



# MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

## Application for Consideration of a Subdivision and/or Land Development Plan

### For Mount Joy Township Use Only:

M.J.T.P.C. File No.:	25-17-MSDP	Date of Receipt/Filing:	December 1, 2025
School District:	X Donegal		Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

### Plan & Project Information

Plan Name:	Final Minor subdivision plan for Lancaster Farm Sanctuary		
Plan No.:	727 - Lancaster Farm Sanctuary - Base	Plan Date:	November 28, 2025
Location:	1871 Milton Grove Road, Mount Joy, PA 17552		
Property Owner:	Sarah Salluzzo		
Owner Address:	1871 Milton Grove Road, Mount Joy, PA 17552		
Telephone No.:	717-413-2053		
E-mail:	Lancasterfarmsanctuary@gmail.com		
Deed Reference:	6525 - 786	Tax Parcel No.:	4612924700000
Plan Type:	<input type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
	<input type="checkbox"/> Lot Line Change	<input type="checkbox"/> Minor Agricultural or Land Development	
Description:	plan is creating lot addition #1A to be added to Existing lot #3 and lot additional #1B to be added to Existing lot #3. Plan also is abandoning an exsiting access right-of-way across Existing lot #1		
Zoning District:	Agriculture District - (A)		
Is a zoning change necessary?	<input type="checkbox"/> No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	<input type="checkbox"/> No	If yes, attach ZHB decision.	
Total Acreage:	17.60 Ac.		
Name of applicant (if other than owner):	N/A		
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	Aken Engineering Assoc.		
Address:	219 E. Main Street, Shiremanstown, PA 17011-6315		
Phone No.:	717-975-9933		
Person responsible for plan:	Scott W. Akens P.E., President		
E-mail:	scott@akensengineering.com		

♦ SUPERVISORS ♦ PARK & RECREATION BOARD ♦ PLANNING COMMISSION ♦ ZONING HEARING BOARD

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022

PHONE (717) 367-8917 - FAX (717) 367-9208

[www.mtjoytp.org](http://www.mtjoytp.org)

### Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
<b>Total #</b>			Mixed Use		
Agricultural			Single Family Detached		
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		
Total Square Feet of Ground Floor Area (building footprint):					
Total Square Feet of Existing Structures (all floors):					
Total Square Feet of Proposed Structures (all floors):					
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:					
Linear feet of new street:					
Identify all street(s) not proposed for dedication:					

### Type of water supply proposed:

	Public (Live)		Community
	Public (Capped)		Individual

### Type of sanitary sewage disposal proposed:

	Public (Live)		Community
	Public (Capped)		Individual

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

  
 \_\_\_\_\_  
 Signature of Landowner of Applicant

11/28/2025

Date



# MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022

717.367.8917 • 717.367.9208 fax

www.mtjoytwp.org

Tax Parcel # 4612924700000

M.J.T.P.C. File No. \_\_\_\_\_

## SUBDIVISION-LAND DEVELOPMENT WAIVER REQUEST FORM

**TO: MJT Planning Commission**

Applicant: Sarah Salluzzo

Property Owner: Sarah Salluzzo

Address: 1871 Milton Grove Rd, Mount Joy, PA 17552

Address: 1871 Milton Grove Rd, Mount Joy, PA 17552

Phone #: 717-413-2053

Phone #: 717-413-2053

E-mail: Lancasterfarmsanctuary@gmail.com

E-mail: Lancasterfarmsanctuary@gmail.com

Location of Project:

1871 Milton Grove Rd, Mount Joy, PA 17552

Description of Project:

See Attached

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

11/28/2025

Date

Rev. 01-2014



December 1, 2025

MJT Planning Commission  
8853 Elizabeth Town Road  
Elizabethtown, PA 17022  
Phone: 717-367-8917

Subdivision-Land Development Waiver  
Request Form

Dear MJT Planning Commission:

On behalf of the applicants, Sarah Salluzzo and Jonina Turzi, we are requesting consideration of waivers from the Mount Joy Township Subdivision and Land Development Ordinance (SALDO) and Stormwater Management Ordinance for the following sections: §119-58, §119-52.J.(3), and §113 (Stormwater Management Requirements).

The submitted subdivision plan proposes the reconfiguration of three existing parcels, including minor lot additions involving Existing Lot #2 (Parcel ID 4615818900000), Existing Lot #1 (Parcel ID 4615171600000), and Existing Lot #3 (Parcel ID 4612924700000). The primary purpose of this subdivision is to provide Existing Lot #3 with dedicated legal access to Milton Grove Road. To achieve this, portions of land from Existing Lot #2 and Existing Lot #1 are being conveyed to Existing Lot #3 to accommodate a private driveway fully contained within the applicant's property. As a result of this plan, the existing access easement will be abolished.

The project includes a private driveway improvement and stream crossing for the applicants to access Existing Lot #3. The plan proposes 6,420 square feet of new impervious area and the removal 5,064 square feet of existing impervious, resulting in a net impervious increase of only 1,356 square feet.

A summary of the requested waivers and supporting justification is provided below:

**Waiver Request – SALDO §119-58 (Stormwater management, floodplain controls and wetlands)**

**Requested Waiver:**

A waiver from the requirement to conduct wetland study and delineation.

