

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: 4615171600000 TO BE ADDED TO EXISTING LOT #3 TAX PARCEL: 4612924700000 AND LOT ADDITION #2A: AREA: 19.535.51 sq.ft. (.448 Ac.) FROM EXISTING LOT #2 TAX PARCEL: 4615818900000 TO BE ADDED TO EXISTING LOT #3 TAX PARCEL: 4612924700000.
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.
5. NO WETLANDS WERE IDENTIFIED DURING THE FIELD INVESTIGATION.
6. 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 PROPERTY LINE MARKERS AND/OR MONUMENTS WILL BE SET PRIOR TO PLAN RECORDING. SO LAND DEVELOPMENT AGREEMENT AND CONSTRUCTION COST ESTIMATE WOULD NOT BE REQUIRED.
9. THE DRIVEWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 67 OF THE MOUNT JOY TOWNSHIP S.L.D.O. ORDINANCE 119-52(2)(b).
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION.
11. ALL UNDERGROUND UTILITIES ARE SHOWN TO THE BEST AVAILABLE INFORMATION. THE LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING.
12. 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.
13. NO ADJACENT WELLS OR SEPTIC SYSTEMS ARE WITHIN THE REQUIRED 100' ISOLATION DISTANCE TO THE LOCATION OF THE WELLS OR SEPTIC SYSTEMS PROPOSED LOCATIONS.
14. ALL EASEMENTS AND RIGHTS-OF-WAY HAVE BEEN SHOWN ON THE PLAN.
15. THERE ARE NO PROTECTIVE COVENANTS RUNNING WITH THE LAND.
16. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, No. 428).
17. THERE IS NOT CONSTRUCTION, IMPROVEMENTS, OR EARTH DISTURBANCE PROPOSED BY THIS PLAN.
18. 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.
19. ANY PROPOSED LAND DISTURBANCES OR NEW IMPERVIOUS SURFACE FOR ANY/ALL SUBJECT PROPERTIES SHALL BE SUBJECT TO A PLAN REVIEW AND APPROVAL PROCESS BY MOUNT JOY TOWNSHIP.
20. THERE ARE NO AREAS OF THIS PLAN WHICH ARE PROPOSED FOR DEDICATION TO MOUNT JOY TOWNSHIP.
21. 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.
22. THERE ARE NO PRIOR SUBDIVISIONS FROM THE PARENT TRACT WHICH HAVE BEEN RECORDED.
23. UPON APPROVAL OF THIS PLAN ALL ASSOCIATED LOTS WILL RECEIVE UPDATED PERIMETER LEGAL DESCRIPTIONS AND TO BE RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS.

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:
FOR EXISTING LOT #1 AND LOT #2:1) MINIMUM LOT AREA (1 ACRE) FOR SINGLE-FAMILY DWELLING.
2) MAXIMUM LOT AREA (2.5 ACRES) FOR SINGLE FAMILY DWELLING.FOR EXISTING LOT #3:
USE MINIMUM LOT AREA (25 ACRES) FOR AGRICULTURE USES.

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 - 100ft.

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 - 20ft. There shall be two side yards, neither of which shall be less than 20 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 (10) ten feet.

REAR YARD: The minimum distance to any rear lot line shall be (10) ten feet.

