MINOR SUBDIVISION PLAN

FOR 1501 MILL ROAD

FOR

BAILEY FAMILY LIMITED PARTNERSHIP

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA AUGUST 29, 2025

LAST REVISED: DECEMBER 1, 2025

PLANNING COMMISSION FINAL PLAN REVIEW CERTIFICATE

PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING , BASED UPON ITS CONFORMITY WITH THE STANDARDS OF **CHAPTER 119 SUBDIVISION AND LAND DEVELOPMENT**

VICE CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER

___, 20______, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED MICHAEL JON BAILEY WHO, BEING DULY SWORN OR AFFIRMED' ACCORDING TO LAW DEPOSES AND SAYS THAT HE IS THE *

OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED AND 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.

MY COMMISSION EXPIRES:

*IDENTIFY OWNERSHIP OR EQUITABLE OWNERSHIP

**SIGNATURE OF THE INDIVIDUAL

***SIGNATURE AND SEAL OF NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS

LANCASTER COUNTY PLANNING COMMISSION **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 ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

*SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

REQUEST FOR PLANNIG WAIVER & NON-BUILDING DECLARATION

REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

AS OF THE DATE OF THIS DEED / PLOT PLAN RECORDING, THE PROPERTY / SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF RESIDENTIAL USE. NO PORTION (OR LOT NUMBER(S) 1 & 2) OF THIS PROPERTY / SUBDIVISION ARE APPROVED BY MOUNT JOY TOWNSHIP (MUNICIPALITY) OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY / SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASE OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF MOUNT JOY TOWNSHIP (MUNICIPALITY), WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND

SURVEYOR'S CERTIFICATION

I, JAMES C. HOCKENBERRY, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT (1') IN TEN

JAMES C. HOCKENBERRY REG. NO. 044553-E

CERTIFICATE OF ACCURACY

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 THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

REG. NO. PE-056897-E

JOSHUA C. GEORGE, P.E.

PRIOR PLAN CERTIFICATION

TO THE BEST OF MY ABILITY I HAVE REVIEWED THE RECORDS OF THE LANCASTER CO. RECORDER OF DEEDS AND FIND THE FOLLOWING RECORDED PLANS:

- 1. SURVEYOR NAME: D.C GOHN ASSOCIATES INC. DATE: NOVEMBER 24, 1986 PLAN #: SG-758 RECORDED #: J-151-0095
- 2. SURVEYOR NAME: D.C. GOHN ASSOCIATES, INC. DATE: JUNE 17, 1997 PLAN #: CG-1893

RECORDED #: J-197-37

JAMES C. HOCKENBERRY, PLS REG. NO. 044553-E

VARIANCE APPROVAL:

AT A MEETING ON NOVEMBER 05, 2025 THE MOUNT JOY TOWNSHIP ZONING HEARING BOARD APPROVED THE FOLLOWING VARIANCE:

MINIMUM LOT SIZE FOR A MANUFACTURED HOME PARK

WAIVER/DEFERRAL APPROVAL:

AT A MEETING ON SEPTEMBER 22, 2025 THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THE FOLLOWING WAIVERS/DEFERRALS:

- 1. SECTION 119-31.C.5 WETLAND SURVEY (WAIVER) 2. SECTION 119-31.C(3)
- 3. SECTION 119-52.J.(3)(a)
- EXISTING FEATURES WITHIN 200 FEET OF SUBJECT TRACT (WAIVER) REQUIRED ROADWAY IMPROVEMENTS ALONG MILL ROAD (DEFERRAL)

ZONING DATA

MIN. LOT WIDTH

MAX. LOT COVERAGE

ZONING DISTRICT: EXISTING USE: SINGLE FAMILY DWELLING (LOT 1) MANUFACTURED HOME PARK** (LOT

PROPOSED USE: (LOT #1) SINGLE FAMILY DWELLING (LOT #2) MOBILE HOME PARK**

MIN. LOT AREA 5 ACRES (MANUFACTURED HOME PARK

(LOT 1 NET) 46,436 S.F. / 1.07 ACRES (LOT 2 NET) 129,058 S.F. / 2.96 ACRES 100' @ SETBACK LINE (RURAL DISTRICT)