**Justification:**

National Wetlands Inventory (NWI) mapping identifies no wetlands within or adjacent to the project area, and NRCS Web Soil Survey (WSS) data indicates that no hydric soils are present on-site.

The proposed driveway crosses an intermittent stream Unnamed Tributary to Little Chiques Creek, which is classified as a Trout Stocked Fishery (TSF) and is not designated as High Quality or Exceptional Value. As an intermittent stream, it flows only during or immediately after precipitation events. Appropriate erosion and sediment control BMPs will be implemented to protect the stream during construction.

**Waiver Request – SALDO §119-52.J.(3) (Streets, private streets, alleys and lot access requirements)**

**Requested Waiver:**

A waiver from the requirement to widen Milton Grove Road along the frontage of Existing Lot #2.

**Justification:**

The proposed subdivision does not create any new lots and introduces no public roadway, public dedication, or traffic-generating land use. The only additional impervious surface is a small area associated with a private driveway designed solely to provide legal access to Existing Lot #3. Any resulting traffic increase will be minimal and limited to the occasional residential use of a single private driveway. The proposed driveway does not alter the roadway function and capacity of Milton Grove Road.

**Waiver Request – SWM §113 (Stormwater Management Requirements)**

**Requested Waiver:**

A waiver from the requirement of stormwater management requirements by considering the construction of the proposed driveway as a “small project”.

**Justification:**

The proposed land development consists solely of constructing a private driveway to provide access to Existing Lot #3. Although the driveway requires earth disturbance exceeding 5,000 square feet, the work is strictly limited to driveway area, and does not involve any buildings, grading beyond the driveway, or modification of existing stormwater facilities. The proposed driveway will follow existing topography as close as possible to minimize disturbance.

The total impervious area associated with the driveway is approximately 6,420 square feet, however, the project includes the removal of 5,064 square feet of existing driveway surface. As a result, the net impervious increase is only 1,356 square feet, which falls well within the 1,000–5,000 square-foot threshold for a Small Project under the Mount Joy Township Stormwater Management Ordinance. This increase is minimal and is not expected to create a meaningful impact to site hydrology or off-site discharge characteristics.

A stream crossing is required to extend the driveway to Existing Lot #3, however, the watercourse Unnamed Tributary to Little Chiques Creek is intermittent and exhibits flow only during and immediately following precipitation events. The proposed crossing consists of a culvert sized to safely convey the existing stream’s drainage without altering its existing hydrologic characteristics or flow regime.

Very truly yours,



Scott W. Akens, P.E., P.L.S.  
President

Enclosures

Cc: Sarah Salluzzo and Jonina Turzi

Mount Joy Township Planning Commission

File: X:\727-1 Lancaster Farm Sanctuary Easement\Documents\SALDO Waiver Application.docx



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ABANDON AN EXISTING ACCESS RIGHT-OF-WAY ON EXISTING LOT #2 TAX PARCEL: 4615818900000 & EXISTING LOT #1 TAX PARCEL: 4615171600000. ALSO ACT AS A FINAL MINOR SUBDIVISION PLAN CREATING LOT ADDITION #1A; AREA: 5,087.43 sq.ft. (.117 Ac.) FROM EXISTING LOT #1 TAX PARCEL: 4615176000000 TO BE ADDED TO EXISTING LOT #3 TAX PARCEL: 46129247000000 AND LOT ADDITION #2A; AREA: 19,535.51 sq.ft. (.448 Ac.) FROM EXISTING LOT #2 TAX PARCEL: 46158189000000 TO BE ADDED TO EXISTING LOT #3 TAX PARCEL: 46129247000000.
2. ALL LOTS ARE SERVED BY ON LOT WATER AND SEWER.
3. THE TOPOGRAPHIC SURVEY DATA IS BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) LIDAR INFORMATION.
4. THE PROPERTY BOUNDARY DATA IS BASED ON A BOUNDARY SURVEY PERFORMED IN FEBRUARY 27, 2020. PROPERTY LINE BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES. DATUM - PA SPC-SOUTH, NAD 83. NO WETLANDS WERE IDENTIFIED DURING THE FIELD INVESTIGATION.
5. THERE IS NO 100-YEAR FLOOD PLAIN LOCATED WITHIN THE PROPERTY BOUNDARY OF THE PROJECT. THIS INFORMATION IS BASED UPON A REVIEW OF THE FLOOD BOUNDARY AND FLOODWAY MAP FOR THE TOWNSHIP OF MOUNT JOY, LANCASTER COUNTY, PA. FEMA FLOOD INSURANCE RATE MAP PANEL 42071C0119F DATE: 4/05/2016 COMMUNITY NUMBER 421776.
7. IRON PINS SHALL BE PLACED WHERE NO MONUMENTATION CURRENTLY EXISTS PRIOR TO THE RECORDING OF THIS PLAN. CONCRETE MONUMENTS SHALL BE PLACED AND INDICATED. MONUMENTS AND MARKERS SHALL BE SET IN ACCORDANCE WITH SECTION 119-57 OF THE MOUNT JOY TWP. S.A.L.D.O. ORDINANCE.
8. THE DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 67 OF THE MOUNT JOY TOWNSHIP. S.L.D. ORDINANCE 119-52.(2).(b).
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION.
10. ALL UNDERGROUND UTILITIES ARE SHOWN TO THE BEST AVAILABLE INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING.
11. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO S. 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, No. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED.
12. NO ADJACENT WELLS OR SEPTIC SYSTEMS ARE WITHIN THE REQUIRED 100' ISOLATION DISTANCE TO THE LOCATION OF THE WELLS OR SEPTIC SYSTEMS PROPOSED LOCATIONS.
13. ALL EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN.
14. THERE ARE NO PROTECTIVE COVENANTS RUNNING WITH THE LAND.
15. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428).
16. THERE IS NOT CONSTRUCTION, IMPROVEMENTS, OR EARTH DISTURBANCE PROPOSED BY THIS PLAN.
17. UPON APPROVAL AND RECORDING OF THIS PLAN, A NEW DEED FOR THE EXISTING LOT #1, EXISTING LOT #2 AND EXISTING LOT #3 WILL BE RECORDED WITHIN 30 DAYS OF RECORDING.
18. ANY PROPOSED LAND DISTURBANCES OR NEW IMPERVIOUS SURFACE FOR ANYALL SUBJECT PROPERTIES SHALL BE SUBJECT TO A PLAN REVIEW AND APPROVAL PROCESS BY MOUNT JOY TOWNSHIP.
19. THERE ARE NO AREAS OF THIS PLAN WHICH ARE PROPOSED FOR DEDICATION TO MOUNT JOY TOWNSHIP.
20. THE PROPERTY LINE MARKERS WILL BE SET PRIOR TO PLAN RECORDING.

