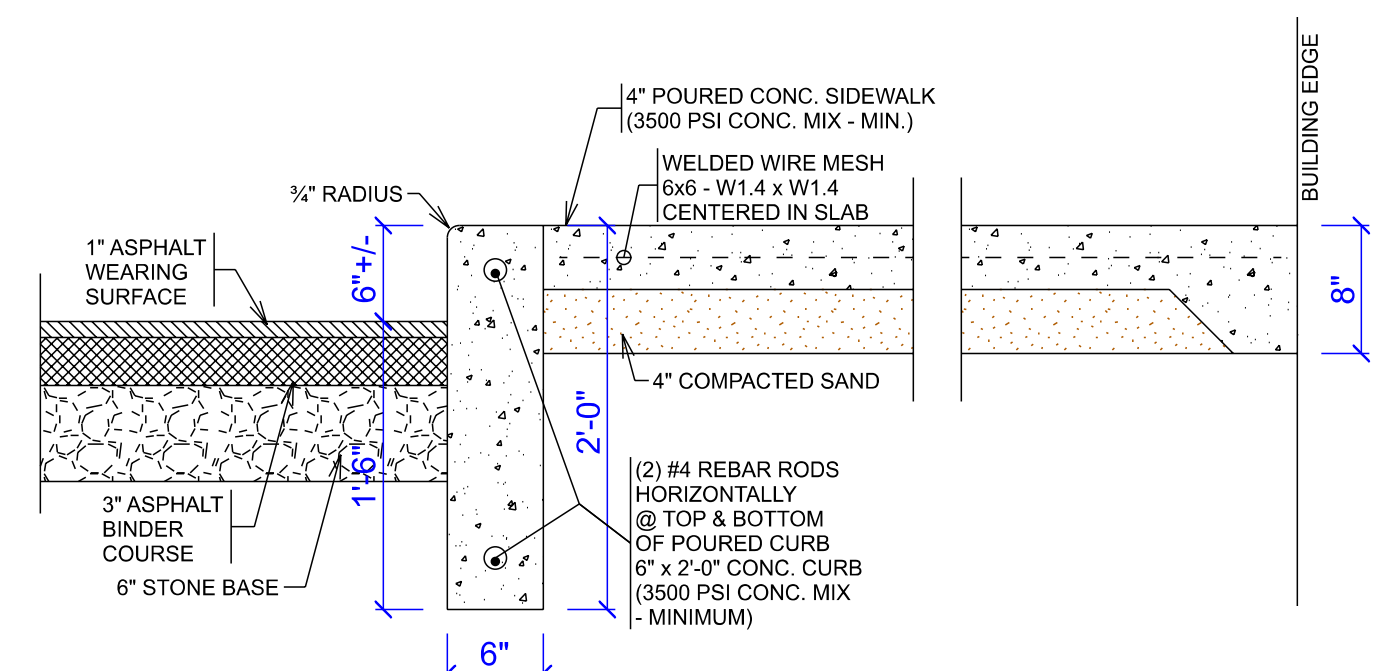
By virtue of my signature upon this form, I hereby acknowledge and agree to reimburse Mount Joy Township for the actual engineering and legal costs, including any inspection costs, incurred by the Township for the review of this waiver request/project.