50' @ SETBACK LINE (MANUFACTURED HOME PARK) (EXISTING) 435.1' (LOT 1) 154' (LOT 2) 281.1'

MIN. LOT DEPTH (EXISTING) 299.62' (LOT 1) 521' (LOT 2) 299.6'

REQUIRED SETBACKS FRONT: 35 FEET 15 FEET SIDE: REAR: 50 FEET MANUFACTURED HOME LOT: 50 FEET

ACCESSORY SETBACKS FRONT: 50 FEET SIDE/REAR:6 FEET

> 25% MAX. BUILDING COVERAGE 30% MAX. TOTAL IMPERVIOUS COVERAGE 5.9% (11,071 S.F.) BUILDING

> > 11.7% (21,887 S.F.) IMPERVIOUS

LANDSCAPING STRIP: 25 FEET

PROP. LOT COVERAGE (LOT 1) 4.1% (2,141 S.F.) BUILDING (LOT 1) 7.2% (3,775 S.F.) IMPERVIOUS (LOT 2) 13.9% (8,930 S.F.) BUILDING (LOT 2) 13.5% (18,112 S.F.) IMPERVIOUS

(EXISTING)

MAX. BUILDING HEIGHT 20' (ACCESSORY BUILDINGS)

MAX. LOT DENSITY: 5 LOTS / ACRE (MANUFACTURED HOME PARK) PROP. LOT DENSITY: 0.93 LOTS / ACRE (LOT 1) 2.03 LOTS / ACRE (LOT 2)

UNITS OF OCCUPANCY: 1 SINGLE DETACHED UNIT (LOT 1) 6 SINGLE DETACHED UNITS (LOT 2)

** THE MOBILE HOME PARK IS AN EXISTING NON-CONFORMITY WITHIN THE RURAL (R) ZONING DISTRICT.

LEGAL OWNER / APPLICANT

MICHAEL JON BAILEY 1501 MILL ROAD ELIZABETHTOWN, PA 17022

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PROPERTY LOCATED AT 1501 MILL ROAD, CURRENTLY OWNED BY MICHAEL JON BAILEY INTO TWO (2) SEPARATE LOTS KNOWN AS LOT #

LOT #1 (1.07 ACRES) WILL CONSIST OF ONE (1) EXISTING SINGLE FAMILY DWELLING AND REMAIN

LOT#1 AND #2 ARE CURRENTLY SERVED WITH PUBLIC SEWER AND A PRIVATE WELI

GENERAL NOTES

- 1. EXISTING PROPERTY BOUNDARY/LEGAL RIGHT-OF-WAY FOR MILL ROAD WAS FIELD VERIFIED BY JIM HOCKENBERRY, P.L.S. ON AUGUST 6, 2025. ALL OTHER EXISTING INFORMATION WAS PROVIDED BY D.C. GOHN ASSOCIATES, INC.
- 2. NO CONSTRUCTION, EARTH DISTURBANCE, OR OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS MINOR SUBDIVISION PLAN.
- 3. NO ONE SHALL SCALE FROM THESE PLANS.
- 4. LOTS #1 & #2 IS CURRENTLY SERVED BY PUBLIC SEWER SERVICES SUPPLIED BY ELIZABETHTOWN REGIONAL SEWER AUTHORITY (ERSA).
- 5. WATER SERVICES FOR LOTS #1 & #2 IS PROVIDED BY A PRIVATE DEP PERMITTED WATER SUPPLY SYSTEM OWNED AND OPERATED BY LAKEVIEW ESTATES.
- 6. THIS PROPERTY IS NOT IMPACTED BY A MAPPED FEMA FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42071C0111F, PANEL 111 OF 780 DATED APRIL 5, 2016.
- 7. ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPPING, THE PROPERTY HAS NO WETLANDS ON SITE.
- 8. ALL CONCRETE MONUMENTS AND PROPERTY MARKERS WILL BE SET PRIOR TO PLAN
- 9. 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.
- 10. 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.