ZONING/SITE DATA:

ZONING: AGRICULTURE DISTRICT - (A)

AREA AND BULK REGULATIONS:

REQUIRED:

HEIGHT - 35ft. Side Yard Setback of one (1) foot for every two (2) feet, or fraction thereof, increase in height above 35 feet. Buildings devoted to farm use shall be exempt from the height regulation.

MINIMUM LOT AREA:

REQUIRED:

MINIMUM LOT AREA - 2 ACRES.

1. Where a larger lot area is specified by another section of this chapter;
2. If a principal building will be located on non-man-made slopes of over 20%, then a three-acre minimum lot area is required; and
3. Where a smaller lot area may be permitted under the single-family cluster option provisions of this chapter.

MINIMUM LOT WIDTH:

REQUIRED:

MINIMUM WIDTH - 150ft. At the Building Setback Line.

MINIMUM LOT DEPTH:

REQUIRED:

MINIMUM DEPTH - 150ft.

SETBACKS:

FRONT YARD SETBACK:

REQUIRED: 35ft. for all single-family detached buildings shall be 35 feet from the ultimate right-of-way as designated in § 135-301. All other buildings shall contain a minimum front yard building setback line of 50 feet from the ultimate street right-of-way.

SIDE YARD SETBACK:

REQUIRED - 15ft. There shall be two side yards, neither of which shall be less than 15 feet.

REAR YARD SETBACK:

REQUIRED - 50ft.

MAXIMUM LOT COVERAGE:

REQUIRED:

MAXIMUM BUILDING COVERAGE: The maximum building coverage shall not exceed 20%, unless a more restrictive standard is established by another section of this chapter.

MAXIMUM IMPERVIOUS COVERAGE: The maximum impervious coverage shall not exceed 25%, unless a more restrictive standard is established by another section of this chapter.

NONRESIDENTIAL USE: occupies more than one lot, the maximum building and impervious coverage may apply for the total of contiguous lots, instead of each individual lot.

HEIGHT AND YARD REGULATIONS FOR ACCESSORY BUILDINGS

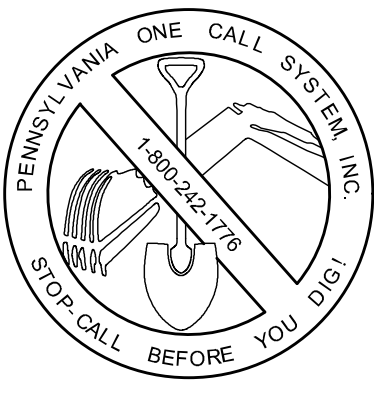
REQUIRED:

MAXIMUM HEIGHT: The maximum height shall be 20 feet, except that this restriction shall not be applicable to farm buildings and silos.

FRONT YARD MINIMUM DEPTH: The minimum building setback lines for all accessory buildings shall be 50 feet from the ultimate street right-of-way as designated by § 135-301.

SIDE YARD: The minimum distance to any interior side lot line shall be (6) six feet.

REAR YARD: The minimum distance to any rear lot line shall be (6) six feet.