FINAL MINOR SUBDIVISION PLAN

FOR

LANCASTER FARM SANCTUARY

1871 MILTON GROVE ROAD

MOUNT JOY, PA 17552

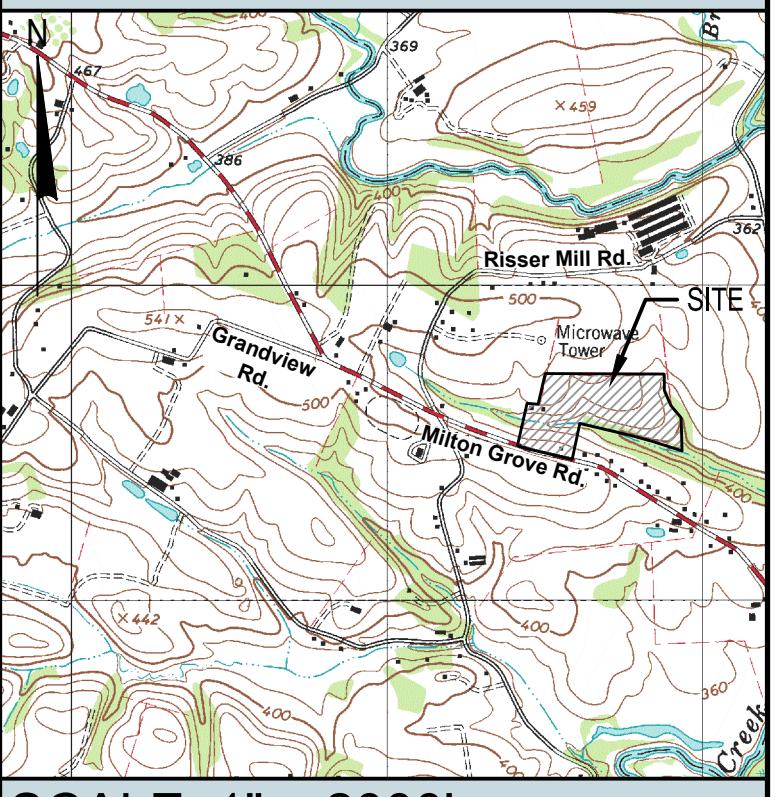
MOUNT. JOY TOWNSHIP / LANCASTER COUNTY, PA

SHEET INDEX:

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

Akens Engineering Associates, Inc.
219 E. Main St. Shiremanstown, Pa. 17011
(P) 717-975-9933 (F) 717-975-5507
www.akenseengineering.com
"Providing Quality Engineering & Surveying Services since 1983."

LOCATION MAP



0 2000' 4000'

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____.

SOIL MAP UNIT DESCRIPTION:
BbB - BEDDINGTON SILT LOAM, 3 - 8% SLOPES (HSG: B)
BbC - BEDDINGTON SILT LOAM, 6 - 13% SLOPES (HSG: B)
BbD - BEDDINGTON CHANNERY SILT LOAM, 15 - 25% SLOPES (HSG: B)

REVISIONS:

REVISION: JANUARY 5, 2025 AS PER TOWNSHIP SOLICITOR COMMENT
LETTER DATED DECEMBER 24, 2025
REVISION: DECEMBER 18, 2025 AS PER TOWNSHIP ENGINEER
COMMENT LETTER DATED DECEMBER 16, 2025

FINAL MINOR
SUBDIVISION PLAN

FOR
LANCASTER FARM SANCTUARY
1871 MILTON GROVE ROAD
MOUNT JOY, PA 17552

MOUNT. JOY TOWNSHIP
LANCASTER COUNTY, PA

COVER SHEET

SCALE: SHEET NUMBER:
AS NOTED
PLAN DATE: 1 of 2
NOVEMBER 28, 2025
FILE NAME:
727 - Lancaster Farm Sanctuary - Base.dwg

IDENTIFICATION OF PRIOR RECORDED PLANS:

I, SCOTT AKENS, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL PRIOR RECORDED PLANS FOR THE SUBJECT TRACT, IDENTIFYING ALL NOTES AND/OR RESTRICTIONS ON SUCH PRIOR RECORDED PLANS AFFECTING THE CURRENT DEVELOPMENT, TOGETHER WITH A VERIFICATION SIGNED BY THE DESIGN PROFESSIONAL THAT SUCH LIST IS COMPLETE AND CORRECT, REQUIRED BY CHAPTER 119-31.B(14), SUBDIVISION AND LAND DEVELOPMENT.

*Scott Akens*MOUNT JOY TOWNSHIP 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.

