

FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - PHASE 3

LANCASTER COUNTY PLANNING DEPARTMENT 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 ORDINANCE, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

* _____
* SIGNATURE OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES.

PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____, 20____, 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.

* _____
* SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

KLEIN MILLS DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED
BEING A MANAGER OF KLEIN MILLS DEVELOPMENT, LLC, WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, DEPOSES THE PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID ON BEHALF OF THE LIMITED LIABILITY COMPANY, THAT THE LIMITED LIABILITY COMPANY DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE LIMITED LIABILITY COMPANY FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXPECTING THOSE AREAS LABELED NOT FOR DEDICATION) ARE HEREBY DEDICATED TO THE PUBLIC USE

_____, 20____, _____
NOTARY (SEAL) MANAGER SIGNATURE

CERTIFICATE OF ACCURACY - SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

_____, 20____, _____
SURVEYOR'S SIGNATURE

CERTIFICATE OF ACCURACY - PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

_____, 20____, _____
PROFESSIONAL'S SIGNATURE

ELIZABETHTOWN REGIONAL SEWER AUTHORITY CERTIFICATE

THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY HEREBY CERTIFIES THAT:
(A) THIS PLAN HAS BEEN APPROVED FOR, OR RESERVED CAPACITY FOR: 47 EQUIVALENT DWELLING UNITS;
(B) THE AUTHORITY ENGINEER HAS APPROVED THE PROPOSED DESIGN AND CONSTRUCTION;
(C) A SEWER EXTENSION / DEVELOPMENT AGREEMENT HAS BEEN EXECUTED; AND
(D) SUFFICIENT FINANCIAL SECURITY HAS BEEN PROVIDED TO THE AUTHORITY TO FULLY COVER THE COSTS FOR CAPACITY AND INSTALLATION OF THE PLANNED IMPROVEMENTS.

_____, 20____, _____
BOARD CHAIRMAN'S SIGNATURE

_____, 20____, _____
ALTERNATE AUTHORIZED OFFICIAL'S SIGNATURE

ELIZABETHTOWN AREA WATER AUTHORITY CERTIFICATE

THE ELIZABETHTOWN AREA WATER AUTHORITY HEREBY CERTIFIES THAT:
(A) THIS PLAN HAS BEEN APPROVED FOR, OR RESERVED CAPACITY FOR: 47 EQUIVALENT DWELLING UNITS;
(B) THE AUTHORITY ENGINEER HAS APPROVED THE PROPOSED DESIGN AND CONSTRUCTION;
(C) A WATER EXTENSION / DEVELOPMENT AGREEMENT HAS BEEN EXECUTED; AND
(D) SUFFICIENT FINANCIAL SECURITY HAS BEEN PROVIDED TO THE AUTHORITY TO FULLY COVER THE COSTS FOR CAPACITY AND INSTALLATION OF THE PLANNED IMPROVEMENTS.

_____, 20____, _____
BOARD CHAIRMAN'S SIGNATURE

_____, 20____, _____
ALTERNATE AUTHORIZED OFFICIAL'S SIGNATURE

CERTIFICATION OF CARBONATE GEOLOGY

I, _____, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT BASIN(S) IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

_____, 20____, _____
DATE GEOLOGIST'S SIGNATURE

SITE / ZONING DATA

TOTAL SITE ACREAGE (ALL PHASES) 128.50 AC. (GROSS)
127.53 AC. (NET)
PHASE 3 SITE ACREAGE 4.28 AC. (LOT 2)
5.26 AC. (LOT 3)
0.39 AC. (LOT 4)
42.96 AC. (LOT 5)

EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: RESIDENTIAL

SEWER: PUBLIC
WATER: PUBLIC

FULL-BUILD:
PROPOSED SINGLE-FAMILY DETACHED: 209 UNITS
PROPOSED APARTMENT HOUSES: 11 (280 UNITS)
PROPOSED UNITS: 489 UNITS
PROPOSED LOTS: 13 LOTS

PHASE 1A:
PROPOSED SINGLE-FAMILY DETACHED: 70 UNITS
PROPOSED APARTMENT HOUSES: N/A
PROPOSED UNITS: 70 UNITS
PROPOSED LOTS: 10 LOTS (LOTS 1, 3, 5, 6, 7, 9, 10, 11, 12, & 13)

PHASE 1B:
PROPOSED SINGLE-FAMILY DETACHED: N/A
PROPOSED APARTMENT HOUSES: 11 (280 UNITS)
PROPOSED UNITS: 280 UNITS
PROPOSED LOTS: N/A

PHASE 2:
PROPOSED SINGLE-FAMILY DETACHED: 27
PROPOSED APARTMENT HOUSES: N/A
PROPOSED UNITS: 27 UNITS
PROPOSED LOTS: 2 LOTS (LOTS 7 & 8)

PHASE 3:
PROPOSED SINGLE-FAMILY DETACHED: 47
PROPOSED APARTMENT HOUSES: N/A
PROPOSED UNITS: 47 UNITS
PROPOSED LOTS: 3 LOTS (LOTS 2, 4, & 5)

DENSITY:
FULL-BUILD SINGLE-FAMILY DENSITY: 2.37 DWELLING UNITS PER ACRE
PHASE 1A, 2 & 3 SINGLE-FAMILY DENSITY: 1.64 DWELLING UNITS PER ACRE
LOT 1 APARTMENT DENSITY: 7.10 DWELLING UNITS PER ACRE
LOT 9 APARTMENT DENSITY: 7.08 DWELLING UNITS PER ACRE

ZONING: R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT***

REQUIRED	PROPOSED
LOT AREA:	
SINGLE-FAMILY DETACHED:	8,500 SF MIN.
LOT WIDTH:	> 8,500 SF
SINGLE-FAMILY DETACHED:	70 FT. MIN.
LOT DEPTH:	> 70 FT.
SINGLE-FAMILY DETACHED:	100 FT. MIN.
FRONT YARD:	> 100 FT.
SINGLE-FAMILY DETACHED:	20 FT. MIN.
ACCESSORY BUILDINGS:	35 FT. MIN.
REAR YARD:	20 FT. MIN.
SINGLE-FAMILY DETACHED:	20 FT. MIN.
ACCESSORY BUILDINGS:	6 FT. MIN.
SIDE YARD:	8 FT. MIN.
SINGLE-FAMILY DETACHED:	6 FT. MIN.
ACCESSORY BUILDINGS:	*35 FT. MAX.
BUILDING HEIGHT:	< 35 FT.
ACCESSORY BUILDINGS:	< 20 FT.