PA-ONE CALL

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN THE PROJECT AREA IN ORDER TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO CONTACT ALL UTILITIES AND REQUEST THEM TO MARK THEIR LOCATIONS IN THE FIELD. THE ONE CALL SYSTEM TELEPHONE NUMBER IS 1-800-242-1776

APPLICANT INFORMATION

APPLICANT: SARAH SALLUZZO  
ADDRESS: 1871 MILTON GROVE ROAD  
MOUNT JOY, PA 17552  
PHONE: 717-413-2053  
EMAIL: Lancasterfarmsanctuary@gmail.com

PROPERTY INFORMATION

EXISTING LOT #1  
OWNER: EDWARD C. HUGHES & CYNTHIA J. HUGHES  
ADDRESS: 1875 MILTON GROVE ROAD  
MOUNT JOY, PA 17552  
PROPERTY ID: 4615171600000  
DEED BOOK: 5377, PG: 162

EXISTING LOT #2  
OWNER: LANCASTER FARM SANCTUARY  
ADDRESS: 1845 MILTON GROVE ROAD  
MOUNT JOY, PA 17552  
PROPERTY ID: 4615818900000  
DEED INSTRUMENT: 6693891

EXISTING LOT #3  
OWNER: JONINA TURZI & SARAH SALLUZZO  
ADDRESS: 1871 MILTON GROVE ROAD  
MOUNT JOY, PA 17552  
PROPERTY ID: 4612924700000  
DEED BOOK: 6525 PG: 786

PROJECT ENGINEER/SURVEYOR



SCOTT W. AKENS, PE, PL  
AKENS ENGINEERING ASSOCIATES, INC.  
219 EAST MAIN STREET  
SHIREMANSTOWN, PA 17011  
(717) 975-9933 TELEPHONE  
(717) 975-5507 FAX  
SCOTT@AKENSENGINEERING.COM

# FINAL MINOR SUBDIVISION PLAN

## FOR

### LANCASTER FARM SANCTUARY

#### 1871 MILTON GROVE ROAD

#### MOUNT JOY, PA 17552

MT. JOY TOWNSHIP / LANCASTER COUNTY, PA

SHEET INDEX:

SHEET 1 OF 2 - COVER SHEET  
SHEET 2 OF 2 - SUBDIVISION PLAN

LIST OF WAIVERS REQUESTED:

1. ORDINANCE SALDO SECTION #119-58 - STORMWATER MANAGEMENT, FLOODPLAIN CONTROLS AND WETLANDS.  
ACTION: \_\_\_\_\_, DATE: \_\_\_\_\_.
2. ORDINANCE SALDO SECTION #119-52.J.(3) - IMPROVEMENTS OF EXISTING STREETS AND INTERSECTIONS.  
ACTION: \_\_\_\_\_, DATE: \_\_\_\_\_.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN  
AND OFFER OF DEDICATION - INDIVIDUAL:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED EDWARD C. HUGHES & CYNTHIA J. HUGHES, WHO, BEING DULY SWORN OR AFFIRMED' ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT THEY 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.

\_\_\_\_\_

NOTARY

MY COMMISSION EXPIRES \_\_\_\_\_, 20 \_\_\_\_.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN  
AND OFFER OF DEDICATION - CORPORATE:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED SARAH SALLUZZO BEING EXECUTIVE DIRECTOR OF LANCASTER FARM SANCTUARY, WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID ON BEHALF OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION 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.

\_\_\_\_\_

NOTARY

MY COMMISSION EXPIRES \_\_\_\_\_, 20 \_\_\_\_.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN  
AND OFFER OF DEDICATION - INDIVIDUAL:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED JONINA TURZI & SARAH SALLUZZO, WHO, BEING DULY SWORN OR AFFIRMED' ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT THEY 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.

\_\_\_\_\_

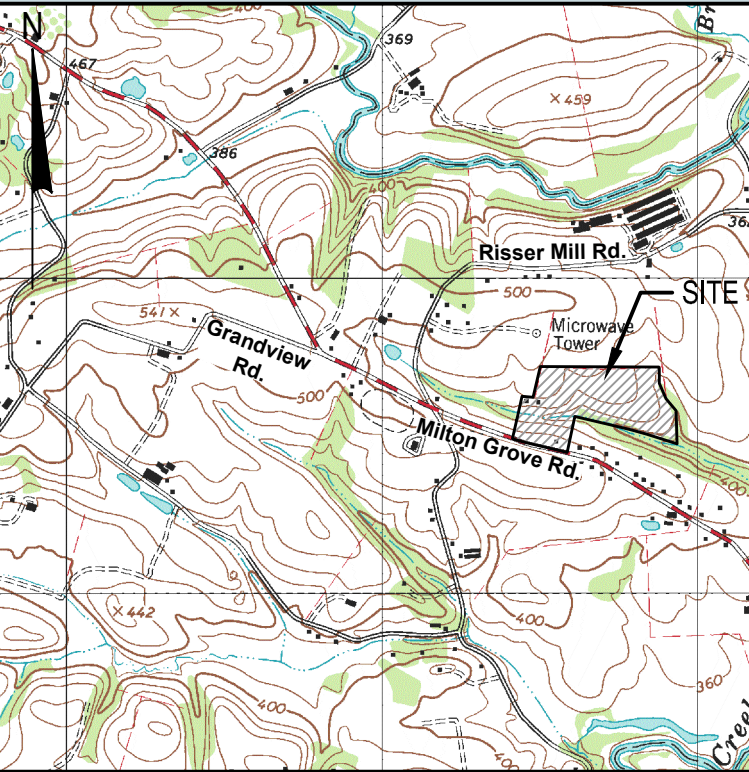
NOTARY

MY COMMISSION EXPIRES \_\_\_\_\_, 20 \_\_\_\_.