UNIFORM PARCEL IDENTIFIER # 460-33237-0-0000 **INDEX OF DRAWINGS** SHEET NO. TITLE

COVER SHEET

EXISTING CONDITIONS PLAN

LOCATION MAP SCALE: 1" = 2000'

SUBDIVISION PLAN 3 SHEETS IN SET

ACT 287

SD 3.0

LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION: DATE: 08/22/2024

ONE CALL SYSTEM SERIAL NUMBER: #20242352889

PROIECT NAME 1501 MILL ROAD

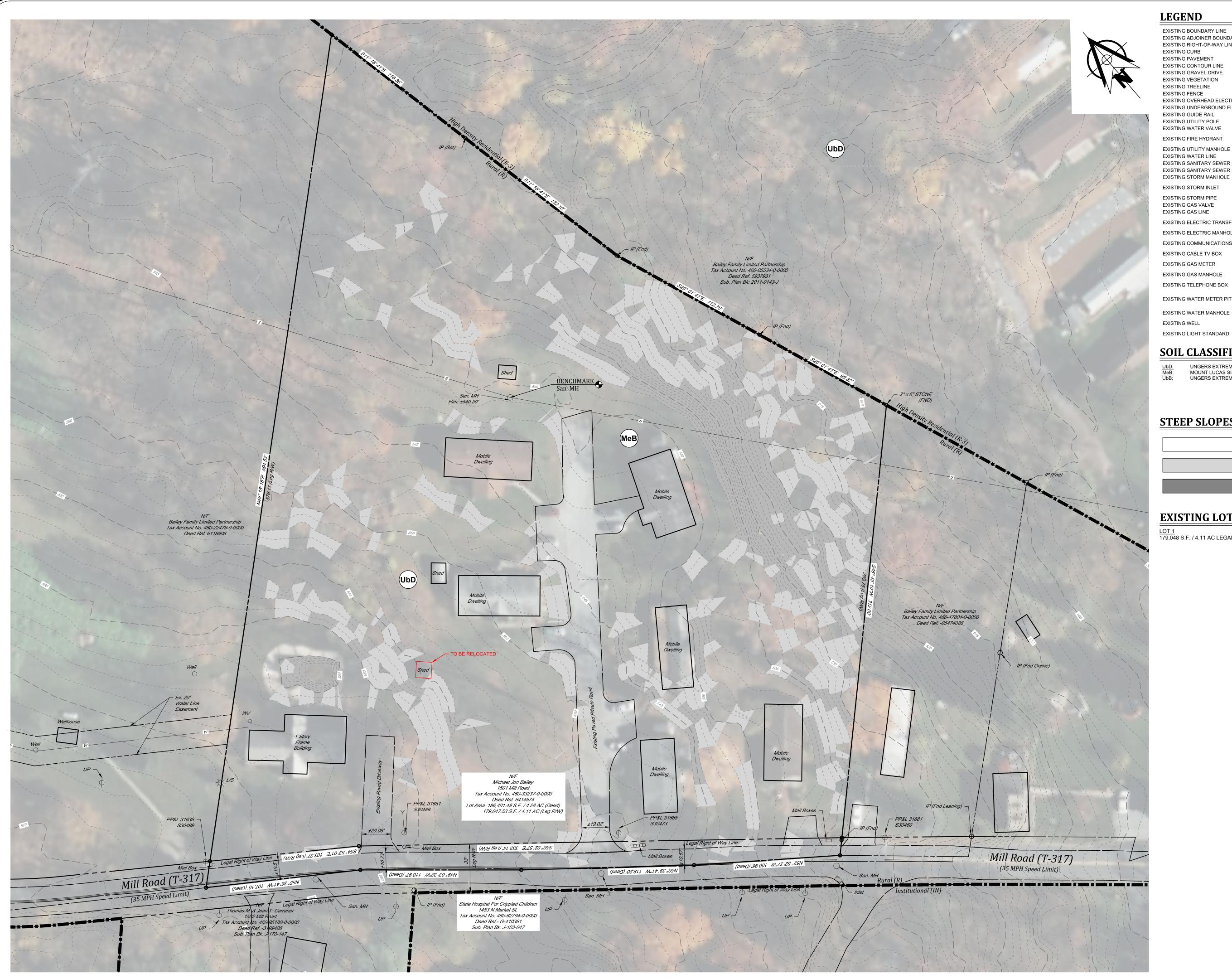
PROJECT NO. 1 OF 3 25-0227-001 **CS 1.0**