CHAIRMAN OR DESIGNEE VICE CHAIRMAN OR DESIGNEE LANCASTER COUNTY PLANNING COMMISSION'S
REVIEW CERTIFICATE:

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPAL PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON ____ 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE LANCASTER COUNTY PLANNING COMMISSION IN LPCP FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

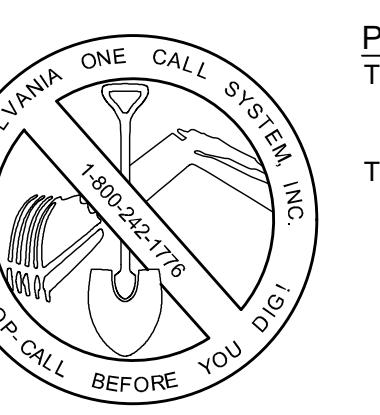
CHAIRMAN OR DESIGNEE VICE CHAIRMAN OR DESIGNEE

CERTIFICATE OF ACCURACY (PLAN & SURVEY):

I, SCOTT AKENS, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT, 20____.

SCOTT W. AKENS
Professional Engineer, PE073141
SCOTT W. AKENS
Professional Land Surveyor, SU075172

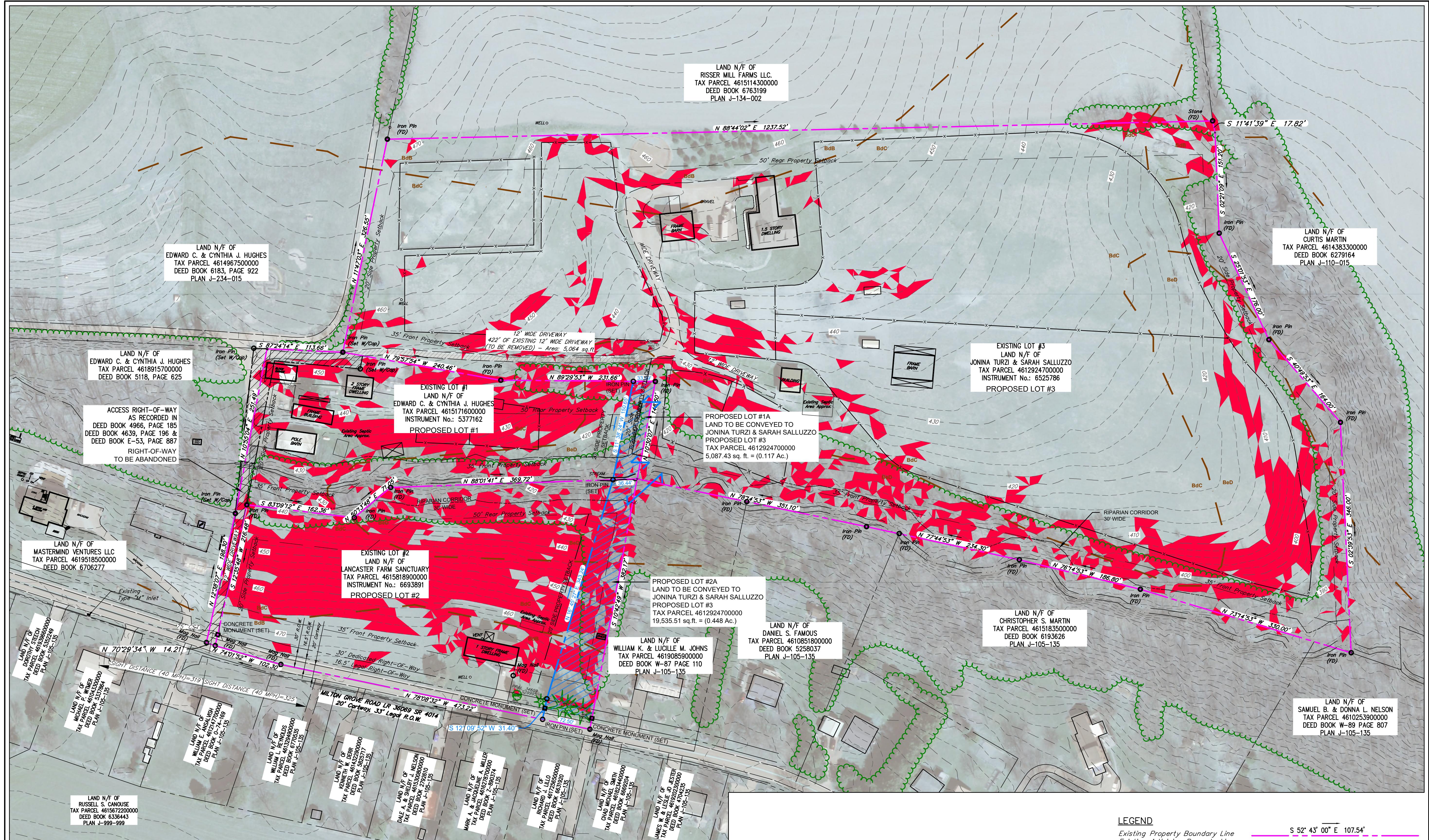
SCOTT W. AKENS
Professional Engineer, PE073141
SCOTT W. AKENS
Professional Land Surveyor, SU075172