Signature

Date

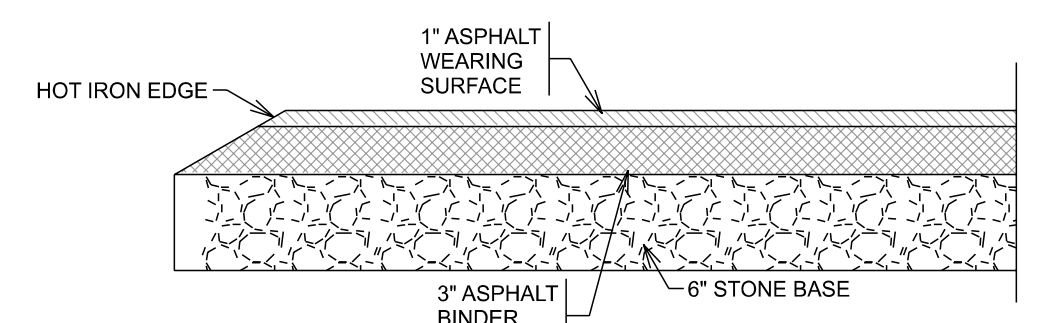
01-02-25

Rev. 01-2014



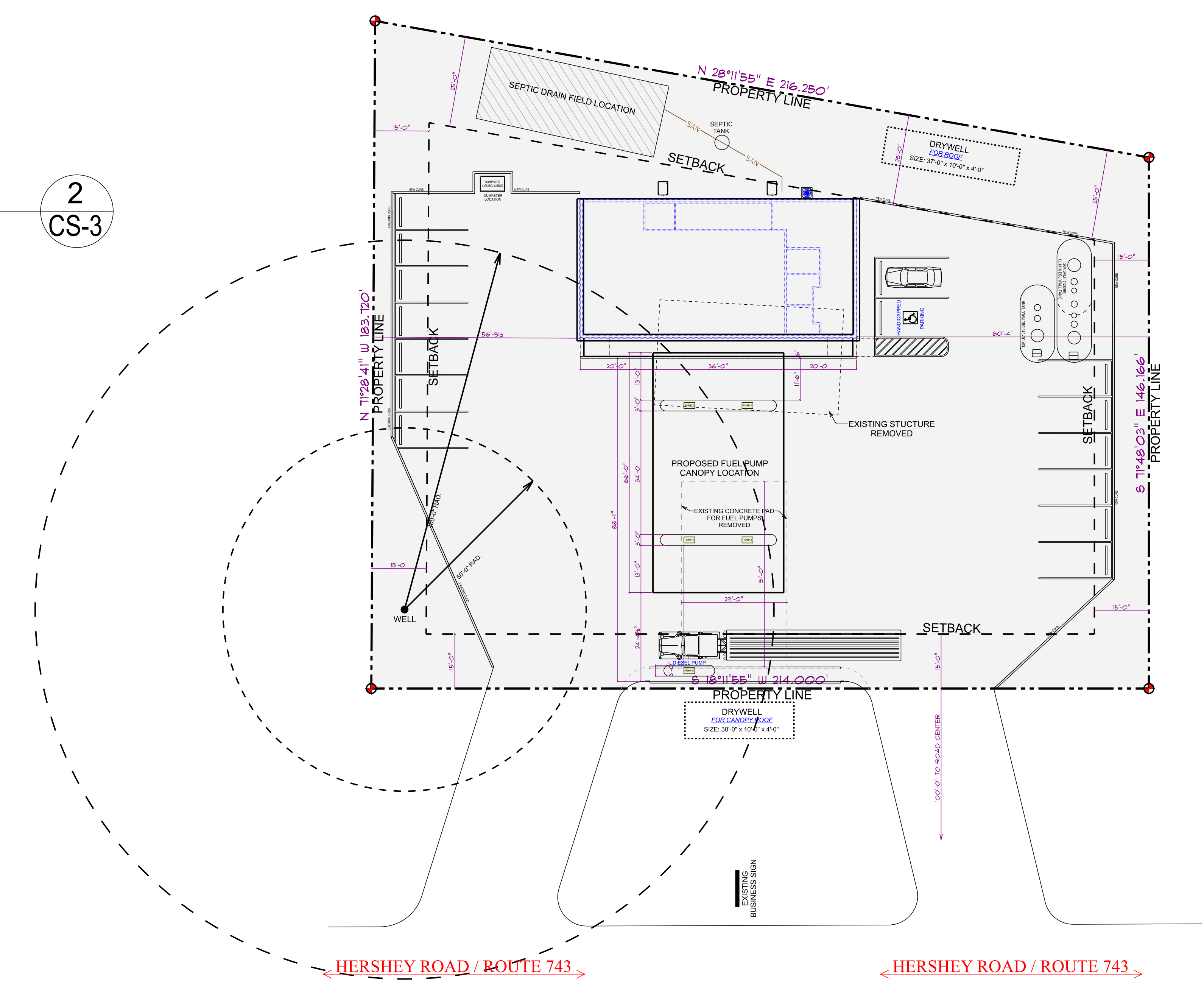
CURB & SIDEWALK @ BUILDING DETAIL
SCALE: 1" = 1'-0"

1
CS-3



ASPHALT DETAIL
SCALE: 1" = 1'-0"

2
CS-3



SITE PLAN
SCALE: 1" = 20'

DRYWELL CALCULATIONS

NEW STORE ROOF AREA AS IMPERVIOUS SURFACE:

2888 S.F. = TOTAL IMPERVIOUS ROOF AREA
A MINIMUM OF 0.2 CUBIC FEET OF STORAGE AREA PROVIDED FOR EVERY 1 SF OF IMPERVIOUS SURFACE.
2888 S.F. x .2 C.F. = 577.6 CU. FT. DRYWELL STORAGE AREA NEEDED (.2 C.F. REQUIRED FOR EVERY 1 SF OF IMPERVIOUS AREA.)
577.6 CU. FT. DIV. BY .40 STORAGE AREA IN STONE DRYWELL = 1444 CF (STONE HAS 40% VOID RATIO FOR STORAGE CALCS)
1444 SF STONE DRYWELL REQUIRED.
DRYWELL SIZE: 10' WIDE x 4' DEEP x 37' LONG = 1480 CF
REQUIRED: 1444 CF
SUPPLIED: 1480 CF

DRYWELL CALCULATIONS

NEW GAS FILL CANOPY ROOF AREA AS IMPERVIOUS SURFACE:

2376 S.F. = TOTAL IMPERVIOUS ROOF AREA
A MINIMUM OF 0.2 CUBIC FEET OF STORAGE AREA PROVIDED FOR EVERY 1 SF OF IMPERVIOUS SURFACE.
2376 S.F. x .2 C.F. = 475.2 CU. FT. DRYWELL STORAGE AREA NEEDED (.2 C.F. REQUIRED FOR EVERY 1 SF OF IMPERVIOUS AREA.)
475.2 CU. FT. DIV. BY .40 STORAGE AREA IN STONE DRYWELL = 1188 CF (STONE HAS 40% VOID RATIO FOR STORAGE CALCS)
1188 SF STONE DRYWELL REQUIRED.
DRYWELL SIZE: 10' WIDE x 4' DEEP x 30' LONG = 1200 CF
REQUIRED: 1188 CF
SUPPLIED: 1200 CF