 **Akens Engineering Associates, Inc.**  
219 E. Main St. Shiremanstown, Pa. 17011  
(P) 717-975-9933 (F) 717-975-5507  
www.akensengineering.com

"Providing Quality Engineering & Surveying  
Services since 1983."

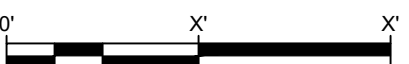
LOCATION MAP



SCALE: 1" = 2000'



**SOIL MAP UNIT DESCRIPTION:**  
*BdB* - BEDINGTON SILT LOAM, 3 - 8% SLOPES [HSG.B]  
*BdC* - BEDINGTON SILT LOAM, 8 - 15% SLOPES [HSG.B]  
*BeD* - BEDINGTON CHANNERY SILT LOAM, 15 - 25% SLOPES [HSG.B]



REVISIONS:

MONTH, DAY, YEAR: REVISION

**FINAL MINOR  
SUBDIVISION PLAN**  
**FOR**  
**LANCASTER FARM SANCTUARY**  
**1871 MILTON GROVE ROAD**  
**MOUNT JOY, PA 17552**

**MT. JOY TOWNSHIP**  
**LANCASTER COUNTY, PA**

COVER SHEET

SCALE: SHEET NUMBER:

1" = 70'

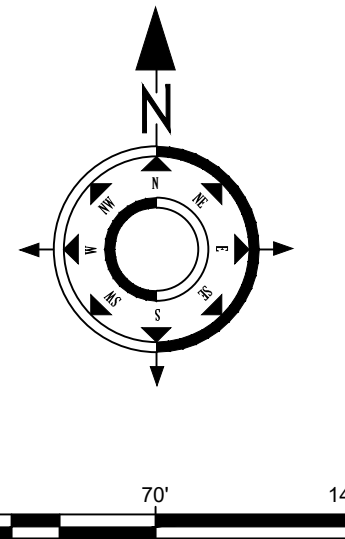
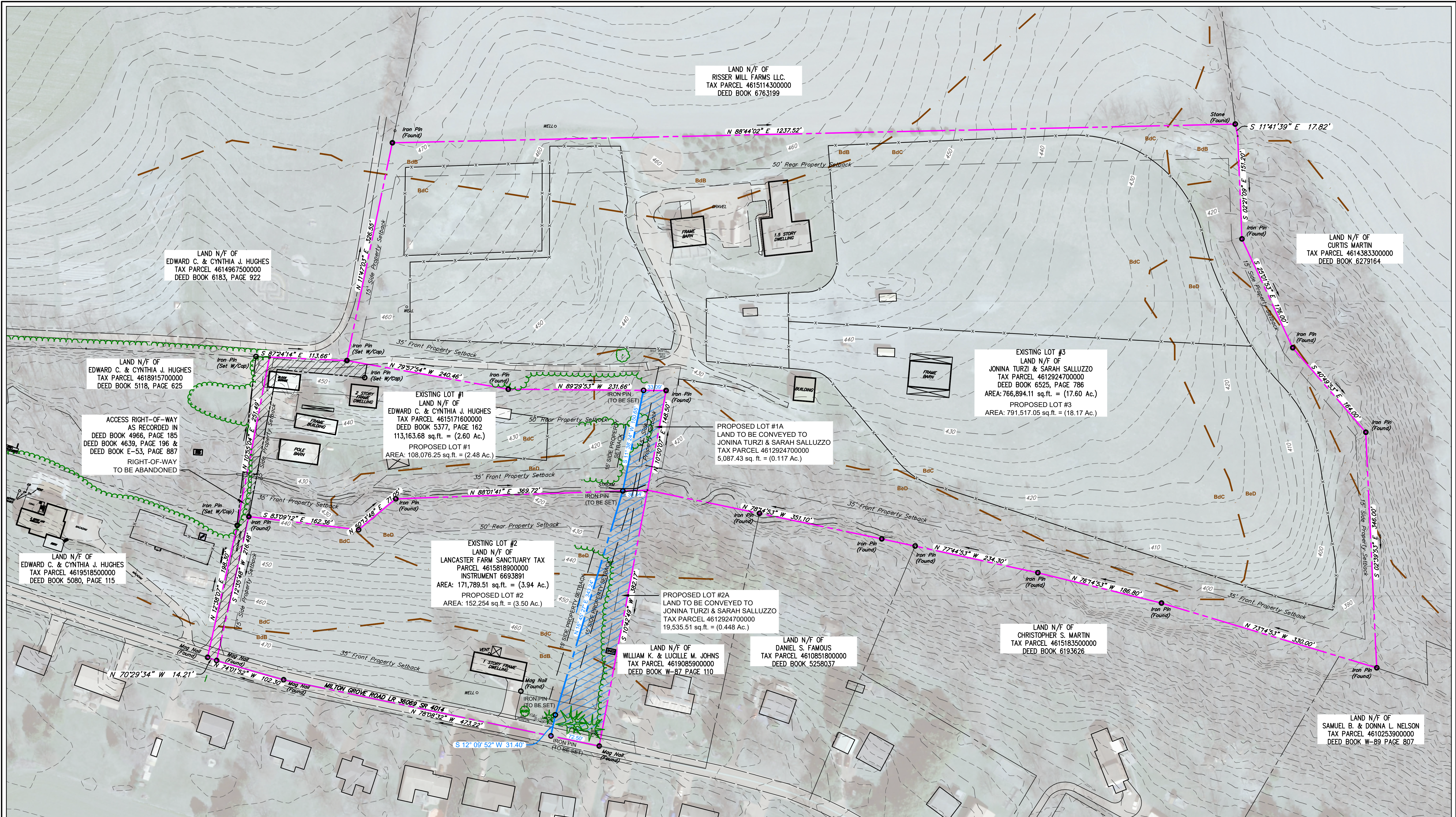
PLAN DATE:

NOVEMBER 28, 2025

FILE NAME:

727 - Lancaster Farm Sanctuary - Base.dwg





REVISIONS:

MONTH, DAY, YEAR: REVISION

**FINAL MINOR  
SUBDIVISION PLAN  
FOR  
LANCASTER FARM SANCTUARY  
1871 MILTON GROVE ROAD  
MOUNT JOY, PA 17552**  
**MT. JOY TOWNSHIP  
LANCASTER COUNTY, PA**

**SUBDIVISION PLAN**

SCALE: SHEET NUMBER:

1" = 70'

PLAN DATE:

NOVEMBER 28, 2025

FILE NAME:

727 - Lancaster Farm Sanctuary - Base.dwg

ZONING/SITE DATA:  
ZONING: AGRICULTURE DISTRICT - (A)

USE:  
EXISTING LOT #1: RURAL - SINGLE-FAMILY RESIDENCE  
EXISTING LOT #2: RESIDENTIAL - SINGLE-FAMILY RESIDENCE  
EXISTING LOT #3: AGRICULTURE - RELATED ACTIVITIES  
PROPOSED LOT #1: RURAL - SINGLE-FAMILY RESIDENCE  
PROPOSED LOT #2: RESIDENTIAL - SINGLE-FAMILY RESIDENCE  
PROPOSED LOT #3: AGRICULTURE - RELATED ACTIVITIES

MINIMUM LOT AREA:  
REQUIRED:  
MINIMUM LOT AREA - 2 ACRES.  
EXISTING LOT #1: 113,163.68 sq. ft. - 2.60 Ac.  
EXISTING LOT #2: 171,789.51 sq. ft. - 3.90 Ac.  
EXISTING LOT #3: 766,894.11 sq. ft. - 17.60 Ac.  
PROPOSED LOT #1: 108,076.25 sq. ft. - 2.48 Ac.  
PROPOSED LOT #2: 152,254.00 sq. ft. - 3.50 Ac.  
PROPOSED LOT #3: 791,517.05 sq. ft. - 18.17 Ac.

MINIMUM LOT WIDTH:  
REQUIRED:  
MINIMUM WIDTH - 150 ft. At the Building Setback Line.  
EXISTING LOT #1: 616.67 ft.  
EXISTING LOT #2: 573.89 ft.  
EXISTING LOT #3: 1,565.29 ft.  
PROPOSED LOT #1: 580.96 ft.  
PROPOSED LOT #2: 504.89 ft.  
PROPOSED LOT #3: 1,565.29 ft.

MINIMUM LOT DEPTH:  
REQUIRED:  
MINIMUM DEPTH - 150 ft.  
EXISTING LOT #1: 449.79 ft.  
EXISTING LOT #2: 382.17 ft.  
EXISTING LOT #3: 855.02 ft.  
PROPOSED LOT #1: 449.79 ft.  
PROPOSED LOT #2: 343.24 ft.  
PROPOSED LOT #3: 855.02 ft.

SETBACKS:  
FRONT YARD SETBACK:  
REQUIRED: 35 ft.  
PROVIDED: 35 ft.  
SIDE YARD SETBACK:  
REQUIRED: 15 ft.  
PROVIDED: 15 ft.  
REAR YARD SETBACK:  
REQUIRED: 50 ft.  
PROVIDED: 50 ft.

MAXIMUM LOT COVERAGE:  
REQUIRED:  
MAXIMUM BUILDING COVERAGE: 20%  
EXISTING LOT #1: 6,743.07 sq. ft. - 5.95%  
EXISTING LOT #2: 2,470.69 sq. ft. - 1.44%  
EXISTING LOT #3: 11,505.04 sq. ft. - 1.50%  
PROPOSED LOT #1: 6,743.07 sq. ft. - 6.24%  
PROPOSED LOT #2: 2,470.69 sq. ft. - 1.62%  
PROPOSED LOT #3: 11,505.04 sq. ft. - 1.45%

