



Surveyors - Engineers - Landscape Architects

May, 21 2025

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

SUBJECT: Lancaster Seed Sales
Preliminary/Final Land Development Plan Submission Modification Requests
DCG Project Number **5132-50**

Dear Mr. Kaufman:

On behalf of our client, we request the following modifications from the Mount Joy Township Subdivision and Land Development Ordinance and the Stormwater Management Ordinance.

Subdivision and Land Development Ordinance

1. Section 119-25 – Preliminary Plan Review Process

We request relief from the requirement to submit a Preliminary Plan. The alternate is the submission of a Preliminary/Final Land Development Plan.

The site is the existing Lancaster Seed Sales business. There are no new employees and no new truck traffic. Stormwater will be provided on site for rate and volume. There are no changes to site access which is from Homestead Road. A zoning hearing board decision granted certain zoning relief. There is no water or sewer usage with the building expansion. The plan meets all other zoning requirements. The final plan contains all relevant information.

2. Section 119-32.B – Wetland Study

We request relief from the requirement to provide a wetland study for the entire site. The alternate is a wetland study of the project site area. The study area includes approximately 5.5 acres and includes an area from Homestead Road to the northern property line, the eastern property line and half of the existing shop and machinery storage building which will remain. The study area includes the limits of disturbance and the limits of the proposed site improvements. The soils on the 11.39 acres are not classified as hydric soils.

3. Section 119-52.J.(3)(a) – Improvement of Existing Streets

We request relief from the requirement to improve existing streets where land development abuts an existing 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 curb and sidewalk, and any other street

improvements shall be constructed. The request is not to widen the cartway width and provide additional right of way.

Homestead Road is classified as a local street outside of the urban growth area which requires a 50 foot right of way and 20 foot cartway with a 2 foot shoulder. Curbing is not required. Currently, Homestead Road has 33 foot right of way and 18 foot cartway. There is no curbing. There are no new employees and no new truck traffic. The site access to Homestead Road remains the same. The existing street provides adequate access to and from the site.

4. Section 119-57.B – Concrete Monuments

We request relief from the requirement to provide concrete monuments. The ordinance permits a deed plot for the property boundary as the project site is over 10 acres. The deed plot is used to determine the property boundary and is based on the property description from the researched deeds. The property boundary is not surveyed to determine all property corners, boundary lines, and existing rights of way. As a result, the concrete monuments are not placed since the existing right of way is not surveyed.

5. Section 119-57.D – Lot Line Markers

We request relief from the requirement to provide lot line markers are the property corners. The ordinance permits a deed plot for the property boundary as the project site is over 10 acres. The deed plot is used to determine the property boundary and is based on the property description from the researched deeds. The property boundary is not surveyed to determine all property corners, boundary lines, and existing rights of way. As a result, the lot line markers are not placed since the existing right of way and property lines are not surveyed.

Stormwater Management Ordinance

1. Section 113-32.A.2.(c) – Loading Ratios

We request relief from the requirement that the maximum loading ratio for volume control facilities in nonkarst areas shall be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area.

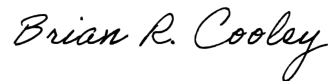
Infiltration Basin 1 impervious drainage area loading ratio is 11.2:1 and the total drainage area loading ratio is 20.8:1. Infiltration Basin 1 is designed to capture on site impervious and grass areas from the proposed improvements. In addition, the basin captures on site and off site agricultural areas. The on site agricultural areas are used for seed production which is used for the business. As a result, the site grading is minimized to protect and maintain the agricultural area for production. There is a cut slope to accommodate the building which is designed at 2:1 to minimize the grading impact. A bypass swale or diversion of upland stormwater would decrease the agricultural area used for the business. The off site agricultural area is upland and drains through the on site area.

There are no existing stormwater detention facilities on site. The infiltration basin is designed to infiltrate the net increase in the two year storm volume and detain stormwater rate for all of the designs storms. The location of the infiltration basin is downstream of the proposed improvements and is designed to capture a portion of the new impervious and the disturbed area. The existing and proposed building locations dictate the location and storage area of the infiltration basin. The 2:1 slope in the interior of the basin maximizes the storage area of the infiltration basin which minimizes the loading ratios. There is amended soil which provides additional infiltration and water quality capacity. The infiltration rate is excessive due to the weathered rock at the two locations tested. The maximum infiltration rate of 10.00 inches per hour is used since that is the maximum infiltration rate per the PA BMP Manual. The actual infiltration rate is significantly higher. The resultant dewatering time is 12 hours which is the minimum dewatering time indicated on the PADEP spreadsheet for volume, rate and water quality. There is an emergency spillway which provides an emergency overflow. Based on the maximized storage area of the basin, the excessive infiltration rates, and the minimum dewatering time, the higher loading ratios will not impact the design of the infiltration basin.

Call me directly if you have any questions or concerns. Thank you.

Sincerely,

D. C. GOHN ASSOCIATES, INC.



Brian R. Cooley
Staff Landscape Architect

cc: Lancaster Seed Sales
Lancaster Civil
File