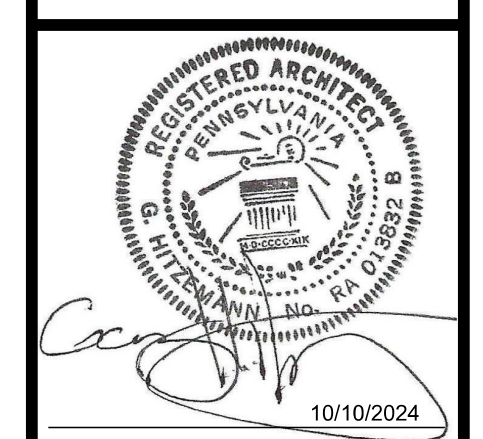
ARCHITECT

GARY HITZEMANN
- ARCHITECT -

ghitzemannarchitect.com

GARY HITZEMANN
23 SCENIC MOUNTAIN ROAD
NEW RINGGOLD, PA. 17960

Cell: (570) 449-0206
email: ghitzemann@verizon.net



HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF PENNSYLVANIA.

BECKER'S BLUEPRINT SERVICE
SCOTT G. BECKER
114 Sweet Arrow Lake Road
Pine Grove, PA. 17963



SITE PLAN

JOB NAME & ADDRESS
TS Land Gas Station
467 Hershey Road
Elizabethtown, PA 17022
Mount Joy Township
Lancaster County
ATTN: Mr. Kevin Grewal
P.O. Box 36
Mt. Airy, PA 19544
Cell: (717) 317-2100
Email: ghitzemann@tsland.com

DWG. NO.
2888-23-08

SF TOTAL - YEAR - PLAN or REVISION #

Date: 12/08/2023

Scale: 1" = 20'-0"

PLOT DATE: Tuesday, December 31, 2023

PLOT TIME: 03:24 PM

SHEET

CS-3

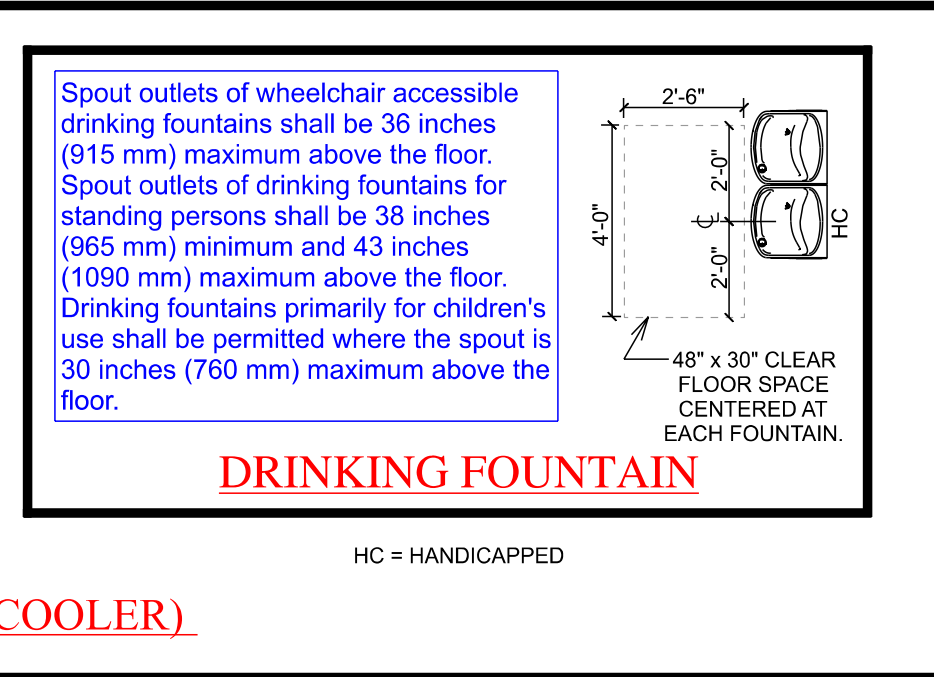
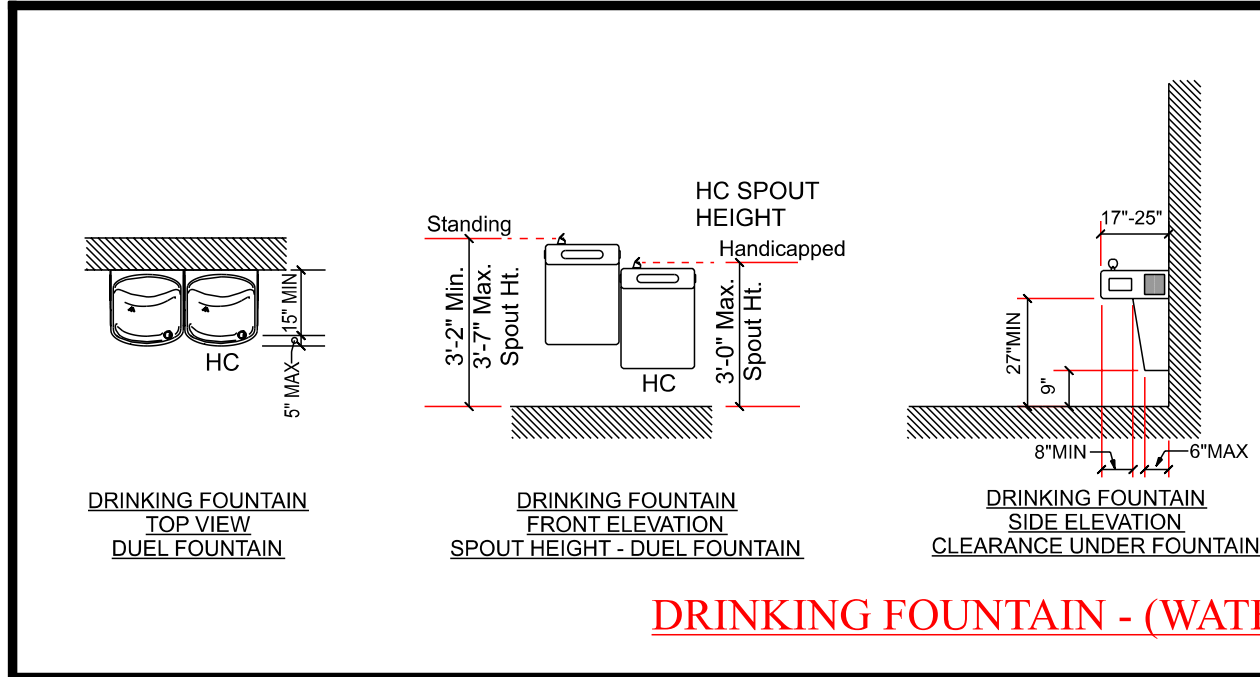
OF 3 SHEETS