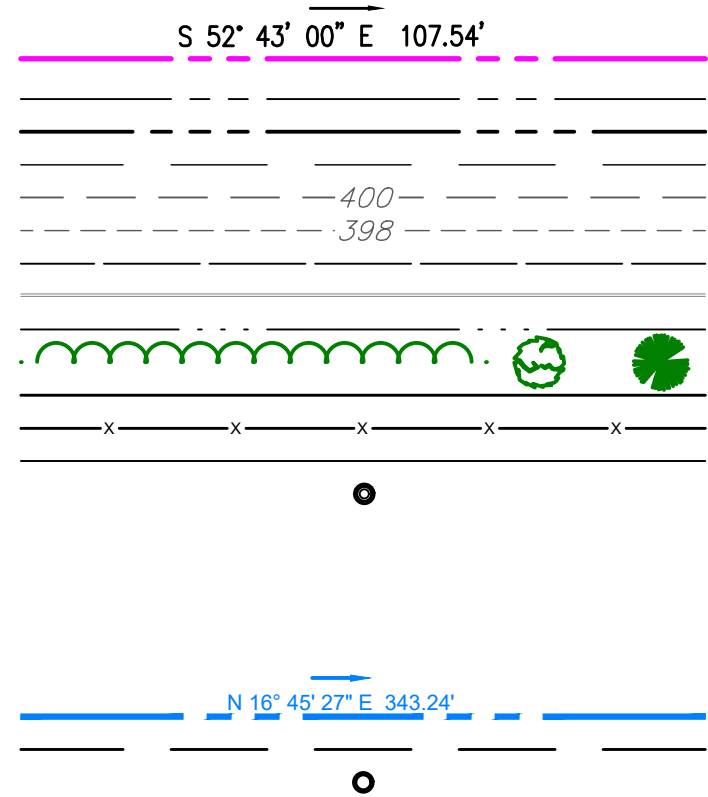
MAXIMUM IMPERVIOUS COVERAGE: 25%  
EXISTING LOT #1: 16,944.69 sq. ft. - 14.97%  
EXISTING LOT #2: 3,687.33 sq. ft. - 2.14%  
EXISTING LOT #3: 33,397.79 sq. ft. - 4.35%  
PROPOSED LOT #1: 16,944.69 sq. ft. - 15.67%  
PROPOSED LOT #2: 3,687.33 sq. ft. - 2.42%  
PROPOSED LOT #3: 33,397.79 sq. ft. - 4.22%

LEGEND

Existing Property Boundary Line  
Existing Adjoining Property Line  
Existing Access Easement Line  
Existing Building Setback Line  
Existing Contour Major Line  
Existing Contour Minor Line  
Existing Edge Of Macadam Surface  
Existing Road Markings  
Existing Center Line Of Stream  
Existing Tree Lines And Shrubs  
Existing Building  
Existing Fenceline  
Existing Edge of Concrete  
Existing Property Marker

LEGEND

PROPOSED MEETS AND BOUNDS  
PROPOSED BUILDING SETBACK  
PROPOSED MARKER





December 16, 2025

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

Via email: [justin@mtjoytp.org](mailto:justin@mtjoytp.org)



**LANCASTER CIVIL**  
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*p.o. box 8972, lancaster, pa 17604-8972*  
*[www.lancastercivil.com](http://www.lancastercivil.com)*

Re: Lancaster Farm Sanctuary  
Final Minor Subdivision Plan  
Township Permit No. 25-17-MSDP  
LCEC Project No: 25-205

Dear Mr. Evans,

We have received a final minor subdivision plan submission from Akens Engineering Associates, Inc for the above-referenced project. The submission consisted of the following documents:

- Cover letter dated December 1, 2025
- Final Minor Subdivision Plan dated November 28, 2025
- Waiver request letter dated December 1, 2025
- PNDI Receipt (Draft) dated November 28, 2025

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

**Zoning Ordinance**

1. The "Agritourism" use shall be added to the Zoning/Site Data table on Sheet 2 of the plans for Existing and Proposed Lots #1 and #3 (135-82.H).
2. The number of lots which may be created from a parent tract is limited by Section 135-85.B of the Zoning Ordinance based upon the size of the parent tract. The size of the parent tract as it existed on June 4, 1978 shall be used in determining the number of lots which may be created from the parent tract (135-85.B(3)). The plans shall specify which lot or lots shall carry with it any remaining rights of further subdivision or erection of single-family dwellings or other principal nonagricultural buildings. This shall also be included in the deeds for each lot (135-85.B(6)).
3. The minimum (1 acre) and maximum (2.5 acres) lot areas for single-family dwellings shall be added to the Zoning/Site Data tables (135-85.C(1)&(2)).
4. The area of Existing Lot #2 exceeds the maximum lot area for single-family dwellings. This is an existing non-conformity and the proposed subdivision is improving this non-conformity (135-85.C(2)).
5. The minimum lot width listed in the Zoning/Site Data tables shall be 100' (135-85.D).