REQUIRED	EXISTING	PROPOSED
30% MAX.	0.2%	<30%**
35% MAX.	0.4%	<35%**

PARKING:
SINGLE FAMILY: 47 UNITS
PARKING REQUIRED: 94 SPACES
PARKING PROPOSED: 94 SPACES (2 SPACES IN EACH DRIVEWAY)

* AN ADDITIONAL SIDE YARD SETBACK OF ONE FOOT SHALL BE PROVIDED FOR EVERY TWO-FOOT, OR FRACTION THEREOF, INCREASE IN HEIGHT ABOVE 35 FEET. BUILDINGS DEVOTED TO AGRICULTURAL USE SHALL BE EXEMPT FROM HEIGHT REGULATIONS.
** COVERAGE/STORMWATER CALCULATIONS FOR LOTS 2 AND 3 ASSUME THE MAXIMUM 30% BUILDING COVERAGE AND 35% IMPERVIOUS COVERAGE. COVERAGE/STORMWATER CALCULATIONS FOR LOT 5 ASSUMES 4,100 SF PER UNIT. LOT 4 IS OPEN SPACE.
*** THE SUBJECT TRACT WAS REZONED FROM RURAL DISTRICT (R) TO MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2) ON OCTOBER 19TH 2020 PER ORDINANCE NO. 324-2020

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____, 20____, 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.

* _____
* SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

OWNER STORMWATER MANAGEMENT ACKNOWLEDGMENT

THE STORMWATER MANAGEMENT FACILITIES ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE TOWNSHIP.

_____, 20____, _____
MANAGER SIGNATURE

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 113, STORMWATER MANAGEMENT.

_____, 20____, _____
PROFESSIONAL'S SIGNATURE

PRIOR PLANS OF RECORD AND STORMWATER MANAGEMENT AGREEMENTS

STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT
PREPARED BY MCNEES WALLACE AND NURICK LLC
DATED _____; DOCUMENT #:

AGREEMENT FOR GRANT OF PUBLIC ACCESS AND TRAIL EASEMENT
PREPARED BY MCNEES WALLACE AND NURICK LLC
DATED _____; DOCUMENT #:

FINAL LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - PHASE 2
PREPARED BY RGS ASSOCIATES, INC.
DATED 10/24/24; REVISED _____; DOCUMENT #:

AGREEMENT FOR GRANT OF PUBLIC ACCESS AND TRAIL EASEMENT
PREPARED BY MCNEES WALLACE AND NURICK LLC
DATED 1/24/25; DOCUMENT #: 20250002955

STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT
PREPARED BY MCNEES WALLACE AND NURICK LLC
DATED 1/24/25; DOCUMENT #: 20250002954

FINAL LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - PHASE 1B
PREPARED BY RGS ASSOCIATES, INC.
DATED 8/9/24; REVISED 12/17/24; DOCUMENT #: 2025-0555-J

STORMWATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT
PREPARED BY MCNEES WALLACE AND NURICK LLC
DATED JULY 15, 2024; DOCUMENT #: 20246797244

AGREEMENT FOR GRANT OF PUBLIC ACCESS AND TRAIL EASEMENT
PREPARED BY MCNEES WALLACE AND NURICK LLC
DATED JULY 15, 2024; DOCUMENT #: 20246797245

AGREEMENT PROVIDING FOR GRANT OF CONSERVATION EASEMENT
PREPARED BY MCNEES WALLACE AND NURICK LLC
DATED JULY 15, 2024; DOCUMENT #: 20246797246

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - PHASE 1A
PREPARED BY RGS ASSOCIATES, INC.
DATED 12/2/22; REVISED 5/7/24; DOCUMENT #: 2024-0333-J

PRELIM/FINAL LAND DEVELOPMENT PLAN FOR 1376 CAMPUS ROAD - ROADWAY EXTENSION
PREPARED BY RGS ASSOCIATES, INC.
DATED 5/20/22; REVISED 3/26/24; DOCUMENT #: 2024-0310-J

FINAL MINOR SUBDIVISION PLAN FOR 1376 CAMPUS ROAD
PREPARED BY RGS ASSOCIATES
DATED 12/2/23; REVISED 3/20/24; DOCUMENT #: 2024-0178-J

FINAL PLAN OF LOTS FOR RAYMOND H. AND ELIZABETH MYER
PREPARED BY CLIFFORD L. ROMIG
DATED 11/6/80; DOCUMENT #: J-122-97

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE REFERENCED PLANS ARE THE ONLY PRIOR RECORDED PLANS FOR THE SUBJECT TRACT AND THAT NO NOTES AND/OR RESTRICTIONS ON SUCH AFFECT THE CURRENT DEVELOPMENT. I AM ALSO NOT AWARE OF ANY STORMWATER MANAGEMENT AGREEMENTS ASSOCIATED WITH THE SUBJECT PROPERTY.

_____, 20____, _____
PROFESSIONAL'S SIGNATURE

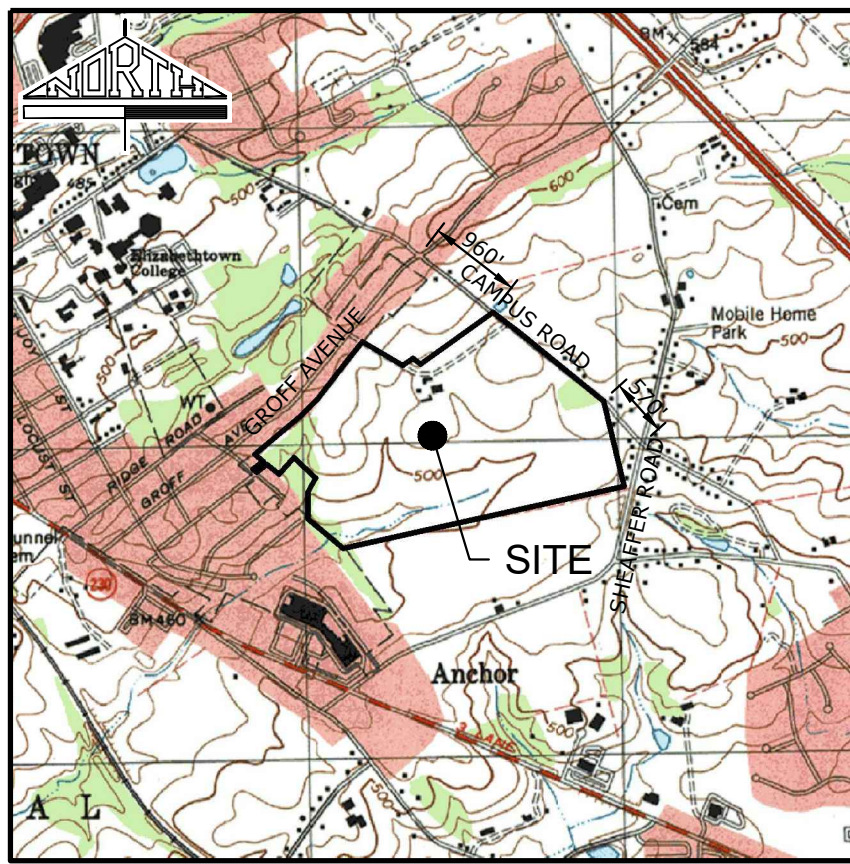
MODIFICATIONS

THE FOLLOWING WAIVERS OF THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE REQUESTED:

- SECTION 119-25.L(4)(C) - PHASING
ACTION: APPROVED DATE: 6/27/2022
- SECTION 119-31.A(1) - PLAN SCALE
ACTION: APPROVED DATE: 6/27/2022
- SECTION 119-53.B(1) - SIDEWALK ALONG BOTH SIDES OF AN ACCESS DRIVE
ACTION: APPROVED DATE: 6/27/2022
- SECTION 119-53.B(10) - GRASS PLANTING STRIP
ACTION: APPROVED DATE: 6/27/2022
- SECTION 119-54.D(3) - LOT WIDTH
ACTION: APPROVED DATE: 6/27/2022
- SECTION 119-56.D - UTILITY EASEMENT WIDTH
ACTION: APPROVED DATE: 6/27/2022
- SECTION 119-56.E - STORMWATER EASEMENT WIDTH
ACTION: APPROVED DATE: 6/27/2022
- SECTION 119-57.D - LOT LINE MARKERS
ACTION: APPROVED DATE: 9/26/2022
- SECTION 119-25.L(4)(C) - PHASING
ACTION: APPROVED DATE: 10/24/2022
- SECTION 119-61 - MANDATORY RECREATION DEDICATION (CREDIT FOR PROPOSED AMENITIES)
ACTION: DEFERRED TO BOS DATE: 10/24/2022
- SECTION 119-61 - MANDATORY RECREATION DEDICATION (CREDIT FOR PROPOSED AMENITIES)
ACTION: APPROVED DATE: 12/19/2022
CONDITIONS: REDUCTION IN THE AMOUNT OF \$157,500.00 CONTINGENT ON THE HOA DOCUMENTS STATING THE TRAILS ARE OPEN TO THE GENERAL PUBLIC AND THE TOWNSHIP SOLICITOR'S REVIEW OF SAID DOCUMENTS
- SECTION 119-23.B - MULTIPLE APPLICATIONS
ACTION: APPROVED DATE: 12/28/2022
- SECTION 119-25.L(4)(C) - PHASING
ACTION: APPROVED DATE: 12/28/2022
- SECTION 119-54.D(3) - LOT WIDTH
ACTION: APPROVED DATE: 12/28/2022
- SECTION 119-61.H - FEE-IN-LIEU OF DEDICATION (FEE AT BUILDING PERMIT)
ACTION: DENIED DATE: 1/23/2023
- SECTION: 119.62.D - PEDESTRIAN EASEMENT LEGAL DESCRIPTIONS
ACTION: APPROVED DATE: 1/23/2023
- SECTION: 119.52.O(1) - STREETLIGHT MINIMUM FOOTCANDLES
ACTION: APPROVED DATE: 5/28/2025

THE FOLLOWING WAIVERS OF THE MOUNT JOY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE WERE REQUESTED:

- SECTION 113-32.A(1)(C) - LOADING RATIOS
ACTION: APPROVED DATE: 6/27/2022
- SECTION 113-42.D - PLAN SCALE
ACTION: APPROVED DATE: 6/27/2022
- SECTION 113-31.L(1) - LIMITING ZONE
ACTION: APPROVED DATE: 9/26/2022
- 113-31.L(2)(a) - INFILTRATION
ACTION: APPROVED DATE: 9/26/2022
- 113-34.F - MINIMUM FLOOR ELEVATIONS
ACTION: APPROVED DATE: 9/26/2022
- 113-37.C(4)(D)[2] - CURBED STREET INLET TOPS
ACTION: APPROVED DATE: 9/26/2022



Copyright MyTopo Terrain Navigator

LOCATION MAP

SCALE: 1" = 2000'

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:
VORTEX ENVIRONMENTAL, INC.
2819-1 WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
(717) 509-3934
DATE: 05-21-21

GEOLOGIC INFORMATION

GEOLOGY STUDY PROVIDED BY:
ECS MID-ATLANTIC LLC
56 GRUMBACHER ROAD, SUITE D
YORK, PA 17406
(717) 767-4788
DATE: 11-04-21
JOB NO.: 18:5291

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY:
TRANSPORTATION RESOURCE GROUP, INC.
204 NORTH GEORGE STREET, SUITE 260
YORK, PA 17401
(717) 846-4660
DATE: JUNE 2021
LAST REVISED: DECEMBER 3, 2021
PROJECT NO.: 228.024.18

OWNER OF RECORD

KLEIN MILLS DEVELOPMENT, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

SOURCE OF TITLE

LANCASTER COUNTY, PA
PARCEL ID: 4605662700000
DEED REF: 20250002849
1376 CAMPUS ROAD, ELIZABETHTOWN, PA 17022

LANCASTER COUNTY CODE

DISTRICT 460

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:
RETTIEW ASSOCIATES, INC.
3020 COLUMBIA AVENUE
LANCASTER, PA 17603
(800)-738-8395
DATE: 01-13-21
DWG NO.: 111902012

SITE FEATURE LEGEND

EXISTING FEATURES

454 GRADE CONTOUR
455 GRADE INDEX CONTOUR
+ (428.17) SPOT ELEVATION
BENCHMARK
IRON PIN
MONUMENT
BOUNDARY LINE
ADJOINER
RIGHT-OF-WAY LINE
CENTERLINE
EASEMENT LINE
MUNICIPAL BOUNDARY
ZONING BOUNDARY
BUILDING
EDGE OF PAVEMENT
CURB
EDGE OF GRAVEL/DRIVEWAY
SIDEWALK
WALL
SIGN
POND
EDGE OF FLOODPLAIN
EDGE OF FLOODWAY
EDGE OF WETLANDS
STREAM
TREELINE
TEST PIT LOCATION
SOILS
OVERHEAD ELECTRIC
GAS
UTILITY POLE
GRAVITY SEWER LINE & MANHOLE
STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET
WATER MAIN, VALVE, & HYDRANT

EROSION AND SEDIMENT CONTROL PLAN RGS ASSOCIATES

SHEETS 1 OF 20 DATED: 12/13/2021
LAST REVISED: 3/23/2023

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN RGS ASSOCIATES

SHEETS 1 OF 39 DATED: 12/13/2021
LAST REVISED: 7/5/2023

LIGHTING PLAN CURRENT LIGHTING

SHEETS 1 OF 2 DATED: 5/20/2025

VARIANCES

THE FOLLOWING VARIANCES OF THE MOUNT JOY TOWNSHIP ZONING ORDINANCE WERE REQUESTED:

- SECTION 135-105(B) - MINIMUM LOT AREA
ACTION: GRANTED DATE: 10/04/2023
- SECTION 135-105(C) - MINIMUM LOT WIDTH
ACTION: GRANTED DATE: 10/04/2023