PLAN APPROVAL TO BUILD

CONTRACTORS SIGNATURE: _____ DATE: _____

OWNERS SIGNATURE: _____ DATE: _____

Project File & Drawing Name: Grewal - TS Land Gas Station - 08a



2018 IBC - CHAPTER 11: ACCESSIBILITY

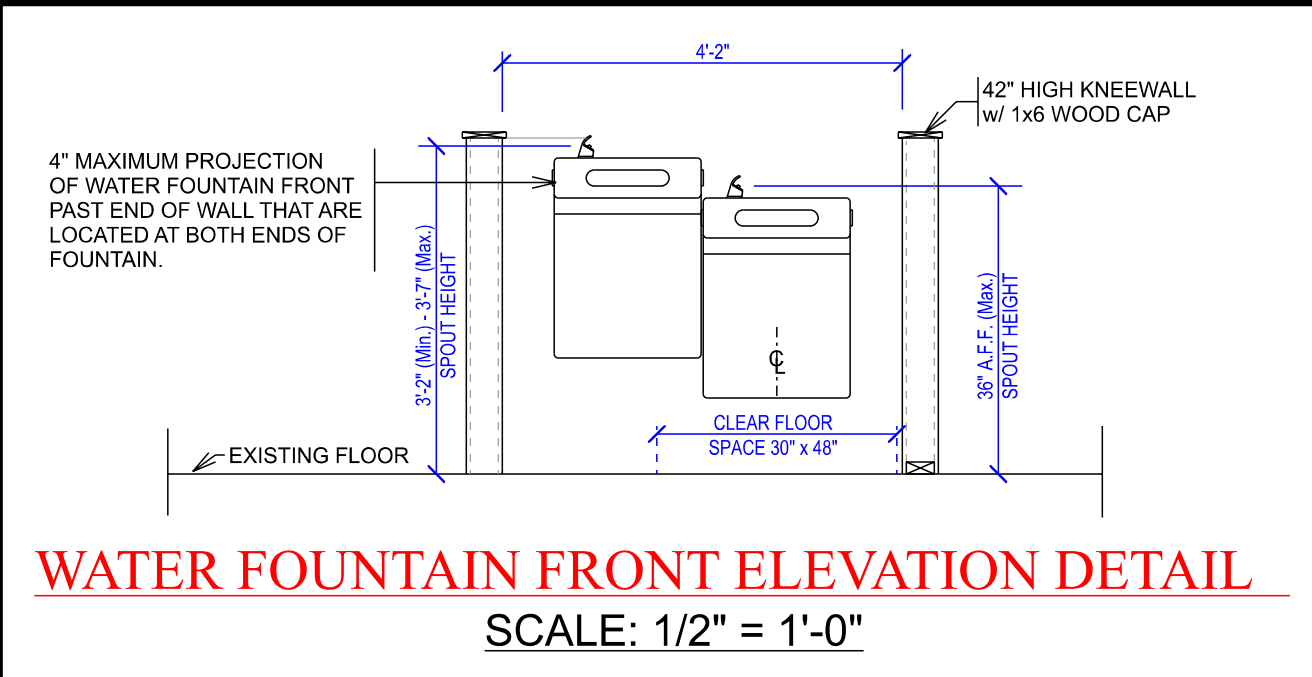
1109.5 Drinking fountains. Where drinking fountains are provided on an exterior site, on a floor or within a secured area, the drinking fountains shall be provided in accordance with Sections 1109.5.1 and 1109.5.2.