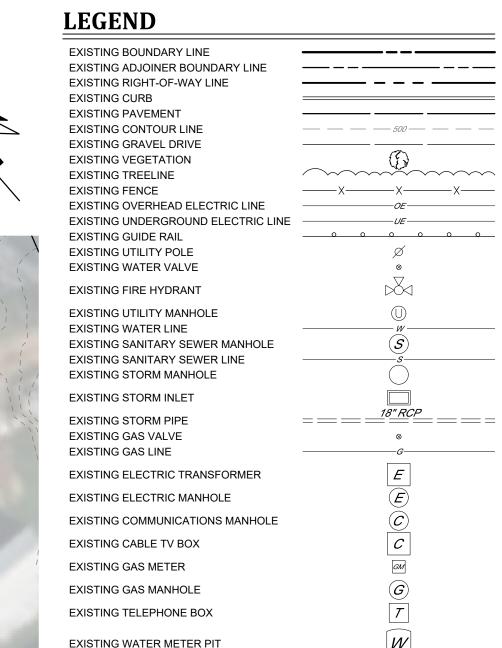


CIVIL DESIGN, LLC land development consultants

3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011 p (866) LNDWRKS www.landworkscd.com

CALL BEFORE YOU DIG PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STÓP CALL





SOIL CLASSIFICATION

UNGERS EXTREMELY STONY LOAM, 8% TO 25% SLOPES MOUNT LUCAS SILT LOAM, 3% TO 8% SLOPES UNGERS EXTREMELY STONY LOAM, 3% TO 8% SLOPES

STEEP SLOPES LEGEND

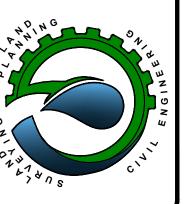
0% - 15% (144,848 S.F. / 3.33 AC) 15% - 25% (27,457 S.F. / 0.63 AC) 25% - > (14,096 S.F. / 0.32 AC)

EXISTING LOT AREAS

<u>LOT 1</u> 179,048 S.F. / 4.11 AC LEGAL R/W

PROJ. MGR. -DESIGN -BAZ CADD -CHECKED -

				BAZ	BY
				REVISED PER MOUNT JOY TWP COMMENTS	REVISION
				12/01/25	DATE
				_	Ō.