DRAWING INDEX	
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	OVERALL SITE PHASING & DENSITY PLAN
5	SUBDIVISION & EASEMENT PLAN
6	SUBDIVISION & EASEMENT PLAN
7	SUBDIVISION & EASEMENT PLAN
8	SUBDIVISION & EASEMENT PLAN
9	SUBDIVISION & EASEMENT PLAN
10	SUBDIVISION & EASEMENT PLAN
11	SUBDIVISION & EASEMENT PLAN
12	SUBDIVISION & EASEMENT PLAN
13	SUBDIVISION & EASEMENT PLAN
14	LAYOUT PLAN
15	LAYOUT PLAN
16	CENTERLINE & SIGHT DISTANCE DATA
17	OVERALL GRADING PLAN
18	GRADING PLAN
19	GRADING PLAN
20	OVERALL UTILITY PLAN
21	UTILITY PLAN
22	UTILITY PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE NOTES & DETAILS
26	100 ROAD PROFILES
27	ROAD PROFILES
28	ROAD PROFILES
29	STORMWATER PROFILES
30	SITE DETAILS
31	SITE DETAILS
32	SEWER DETAILS
33	SEWER & WATER DETAILS
34	STORMWATER DETAILS
35	STORMWATER DETAILS
36	MATERIAL SPECIFICATIONS
37	OPERATION AND MAINTENANCE NOTES
38	BMP-001 PROFILES
39	BMP-003 PROFILES
* ALL SHEETS TO BE RECORDED	

NO	BY	DATE	REVISION
1	JJ	2025-02-20	REVISION PER TOWNSHIP & WATER AUTHORITY
2	JJ	2025-02-20	REVISION PER TOWNSHIP & WATER AUTHORITY
3	JJ	2025-02-20	REVISION PER TOWNSHIP & WATER AUTHORITY

MANAGER	CLIENT	PROJECT TITLE	SHEET TITLE
CHRIS VEMARCHICK	KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428	1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN	COVER SHEET

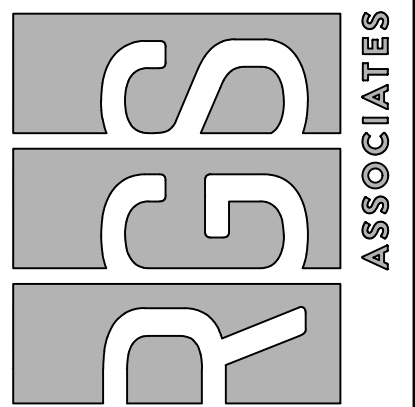
DESIGN BY	CHECKED BY	DRAWN BY	CHECKED BY
CV	CV	CV	CV

SCALE	N.T.S.
(571) 276-3184	

DATE	PROJECT NO.	LOPC NO.
FEBRUARY 24, 2025	2024/13-001	21-49-2D

SHEET NO.	OF
1	39

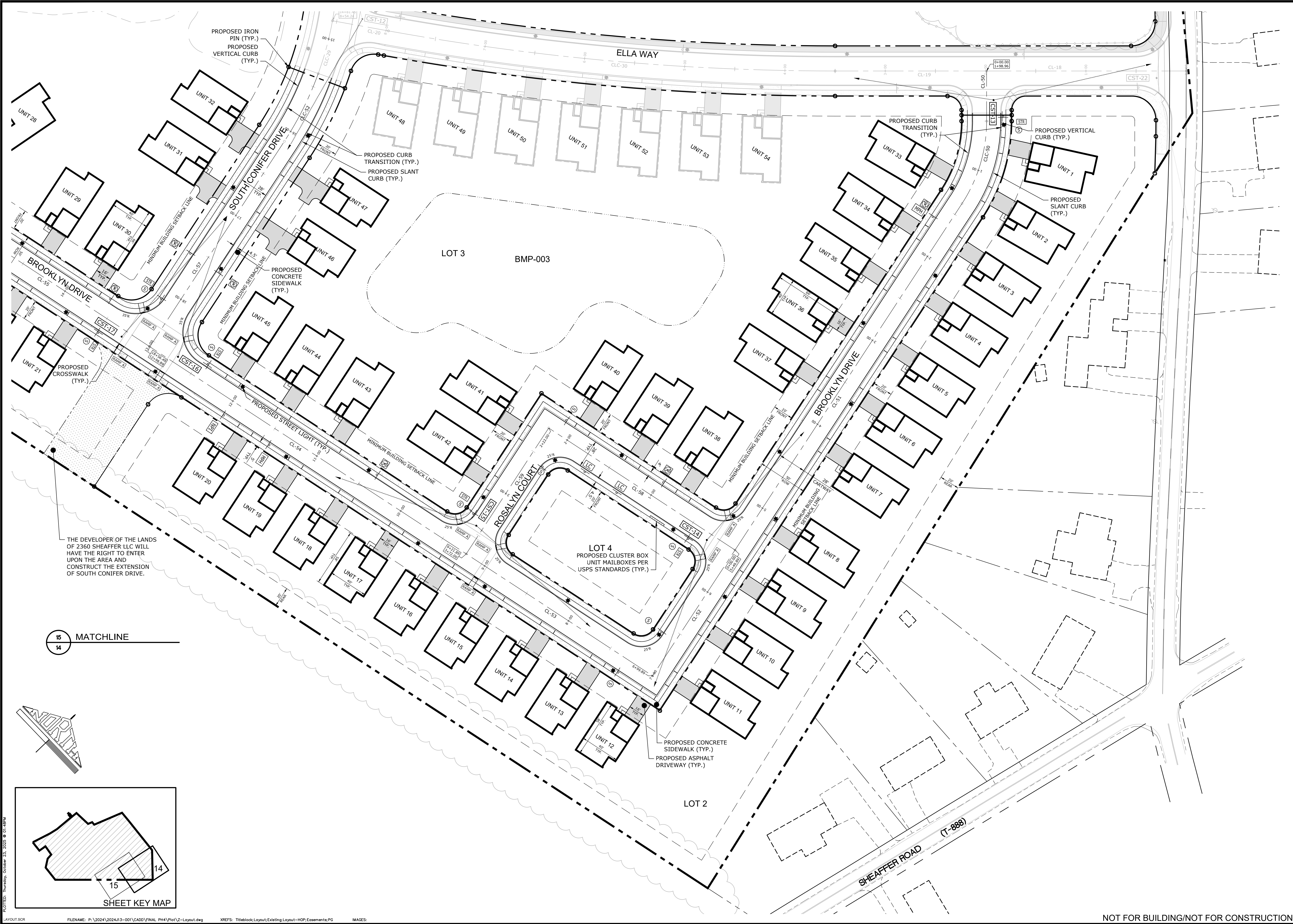
Land Planning
Landscape Architecture
Civil Engineering
53 West James Street • 17103
(717) 715-1388 FAX (717) 354-6977
224 W. Philadelphia Street
(717) 864-0315
328 N. Market Street
(717) 867-1515
E-mail: info@rsgassociates.com
www.rsgassociates.com