1109.5.1 Minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Exception: A single drinking fountain that complies with the requirements for people who use a wheelchair and standing persons shall be permitted to be substituted for two separate drinking fountains.

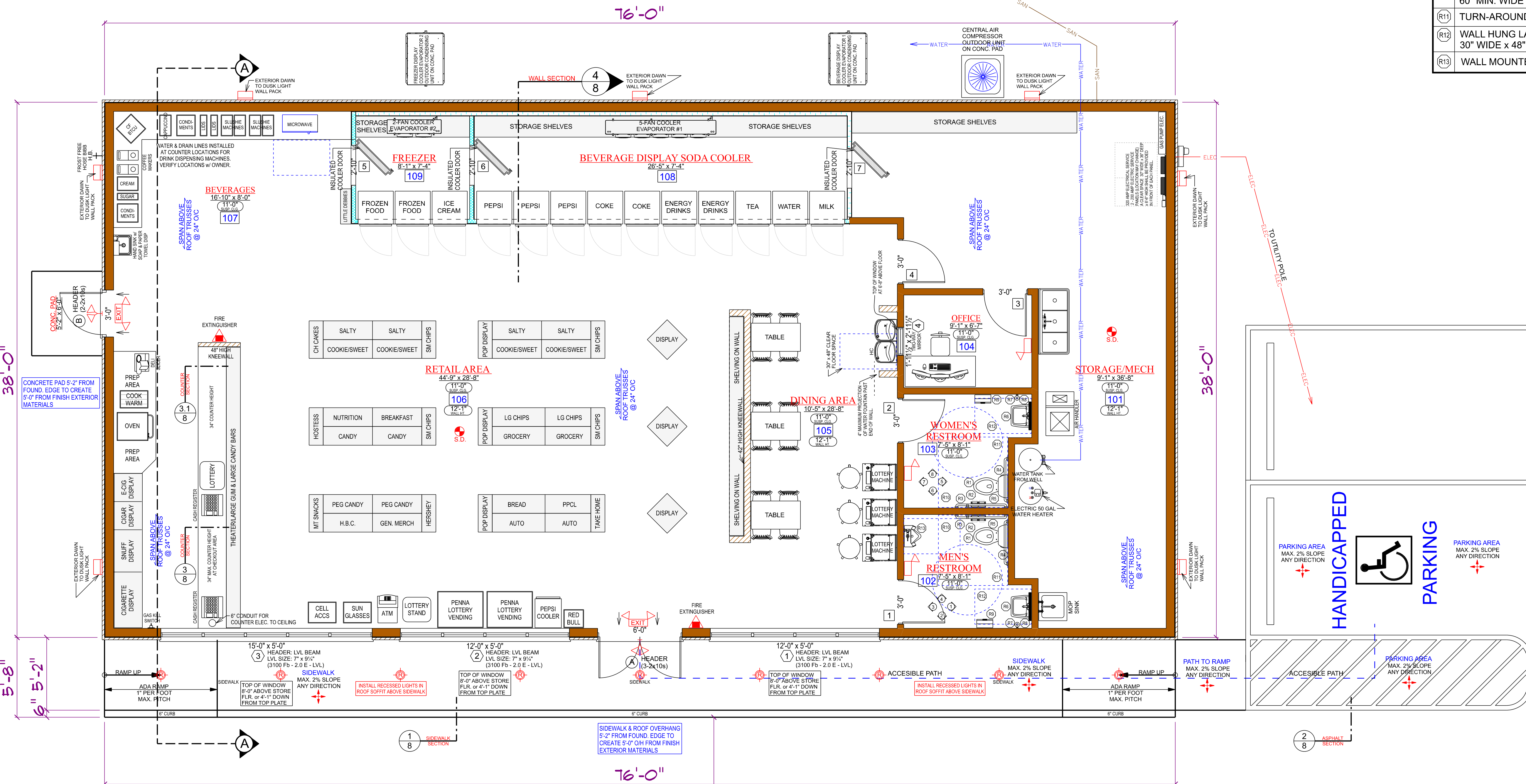
1109.5.2 More than the minimum number. Where more than the minimum number of drinking fountains specified in Section 1109.5.1 are provided, 50 percent of the total number of drinking fountains provided shall comply with the requirements for people who use a wheelchair and 50 percent of the total number of drinking fountains provided shall comply with the requirements for standing persons.

Exception: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down, provided that the total number of drinking fountains complying with this section equals 100 percent of the drinking fountains.