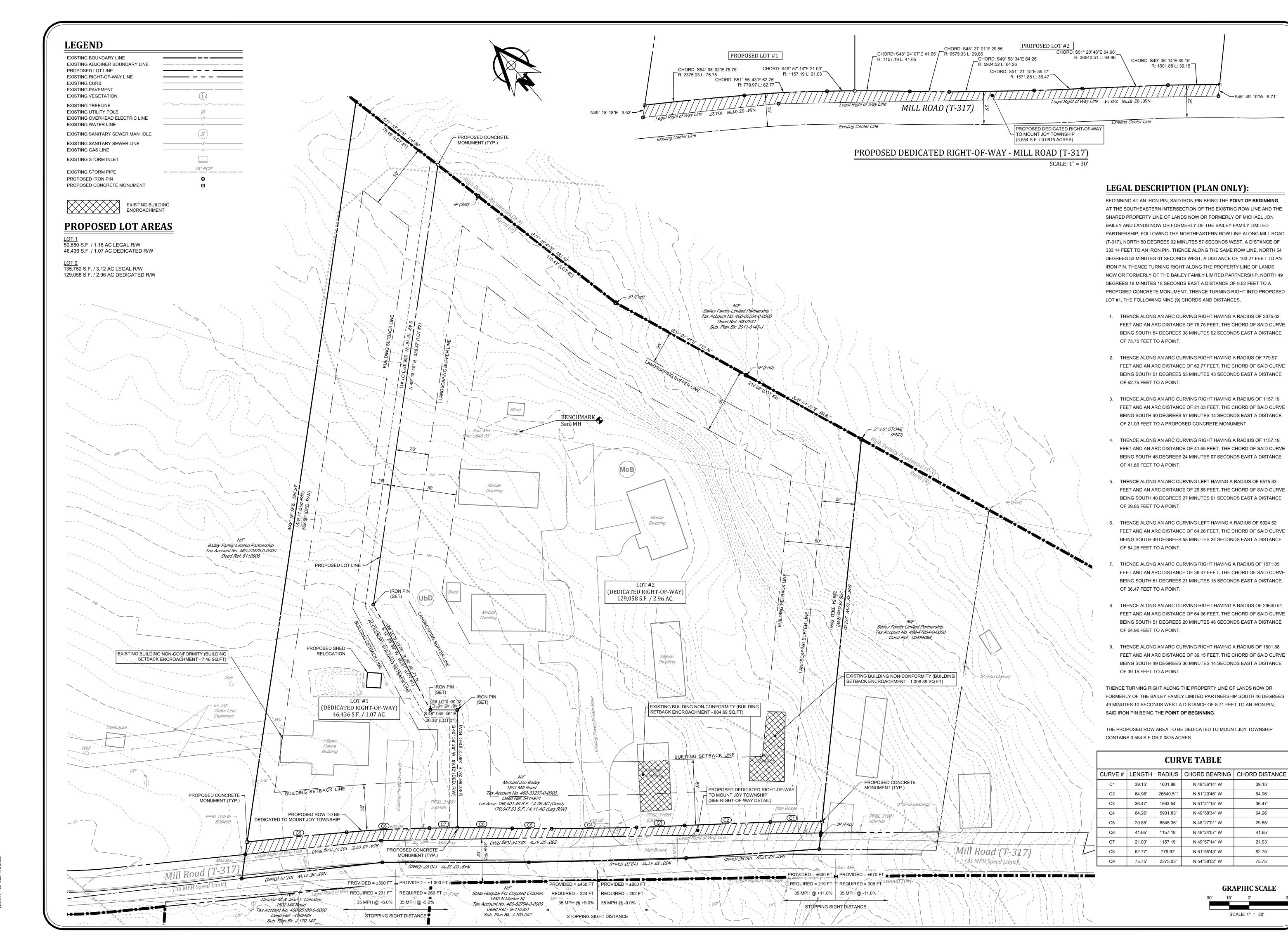


PROJECT NO. 25-0227-001 **DATE:** 08/29/25 **SCALE:** 1" = 30' SHEET 2 OF 3

EX 2.0

GRAPHIC SCALE

SCALE: 1" = 30'



BAZ BAZ CADD -AMN CHECKED -

64.96'

36.47'

64.26'

29.85'

41.65'

21.03'

62.75'

75.75'

PROJECT NO. 25-0227-001 **DATE:** 08/29/25 **SCALE:** 1" = 30'