6. The minimum side yard setback listed in the Zoning/Site Data tables shall be 20' (135-85.G).
7. The minimum side yard accessory setback listed in the Zoning/Site Data tables shall be 10' (135-86.C).
8. The minimum rear yard accessory setback listed in the Zoning/Site Data table on the Cover Sheet shall be 10' (135-86.D).
9. The minimum lot area for agritourism uses (10 acres) shall be added to the Zoning/Site Data tables for Lots 1 and 3 (135-213).
10. Clear sight triangles and stopping sight distances shall be shown for the existing access points (135-299.E(2) & 119-31.D(12)).
11. Slopes greater than 15% shall be shown on the plans (135-305.A).
12. Riparian corridors shall be established to include 30 feet on each side of the watercourse, measured from the top of each stream bank (135-306.B). The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F).
13. The minimum lot area shall be based on the flag portion of the lot (135-320.C). The applicant shall confirm that the areas for Existing and Proposed Lot #3 meet this requirement.

#### **Subdivision and Land Development Ordinance**

14. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
15. The Clean and Green note shall be added to the plans (119-31.B(11)).
16. The plan shall identify the parent tract and all prior subdivisions from the parent tract which have been recorded (119-31.B(13)).
17. The plan shall identify all prior plans, including all notes or restrictions affecting the current development, with a verification signed by the design professional that such list is complete and correct (119-31.B(14)).
18. The names and plan book record numbers of all adjacent landowners shall be shown on the plan, including those across existing rights-of-way (119-31.C(2)). The landowner on the western side of Existing Lot #2 shall be corrected.
19. Existing features within 200 feet of the subject tract shall be shown on the plans (119-31.C(3) & 113-43.I(5)).
20. The dimensions of existing rights-of-way and cartways for Milton Grove Road and the dimension of the existing driveway on Lot #3, shall be added to the plan (119-31.C(3)(a)).
21. The existing sewage disposal systems shall be shown on the plans (119-31.C(4)(b)).
22. The total number of lots, units of occupancy and density shall be provided on the plans (119-31.D(3)).
23. The side yard setback lines for Existing Lot #3 within the flag pole should be deleted (119-31.D(5) & 135-320.D). (All areas of the pole are within the front yard (119-320.D(1)).
24. The "Minimum Lot Areas" shown on Sheet 2 of the plans should distinguish between net and gross lot area (119-31.D(9)).



25. The plans should clarify whether each corner is already in place (FD) or to be set (119-31.D(14)(a) & 119-57.D).

26. A wetlands study shall be provided (119-32.B & 119-35.E(3)(c)). The applicant has requested a waiver of this requirement.

Waiver response: The National Wetlands Inventory online mapping tool does not show wetlands located within the subject tracts. In addition, there are no hydric soils on the subject tracts. General Note 5 on the Cover Sheet of the plans indicates that no wetlands were found during a field investigation; however, no results (i.e. report, memo, etc.) from the field investigation were provided by the applicant. Based on these considerations, I have no objections to a waiver of this requirement.

27. The lot areas listed in the Zoning/Site Data tables for Existing Lot #2 are inconsistent with the lot areas shown on the plans for Existing Lot #2 (119-35.D(2)).

28. The most recent Lancaster County Planning Commission certificate shall be shown on the plans (119-35.E(1)(d)).

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) & 119-60.A).

30. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)). If the required concrete monuments and / or proposed lot line markers are set prior to plan recordation as per General Note 7 on the Cover Sheet, a land development agreement would not be required.

31. The "Mount Joy Township Planning Commission Final Plan Review Certificate" shown on the Cover Sheet shall be removed from the plans (119-37.D(2)).

32. All certificates shall be executed prior to final plan approval (119-37.D).

33. A construction cost estimate and financial security shall be provided (119-41). If the required concrete monuments and / or proposed lot line markers are set prior to plan recordation as per General Note 7 on the Cover Sheet, financial security would not be required.

34. The frontage along Milton Grove Road (a collector street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening and dedication of additional right-of-way. The required right-of-way for a collector street outside of the urban growth area is 60 feet, and the required cartway width is 32 feet. The existing cartway width appears to range from 20.5 to 23 feet and the existing right-of-way width appears to be 16.5 feet from the street centerline (119-52.J(3)(a)). The applicant has requested a waiver of this requirement.

Waiver response: The plans do not propose any new lots or improvements that generate additional traffic and will not alter the overall function and capacity of Milton Grove Road, a State road. Based on these considerations, I have no objection to a waiver of this requirement.

35. A note shall be provided which states that no structures, landscaping or grading may be constructed, installed or performed within the area of the clear sight triangle which would obscure the vision of motorists. Deeds to lots which contain clear sight triangles shall provide the same restrictions (119-52.L).



36. Three monuments shall be spaced around the proposed project, with at least two of the monuments placed as consecutive corners along the street right-of-way (119-57.B).

37. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lanastercivil.com](mailto:bencraddock@lanastercivil.com) or via telephone at 717-799-8599.

Sincerely,

A handwritten signature in blue ink that reads "Benjamin S. Craddock". The signature is written in a cursive, flowing style.

Benjamin S. Craddock, PE, President

**LANCASTER CIVIL**

cc: Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)  
Josele Cleary, Esquire, Township Solicitor (via email)  
Scott Akens, PE, Akens Engineering Associates, Inc. (via email)  
Mitch Curry Akens Engineering Associates, Inc. (via email)  
Renee Addleman, Planner, LCPC (via email)