RESTROOM SYMBOLS LEGEND

TAG	DESCRIPTION
(R1)	FLOOR MOUNTED ADA ELONGATED TOILET (17" to 19" A.F.F.)
(R2)	WALL MOUNTED TOILET PAPER ROLL DISPENSER
(R3)	GRAB BAR 18" (VERTICAL)
(R4)	GRAB BAR 36"
(R5)	GRAB BAR 42"
(R6)	ADA WALL HUNG LAVATORY (Top @ 34" Max. A.F.F.)
(R7)	WALL MOUNTED SOAP DISPENSER
(R8)	WALL MOUNTED ADA TILT MIRROR
(R9)	WALL MOUNTED HAND DRYER
(R10)	WATER CLOSET (TOILET) CLEAR FLOOR SPACE 60" MIN. WIDE x 59" DEEP
(R11)	TURN-AROUND CLEAR FLOOR SPACE 5'-0" DIAMETER
(R12)	WALL HUNG LAVATORY CLEAR FLOOR SPACE 30" WIDE x 48" DEEP
(R13)	WALL MOUNTED ADA URINAL (17" to 19" A.F.F.)



EMERGENCY EQUIPMENT SYMBOLS

- EMERGENCY LIGHTING**: Emergency Lighting to have Battery Backup. Battery must be charged at all times.
- EMERGENCY OUTSIDE LIGHTING**: Lighting on remote to turn on automatically when the sun goes down, and to turn off automatically when the sun comes up. Also connected to battery backup for any power outage.
- EXIT SIGN**: All exits shall be marked by a readily visible sign. Access to exits shall be marked by readily visible signs indicating the direction of travel. Every exit sign shall have "EXIT" printed in plainly legible letters not less than 6 inches high with the principal strokes of the letters not less than 3/4 inch wide. All doors must swing outward and have panic hardware. At the front entry the floor must be level with the outside sidewalk so it is wheelchair accessible.
- FIRE EXTINGUISHERS**:
 - CLASS B & C RATED FIRE EXTINGUISHER: Minimum Class Rating 10B : C
 - CLASS A, B & C RATED FIRE EXTINGUISHER: Minimum Class Rating 2A : 10B : C
- SMOKE AND CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IBC & NEC CURRENT CODES**
- SMOKE & HEAT DETECTOR**: Alarms must be battery and electrical on a 110 volt circuit. Each to be placed on ceiling at designated areas as per print.
- CARBON MONOXIDE DETECTOR**: Alarms must be battery and electrical on a 110 volt circuit. Each to be placed on ceiling at designated areas as per print.
- SECURITY SYSTEM PANEL**
- ELECTRIC PANEL BOXES**

ARCHITECT

GARY HITZEMANN
- ARCHITECT -

ghitzemannarchitect.com

GARY HITZEMANN
23 SCENIC MOUNTAIN ROAD
NEWM RINGGOLD, PA. 17960

Cell: (570) 449-0206
email: ghitzemann@verizon.net

REGISTERED ARCHITECT
STATE OF PENNSYLVANIA
10/10/2024

BECKER'S BLUEPRINT SERVICE
SCOTT G. BECKER
114 Sweet Arrow Lake Road
Pine Grove, PA. 17963

CUSTOM HOME & LIGHT COMMERCIAL
DRAWING & DESIGN SERVICE

BUILDING DESIGNER
C.A.D. OPERATOR

Phone: (570) 345-8762 Fax: (570) 345-6196

FIRST FLOOR PLAN
NO DIMENSION SHEET

JOB NAME & ADDRESS

TS Land Gas Station
467 Hershey Road
Elizabethtown, PA 17022
Mount Joy Township
Lancaster County

ATTN: Mr. Kevin Grewal
P.O. Box 33
Mt. Aetna, PA 19544
Cell: (717) 338-0200
Cell: (717) 338-0200

DWG. NO.

2888-23-08

SF TOTAL - YEAR - PLAN or REVISION #

Date: 11/29/2023

Scale: 1/4" = 1'-0"

PLOT DATE: Tuesday, December 31, 2023

PLOT TIME: 03:24 PM

SHEET

A-5

OF 17 SHEETS

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

BUILDING GROSS FLOOR AREA ----- 2888 S.F.

GRADE FORMULA - GRADE PERCENTAGE

Grade	1.19 Deg.	2% Grade
1/4"	12	1/4"
Grade % slope Formula:	100 Rise / Run = 100 (2%) = 2%	100 Rise / Run = 100 (2%) = 2%

NOTE: ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF GARY HITZEMANN ARCHITECT & BECKER'S BLUEPRINT & DRAFTING SERVICE. REPRODUCTION OF THE DRAWING FOR THE PURPOSE OF COPYING THIS WORK, OR REVISING SAID DRAWING SHALL IN NO CIRCUMSTANCE BE APPROVED. VIOLATION OF THIS RESTRICTION SHALL BE CONSIDERED A VIOLATION OF BOTH THE PROFESSIONAL CODE OF ETHICS, AND A TRIFT OF COMPANY ASSETS. BOTH OF WHICH SHALL BE PROSECUTED TO THE FULLEST EXTENT OF CURRENT STATUS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING, OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF GARY HITZEMANN ARCHITECT & BECKER'S BLUEPRINT & DRAFTING SERVICE.