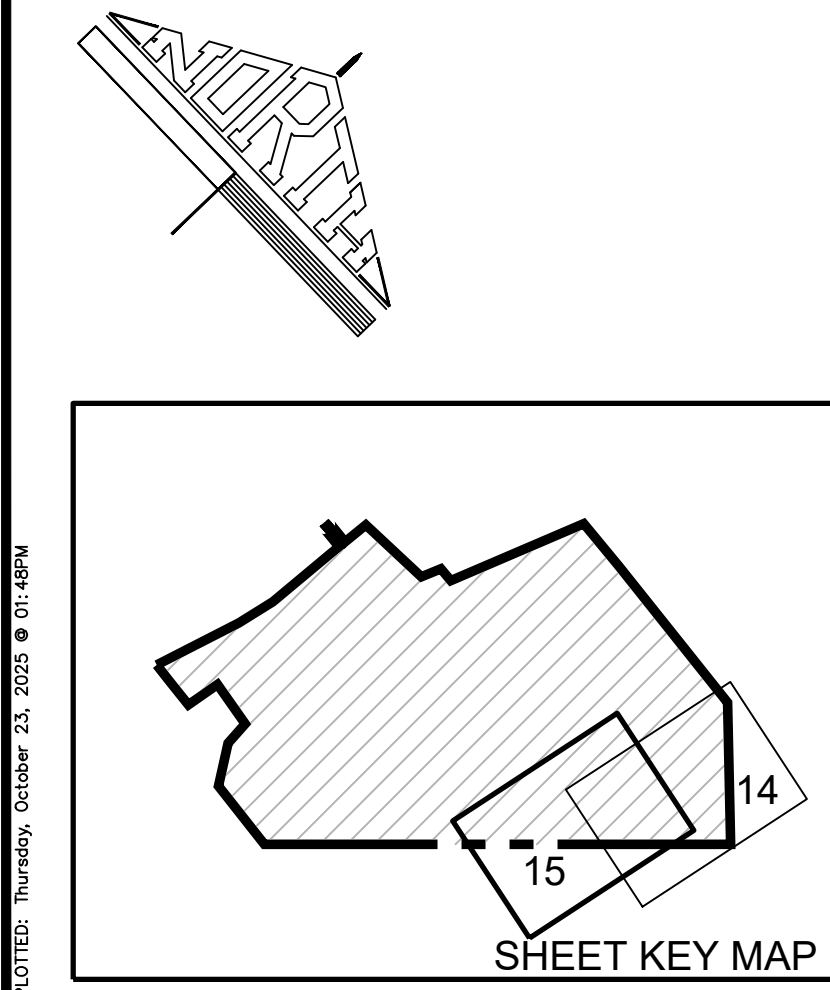
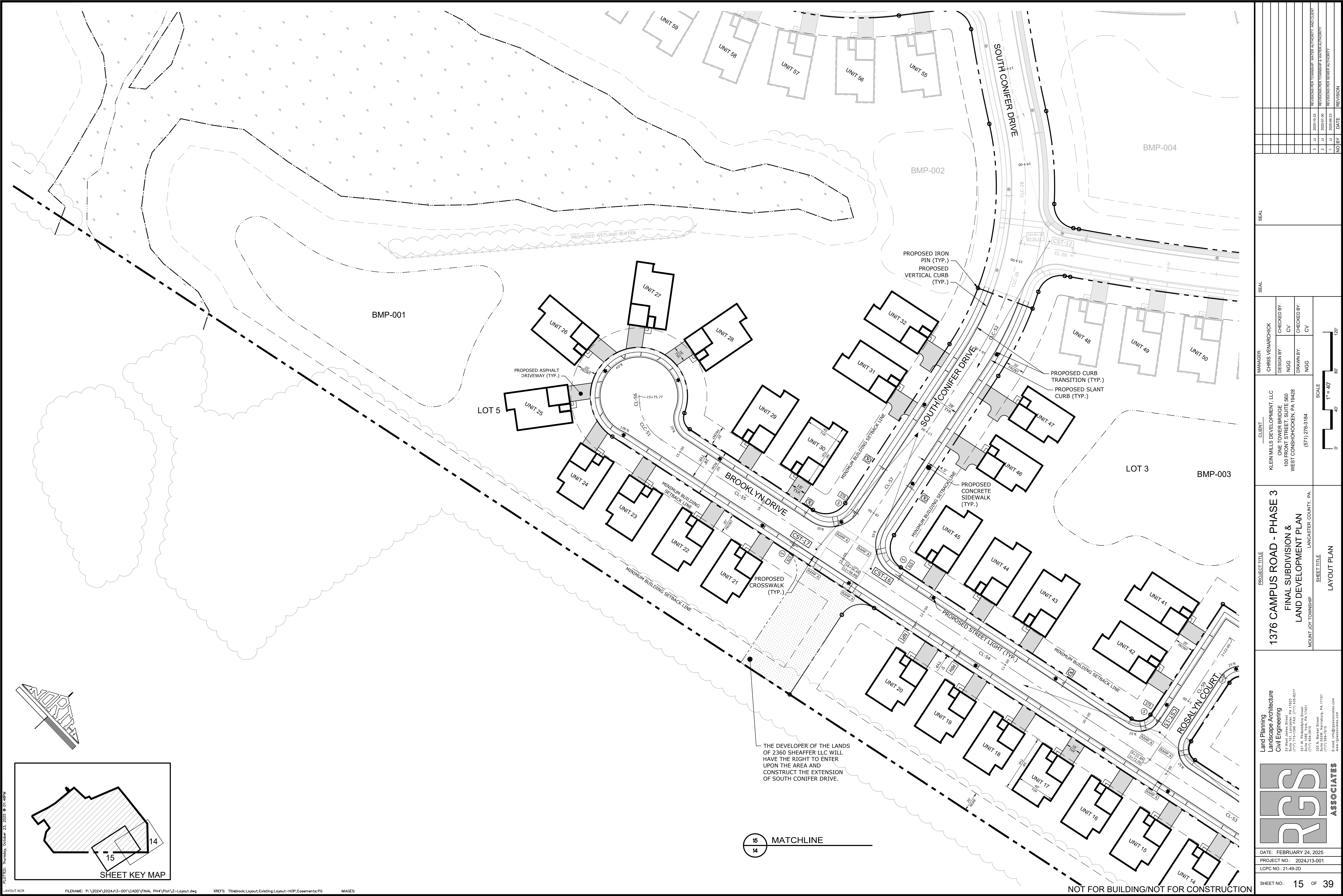
DATE: FEBRUARY 24, 2025
PROJECT NO.: 2024/13-001
LOPC NO.: 21-49-2D