SHEET 3 OF 3

December 12, 2025

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

Via email: justin@mtjoytwp.org

Re: 1501 Mill Road

Minor Subdivision Plan

Township Permit No. 25-14-MSDP

LCEC Project No: 25-202



Dear Mr. Evans,

We have received a minor subdivision plan submission from Landworks Civil Design, LLC for the above-referenced project. The submission consisted of the following documents:

- Comment response letter dated December 1, 2025
- Minor Subdivision Plan revised December 1, 2025

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

Zoning Ordinance

- 1. The existing 1 Story Frame Building on Lot #1 is within the side yard setback. Two mobile home dwellings are within the front yard setback on Lot #2. These are existing non-conformities (135-65.F & 135-65.E(1)).
- 2. The "Max Lot Density" shown in the Zoning Data shall be revised to reference manufactured homes per acre (135-246.C).
- 3. A clear sight triangle shall be shown at the access points (135-299.E(2) & 119-31.D(12)).

Subdivision and Land Development Ordinance

- 4. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
- 5. The plan book record number for the adjacent Bailey Family Limited Partnership property to the west shall be shown (119-31.C(2)).
- 6. The existing sanitary sewer main shall be shown (119-31.C(3)(b).
- 7. The existing water supply system shall be shown for Proposed Lot #2 (119-31.C(4)(b)).
- 8. The proposed density for Lots 1 and 2 shown in the Zoning Data shall be calculated based on the dwelling units (119-31.D(3), 119-12, Definitions: "Density").
- 9. All certificates shall be executed prior to final plan approval (119-35.E).

- 10. 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). The "Request For Planning Waiver & Non-Building Declaration" certificate on the Cover Sheet does not satisfy the requirement to provide written notice from DEP.
- 11. If the concrete monuments and property markers are set prior to plan recording as per General Note 8, then a land development agreement is not needed; however, the plans shall be updated to show the concrete monuments and property markers are set prior to plan recording, and General Note 8 shall be revised once the markers are set (119-35.E(4)(f)).
- 12. 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).
- 13. General Note 10 on the Cover Sheet shall be included in all deeds for lots which contain an easement (119-56.B).

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

Bayamin S Cashlack

cc: Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Blake Zortman, Landworks Civil, LLC (via email)
Josh George, PE, Landworks Civil, LLC (via email)
Renee Addleman, Planner, LCPC (via email)

PROPOSED MOTION FOR THE MINOR SUBDIVISION PLAN FOR 1501 MILL ROAD FOR BAILEY FAMILY LIMITED PARTNERSHIP M.J.T.P.C. File # 25-14-MSDP

I move that the Township Planning Commission grant approval of the Minor Subdivision Plan for 1501 Mill Road for Bailey Family Limited Partnership (the "Plan") prepared by Landworks Civil Design, LLC, Drawing No. 25-0227-001, dated August 29, 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 December 12, 2025.
- 2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor's review letter dated September 13, 2025.
- 3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision for Case #250017 dated November 11, 2025.
- 4. Applicant shall dedicate additional right-of-way along Mill Road as shown on the Plan in a form acceptable to the Township Solicitor and in recordable form. The fully-executed document and legal description shall be submitted and approved prior to the release of the final plan for recording.
- 5. Applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for the widening of Mill Road. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
- 6. If the required concrete monuments and/or lot markers are not set prior to release of the final plan for recording, 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.
- 7. If the required concrete monuments and/or lot markers are not set prior to release of the final plan for recording, 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.
- 8. 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 MIONR SUBDIVISION PLAN IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP FOR

1501 MILL ROAD FOR BAILEY FAMILY LIMITED PARTNERSHIP M.J.T.P.C. File # 25-14-MSDP

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on December 22, 2025, upon the approval of the Minor Subdivision Plan for 1501 Mill Road for Bailey Family Limited Partnership, prepared by Landworks Civil Design, LLC, Drawing No. 25-0227-001, dated August 29, 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	
	Timed Hame	
	Title	