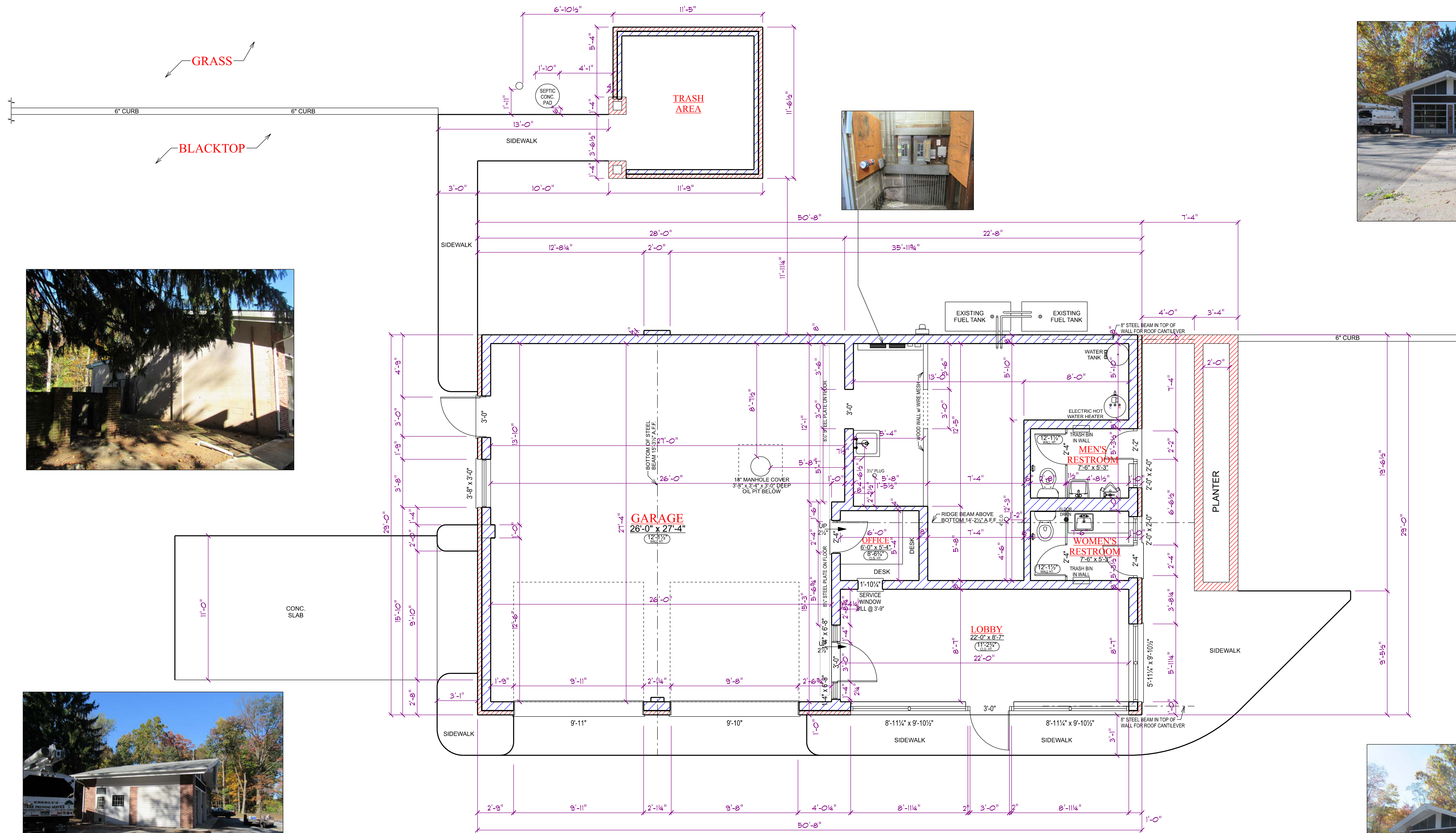
PLAN APPROVAL TO BUILD

CONTRACTOR SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: _____ DATE: _____

Project File & Drawing Name: Grewal - TS Land Gas Station - 08a

EXISTING BUILDING TO BE DEMOLISHED



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING BUILDING GROSS FLOOR AREA ----- 1470 S.F.
 EXISTING BUILDING NET FLOOR AREA ----- 1330 S.F.
 EXISTING GARAGE NET FLOOR AREA ----- 723 S.F.
 EXISTING RETAIL AREA NET FLOOR AREA ----- 607 S.F.

ARCHITECT

GARY HITZEMANN
- ARCHITECT -

ghitzemannarchitect.com

GARY HITZEMANN
23 SCENIC MOUNTAIN ROAD
NEW RINGGOLD, PA. 17960

Cell: (570) 449-0206
email: ghitzemann@verizon.net



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BBS
CUSTOM HOME & LIGHT COMMERCIAL
DRAWING & DESIGN SERVICE
BUILDING DESIGNER
C.A.D. OPERATOR
Phone: (570) 345-8782 Fax: (570) 345-6198

EXISTING FIRST FLOOR PLAN

JOB NAME & ADDRESS
TS Land Gas Station
467 Hershey Road
Elizabethtown, PA 17022
Mount Joy Township
Lancaster County
ATTN: Mr. Kevin Grewal
P.O. Box 39
Mt. Joy, PA 17944
Cell: (717) 771-7400
Email: kimgrewal@tsllc.com

DWG. NO.
2888-23-08

SF TOTAL - YEAR - PLAN or REVISION #

Date: 11/06/2023

Scale: 1/4" = 1'-0"