SHEET NO.: 1 OF 39

NOT FOR BUILDING/NOT FOR CONSTRUCTION



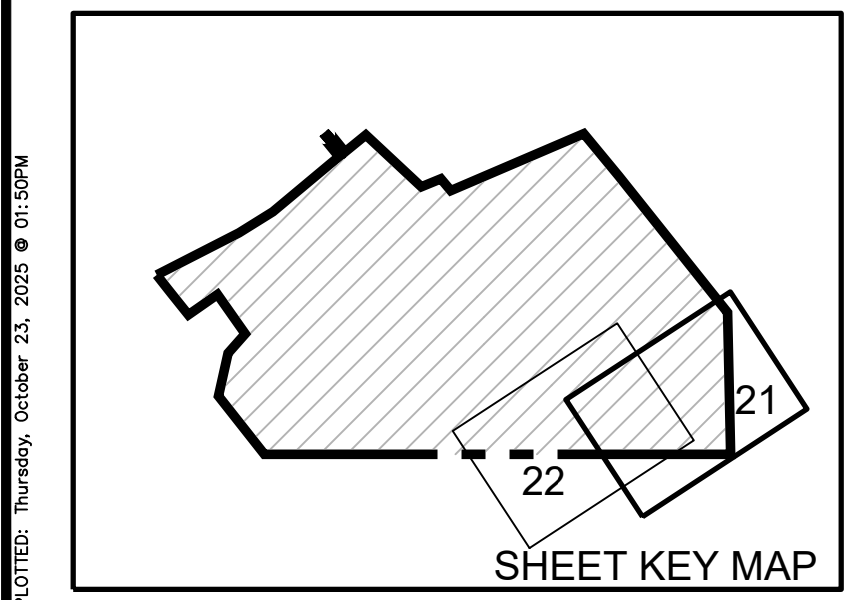
PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK DESIGN BY NGG DRAWN BY NGG CHECKED BY CV		SEAL SEAL NO BY DATE REVISION	
DATE: FEBRUARY 24, 2025 PROJECT NO.: 2024/13-001 LOPC NO.: 21-49-2D		SCALE 1" = 40' 0' 40' 80' 120'		REVISIONS PER TOWNSHIP & WATER AUTHORITY 1. 01/2025 2. 02/2025 3. 02/2025		REVISIONS PER SEWER AUTHORITY 1. 01/2025 2. 02/2025 3. 02/2025	
Land Planning Landscape Architecture Civil Engineering 53 West Java Street (717) 715-1338 FAX (717) 335-6977 221 W. Philadelphia Street (717) 864-2015 328 N. Market Street (717) 869-7615 E-mail: info@grassroots.com www.grassroots.com		ASSOCIATES		SHEET NO.: 14 OF 39		NOT FOR BUILDING/NOT FOR CONSTRUCTION	



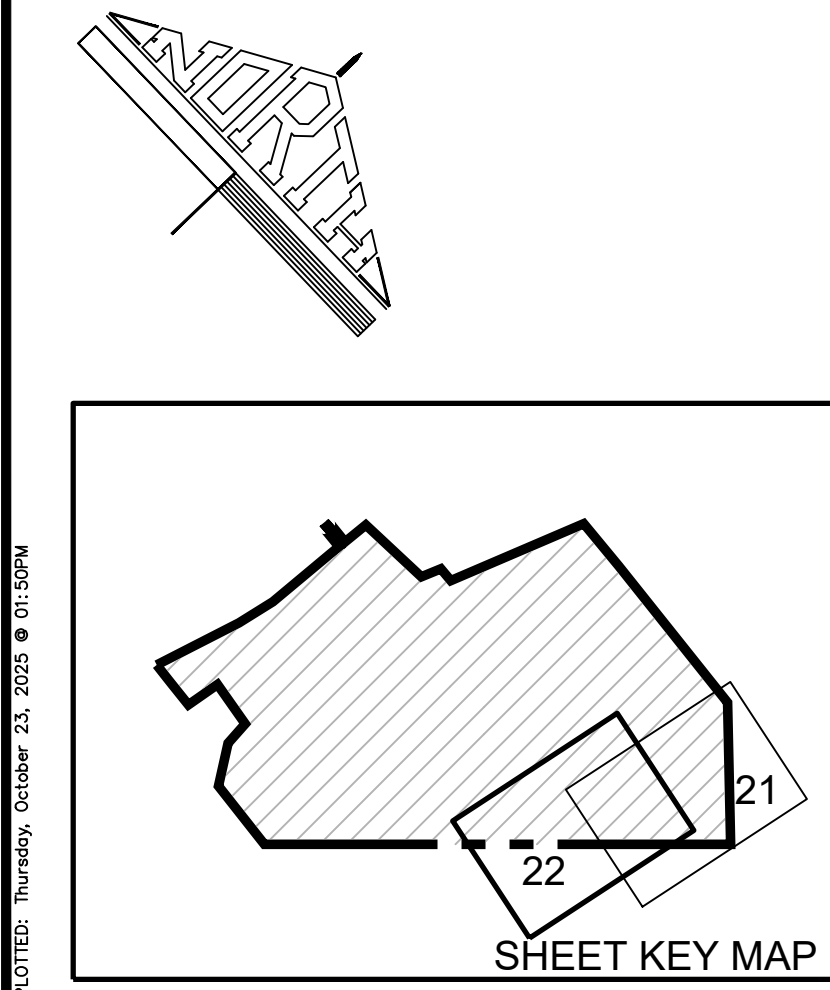
15 MATCHLINE
14

NOT FOR BUILDING/NOT FOR CONSTRUCTION

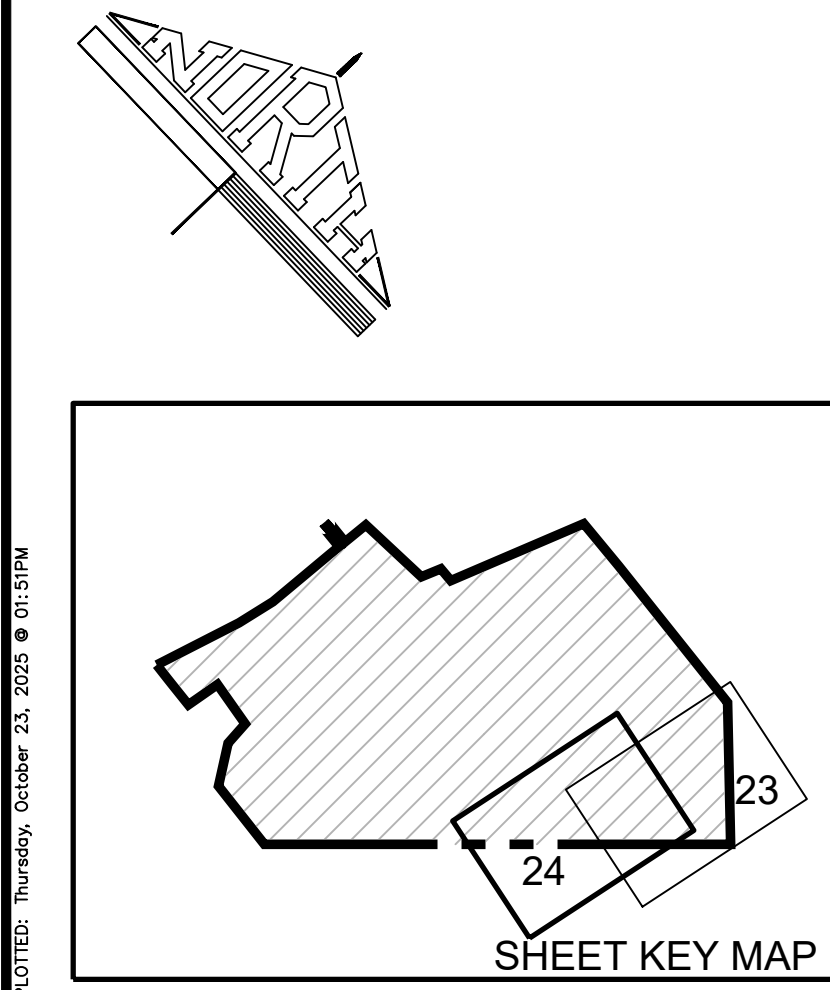
PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		NO BY DATE		REVISION			
SHEET TITLE LAYOUT PLAN		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		NO BY DATE		REVISION	
Land Planning Landscape Architecture Civil Engineering 53 West Java Street (717) 715-1338 FAX (717) 335-6977 221 W. Philadelphia Street (717) 864-2015 328 N. Market Street (717) 869-7615 E-mail: info@grassroots.com www.grassroots.com		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		NO BY DATE		REVISION	
DATE: FEBRUARY 24, 2025 PROJECT NO.: 2024/13-001 LOPC NO.: 21-49-2D		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		NO BY DATE		REVISION	
SHEET NO.: 15 OF 39		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK		DESIGN BY NGG		CHECKED BY CV		DRAWN BY NGG		CHECKED BY CV		NO BY DATE		REVISION	



PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER CHRIS VEMARCHICK DESIGN BY NGG DRAWN BY NGG CHECKED BY CV		SEAL SEAL NO BY DATE REVISION	
LAND PLANNING Landscape Architecture Civil Engineering 53 West Java Street (717) 715-1388 FAX (717) 335-6977 221 W. Philadelphia Street (717) 864-2015 328 N. Market Street (717) 869-7415 E-mail: info@grassroots.com www.grassroots.com		ASSOCIATES		SCALE 1" = 40' 0' 40' 120'			



PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428 (571) 276-3184		MANAGER: CHRIS VEMARCHICK		SEAL	
SHEET TITLE UTILITY PLAN		SCALE 1" = 40' 0' 40' 120'		DESIGN BY: NGG		CHECKED BY: CV	
LANDSCAPE ARCHITECTURE Civil Engineering 53 West Java Street (771) 715-1398 FAX (771) 335-6977 221 W. Philadelphia Street (771) 864-2015 328 N. Market Street (771) 389-7415 E-mail: info@grassroots.com www.grassroots.com		MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.		DRAWN BY: NGG		CHECKED BY: CV	
DATE: FEBRUARY 24, 2025 PROJECT NO.: 2024/13-001 LOPC NO.: 21-49-2D		NO. BY: 1 DATE: 2025-02-20		REVISIONS PER TOWNSHIP & WATER UTILITY		REVISIONS PER TOWNSHIP & WATER UTILITY	



PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 500 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER: CHRIS VEMARCHICK		SEAL			
SHEET TITLE LANDSCAPE PLAN		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 500 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER: CHRIS VEMARCHICK		SEAL	
DATE: FEBRUARY 24, 2025 PROJECT NO.: 2024\13-001 LOPC NO.: 21-49-2D		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 500 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER: CHRIS VEMARCHICK		SEAL	
SHEET NO.: 24 OF 39		PROJECT TITLE 1376 CAMPUS ROAD - PHASE 3 FINAL SUBDIVISION & LAND DEVELOPMENT PLAN		CLIENT KLEIN MILLS DEVELOPMENT, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 500 WEST CONSHOCKEN, PA 19428 (571) 276-3184		MANAGER: CHRIS VEMARCHICK		SEAL	
REVISIONS PER TOWNSHIP WATER AUTHORITY AND CLIENT		REVISIONS PER TOWNSHIP WATER AUTHORITY		REVISIONS PER TOWNSHIP WATER AUTHORITY		REVISIONS PER TOWNSHIP WATER AUTHORITY		REVISIONS PER TOWNSHIP WATER AUTHORITY	
NO BY		DATE		DATE		DATE		DATE	
1		1		1		1		1	
2		2		2		2		2	
3		3		3		3		3	
4		4		4		4		4	
5		5		5		5		5	
6		6		6		6		6	
7		7		7		7		7	
8		8		8		8		8	
9		9		9		9		9	
10		10		10		10		10	
11		11		11		11		11	
12		12		12		12		12	
13		13		13		13		13	
14		14		14		14		14	
15		15		15		15		15	
16		16		16		16		16	
17		17		17		17		17	
18		18		18		18		18	
19		19		19		19		19	
20		20		20		20		20	
21		21		21		21		21	
22		22		22		22		22	
23		23		23		23		23	
24		24		24		24		24	
25		25		25		25		25	
26		26		26		26		26	
27		27		27		27		27	
28		28		28		28		28	
29		29		29		29		29	
30		30		30		30		30	
31		31		31		31		31	
32		32		32		32		32	
33		33		33		33		33	
34		34		34		34		34	
35		35		35		35		35	
36		36		36		36		36	
37		37		37		37		37	
38		38		38		38		38	
39		39		39		39		39	
40		40		40		40		40	
41		41		41		41		41	
42		42		42		42		42	
43		43		43		43		43	
44		44		44		44		44	
45		45		45		45		45	
46		46		46		46		46	
47		47		47		47		47	
48		48		48		48		48	
49		49		49		49		49	
50		50		50		50		50	
51		51		51		51		51	
52		52		52		52		52	
53		53		53		53		53	
54		54		54		54		54	
55		55		55		55		55	
56		56		56		56		56	
57		57		57		57		57	
58		58		58		58		58	
59		59		59		59		59	
60		60		60		60		60	
61		61		61		61		61	
62		62		62		62		62	
63		63		63		63		63	
64		64		64		64		64	
65		65		65		65		65	
66		66		66		66		66	
67		67		67		67		67	
68		68		68		68		68	
69		69		69		69		69	
70		70		70		70		70	
71		71		71		71		71	
72		72		72		72		72	
73		73		73		73		73	
74		74		74		74		74	
75		75		75		75		75	
76		76		76		76		76	
77		77		77		77		77	
78		78		78		78		78	
79		79		79		79		79	
80		80		80		80		80	
81		81		81		81		81	
82		82		82		82		82	
83		83		83		83		83	
84		84		84		84		84	
85		85		85		85		85	
86		86		86		86		86	
87		87		87		87		87	
88		88		88		88		88	
89		89		89		89		89	
90		90		90		90		90	
91		91		91		91		91	
92		92		92		92		92	
93		93		93		93		93	
94		94		94		94		94	
95		95		95		95		95	
96		96		96		96		96	
97		97		97		97		97	
98		98		98		98		98	
99		99		99		99		99	
100		100		100		100		100	
101		101		101		101		101	
102		102		102		102		102	
103		103		103		103		103	
104		104		104		104		104	
105		105		105		105		105	
106		106		106		106		106	
107		107		107		107		107	
108		108		108		108		108	
109		109		109		109		109	
110		110		110		110		110	
111		111		111		111		111	
112		112		112		112		112	
113		113		113		113		113	
114		114		114		114		114	
115		115		115		115		115	
116		116		116		116		116	
117		117		117		117		117	
118		118		118		118		118	
119		119		119		119		119	
120		120		120		120		120	
121		121		121		121		121	
122		122		122		122		122	
123		123		123		123		123	
124		124		124		124		124	
125		125		125		125		125	
126		126		126		126		126	
127		127		127		127		127	
128		128		128		128		128	
129		129		129		129		129	
130		130		130		130		130	
131		131		131		131		131	
132		132		132		132		132	
133		133		133		133		133	
134		134		134		134		134	
135		135		135		135		135	
136		136		136		136		136	
137		137		137		137		137	
138		138		138		138		138	
139		139		139		139		139	
140		140		140		140		140	
141		141		141		141		141	
142		142		142		142		142	
143		143		143		143		143	
144		144		144		144		144	
145		145		145		145		145	
146		146		146		146		146	
147		147		147		147		147	
148		148		148		148		148	
149		149		149		149		149	
150		150		150		150		150	
151		151		151		151		151	
152		152		152		152		152	
153		153		153		153		153	
154		154		154		154		154	
155		155		155		155		155	
156		156		156		156		156	
157		157		157		157		157	
158		158		158		158		158	
159		159		159		159		159	
160		160		160		160		160	
161		161		161		161		161	
162		162		162		162		162	
163		163		163		163		163	
164		164		164		164		164	
165		165		165		165		165	
166		166		166		166		166	
167		167		167		167		167	
168		168		168		168		168	
169		169		169		169		169	
170		170		170		170		170	
171		171		171		171		171	
172		172		172		172		172	
173		173		173		173		173	
174		174		174		174		174	
175		175		175		175		175	
176		176		176		176		176	
177		177		177		177		177	
178		178		178		178		178	
179		179		179		179		179	
180		180		180		180		180	
181		181		181		181		181	
182		182		182		182		182	
183		183		183		183		183	
184		184		184		184		184	
185		185		185		185		185	
186		186		186		186		186	
187		187		187		187		187	
188		188		188		188		188	
189		189		189		189		189	
190		190		190		190		190	
191		191		191		191		191	
192		192		192		192		192	
193		193		193		193		193	
194		194		194		194		194	
195		195		195		195		195	
196		196		196		196		196	
197		197		197		197		197	
198		198		198		198		198	
199		199</							

November 5, 2025

Justin Evans
Assistant Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: justin@mtjoytwp.org



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

Re: 1376 Campus Road
Final Subdivision and Land Development Plan – Phase 3
Township Permit No. 25-05-FLDP
LCEC Project No: 25-100

Dear Mr. Evans,

We have received a final subdivision and land development plan submission from RGS Associates Inc. for the above-referenced project. The submission consisted of the following documents (received August 14, 2025):

- Comment response letter dated October 23, 2025
- Final Subdivision and Land Development Plan (Phase 3) revised October 23, 2025
- Stormwater Management Report for NPDES Module 1 and 2 revised October 22, 2025
- Drainage Areas Maps revised July 30, 2025
- Opinion of Probable Cost (Phase 3 Shared within ROW) revised October 23, 2025
- Opinion of Probable Cost (Phase 3 Single Family) revised October 23, 2025
- Easement Legal Descriptions

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Subdivision and Land Development Ordinance

1. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
2. All certificates shall be executed prior to final plan approval (119-35.E & 113-41.B).
3. 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).
4. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
5. Financial security shall be provided in the amount of \$293,918.76 (Single-Family) and \$895,426.27 (Within Right-of-Way) prior to final plan approval (119-41 & 113-60).


6. Deeds to lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists (119-52.L).
7. The area within the future right-of-way shall be included in the deeds of the abutting lots with an easement in favor of the Township and the landowners of the land in which the future right-of-way will extend to permit the use of the future right-of-way for public street purposes should the adjoining lands be developed (119-52.N(1)).
8. The deed shall contain the requirement that nothing shall be placed, planted, set or put within an easement that would adversely affect the function of the easement or conflict with the easement agreement (119-56.B).
9. Recreational areas and facilities shall be provided (119-61). The minimum lot area which shall be dedicated is 2.538 acres (47 dwelling units x 0.054 acre per dwelling unit). The applicant has indicated the intent to provide a fee in lieu of dedicating park and open space. This fee shall be computed and paid prior to approval of the final plan. (119-61.C(2)).

Traffic

10. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. The developer is constructing the Campus Road roundabout in lieu of paying the Impact Fees in accordance with the terms and conditions set forth in the Agreement for Construction of Roundabout.

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: Patricia Bailey, Township Secretary/ Assistant Zoning Officer (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Renee Addleman, Planner, LCPC (via email)
Christopher Lincoln, PE Traffic Planning & Design (via email)
Austin Calaman, EAWA (via email)
Michele Powl, EAWA (via email)
Steve Rettew, ERSA (via email)
Abraham King, RETTEW (via email)
Chris Venarchik, RLA, RGS Associates Inc. (via email)
Nick Grandi, RLA, RGS Associates Inc. (via email)
Andy Miller, PE, Catalyst Commercial Development, LLC (via email)

**PROPOSED MOTION FOR THE FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FOR 1376 CAMPUS ROAD – PHASE 3
M.J.T.P.C. File # 25-05-FLDP**

I move that the Township Planning Commission grant approval of the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (the “Plan”) prepared by RGS Associates, Drawing No. 2024J13-001, dated February 24, 2025, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer’s review letter dated November 5, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated March 19, 2025.
3. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
4. Applicant shall submit a fully executed Agreement Providing for Grant of Road Maintenance Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall be submitted and approved prior to the release of the final plan for recording.
5. Applicant shall submit a fully executed Agreement Providing for Grant of Non-Motorized Trail Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall be submitted and approved prior to the release of the final plan for recording.
6. Applicant shall pay a fee-in-lieu of dedication of recreation land in accordance with §119-61, as modified by the Mount Joy Township Board of Supervisors on December 19, 2022 and November 18, 2024. This fee, as modified, is in the amount of \$79,510.00 due to the removal of the proposed pocket park/tot lot. Applicant shall waive any right to request any refund of such fee is not expended within any required time period.
7. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
8. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
9. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.

10. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**1376 CAMPUS ROAD – PHASE 3
M.J.T.P.C. File # 25-05-FLDP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on September 22, 2025, upon the approval of the Final Subdivision and Land Development Plan for 1376 Campus Road – Phase 3 (the “Plan”) prepared by RGS Associates, Drawing No. 2024J13-001, dated February 24, 2025. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer’s agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: _____

Signature

Printed Name

Title