PLOT DATE: Tuesday, December 31, 2023

PLOT TIME: 03:25 PM

SHEET

A-17

OF 17 SHEETS

PLAN APPROVAL TO BUILD

CONTRACTORS SIGNATURE: _____ DATE: _____
 OWNERS SIGNATURE: _____ DATE: _____

Project File & Drawing Name: Grewal - TS Land Gas Station - 08a

January 22, 2025

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

Via email: kkauffman@mtjoytwp.org

Re: 467 Hershey Road (Kevin Grewal)
Land Development Plan Waiver Request
Township Permit No. 25-01-WAIV
LCEC Project No: 25-186



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

Dear Mr. Kauffman,

We have received a land development waiver request for the above-referenced project. The submission consisted of the following documents:

- Subdivision - Land Development Waiver request form dated January 2, 2025
- Building plans dated December 8, 2023

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 September 6, 2023, the Board granted the following:
 - a. Special Exception per Section 135-143.D to permit a vehicular fueling station and convenience store; and
 - b. Variance from Section 135-268.B to permit the proposed use without public water and sewer service.

The zoning application and testimony indicated that the existing 1,400 sf building would be re-used for the convenience store; however, the site plan (Sheet 3) shows the existing building to be demolished and replaced with a new 2,900 sf building. The submitted site plan also indicated that the proposed impervious coverage would equal 47.6%; however, it appears that the proposed impervious coverage will be 70%. The Zoning Hearing Board Solicitor should be consulted to determine whether these changes would require another zoning hearing.

2. The minimum front yard building setback line shall be 35 feet from the ultimate street right-of-way (135-145.E(1)(a)). The site plan (Sheet 3) currently shows a 15 foot front yard setback. The proposed fuel canopy (as "structure" as defined by the Zoning Ordinance) is proposed to be located closer than 35 feet to the right-of-way.
3. Off-street parking lots shall be set back at least 10 feet from each side lot line (135-145.E(2)(d)).

4. The total impervious coverage for nonresidential uses shall not exceed 65% (135-145.F(2)). It appears that the proposed lot coverage shown on the site plan (Sheet 3) is approximately 70%.
5. An exterior lighting plan shall be submitted (135-298.D).
6. All nonresidential uses shall contain a 10 foot wide landscape strip (135-299.B(1)).
7. For every 750 square feet of required landscape strip, one shade/ornamental tree shall be provided in the required landscape strips (135-299.B(2)(3)).
8. All nonresidential uses shall contain a landscape screen when such use is adjacent to a property that is available for residential use (135-299.C(1)).
9. The parking area shall conform to the interior landscaping requirements (135-299.D).
10. Stopping sight distances shall be evaluated and a clear sight triangle provided at the driveways (135-299.E(2) & 119-31.D(12)).
11. The dumpster shall be set back 50 feet from the north and western property lines since the adjoining land is available for residential use (within the Mixed Use District) (135-325.D(1)).

Subdivision and Land Development Ordinance

12. The applicant has requested a waiver of the Subdivision and Land Development Ordinance (SALDO) (Chapter 119, Article III) for the construction of a 2,900 sf convenience store and fueling station.

Waiver response: The existing 0.8 acre property has one existing 1,400 sf nonresidential building which is proposed for demolition.

- a. 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 (119-32.C(2)). Information shall be provided regarding any anticipated increase in the number of employees, customer traffic, deliveries, etc. as a result of the proposed development.
- b. 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).
- c. 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)).
- d. The frontage along Hershey Drive (SR 743) (an arterial street within the designated Growth Area) should be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Required improvements would include curbing and sidewalk (119-52.J(3)(a) & 119-62.A).
- e. The access drives shall be designed in a manner that blockage of through traffic by vehicles attempting to enter or exit on these access drives will not occur (119-52.S(4)(c)[2]). The site plan (Sheet 3) shows the northern access drive being partially blocked by a truck.
- f. Parking lot dimensions shall be shown on the plan and shall be no less than those listed in Appendix No. 18 (119-53.A(1)). The aisle width shall be 25'.

- g. Two public restrooms are proposed for the convenience store. The applicant shall demonstrate to the satisfaction of the Sewage Enforcement Officer that the existing on-lot sewage system is adequate for the proposed flows. A replacement location for the on-lot sewage system is required (119-60.C).

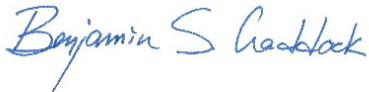
In my opinion, the proposed development has the potential for impacts which would be mitigated by conforming to the requirements of the SALDO. Also, the grounds for the unreasonableness or hardship for the waiver of land development have not been provided; therefore, I am unable to support a waiver of the Subdivision and Land Development Ordinance processing requirements.

Stormwater Management Ordinance

13. Prior to any earth disturbance, a plan meeting the requirements of the Mount Joy Township Stormwater Management Ordinance shall be submitted to the Township (113-31.A).
14. The site plan (Sheet 3) shows a “drywell” located within the PennDOT right-of-way. Any proposed stormwater management facilities should be located within the property being developed.

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: Jackie Wilbern, Township Zoning Officer (via email)
Justin Evans, Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Len Spencer, Township SEO (via email)