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

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

X1727-1 Lancaster Farm Sanctuary - Base.dwg



REVISIONS:

ZONING/SITE DATA:

ZONING: AGRICULTURE DISTRICT - (A)

USE:

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

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

MINIMUM LOT AREA CONT.: M
EXISTING LOT #2 R
154,538.09 sq.ft. - 3.54 Ac (NET) L
171,780.51 sq.ft. - 3.94 Ac (GROSS) H

MINIMUM LOT WIDTH:
REQUIRED:
MINIMUM WIDTH - 150 ft. At the Building Setback Line
For the purpose of determining minimum lot width, the
Building setback line shall be measured from the street
right of way.

MAXIMUM LOT COVERAGE:
REQUIRED:
MAXIMUM BUILDING COVERAGE: 20%

Existing Contour Major Line
Existing Contour Minor Line
Existing Edge Of Macadam Surface
Existing Road Markings

— — — — — 400 — — —
— — — — — 398 — — —

— —
— — —
— —

**TOWNSHIP
COUNTY, PA**

SUBDIVISION PLAN

SCALE:	SHEET NUMBER:
1" = 70'	
DATE:	2 of 2
EMBER 28, 2025	
NAME:	

LAW OFFICES
MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SISKO
JASON M. HESS

P. O. BOX 4686
LANCASTER, PENNSYLVANIA 17604-4686

WWW.MHCK.COM

OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

FAX (717) 299-6170

E-MAIL: attorneys@mhck.com

GEORGE J. MORGAN
(1971 - 2021)

RETIRED
CARL R. HALLGREN
MICHAEL P. KANE

700 NORTH DUKE STREET
LANCASTER, PA 17602
717-299-5251

1536 W MAIN STREET
EPRATA, PA 17522
717-733-2313

659 E WILLOW STREET
ELIZABETHTOWN, PA 17022
717-361-8524

December 24, 2025

VIA EMAIL

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

Re: Final Minor Subdivision Plan for Lancaster Farm Sanctuary
Our File No. 10221-1

Dear Justin:

I reviewed the Final Minor Subdivision Plan for Lancaster Farm Sanctuary (the “Plan”) prepared by Akens Engineering, Inc. The Plan proposes changing the lot lines of three lots, 1875 Milton Grove Road, a flag lot held by Howard C. Hughes and Cynthia J. Hughes; 1845 Milton Grove Road held by Lancaster Farm Sanctuary; and 1871 Milton Grove Road, a landlocked lot held by Jonina E. Turzi and Sara L. Salluzzo (the “Landlocked Lot”). The purpose of the Plan is to convey land from the Hughes Lot and the Lancaster Farm Sanctuary Lot to provide a flagpole to Milton Grove Road for the Landlocked Lot. This letter will set forth comments on the Plan.

Sheet 2 of the Plan does not include tie bars to show the addition of Lot 1A from the Hughes Lot and Lot 2A from the Lancaster Farm Sanctuary Lot to become part of the Landlocked Lot. Sheet 2 of the Plan indicates that the Landlocked Lot (identified as Lot 3) will increase in size, so Lot 1A and Lot 1B are obviously to be added to the Landlocked Lot/Lot 3.

The Plan does not propose any improvements. The letter dated December 1, 2025, from Scott Akens requests a waiver from Section 119-58 of the Subdivision and Land Development Ordinance concerning storm water management and a waiver from Section 113 of the Storm Water Management Ordinance so that construction of the driveway in the flagpole to be added to the Landlocked Lot will be considered a “small project” notwithstanding installation of 6,420 square feet of impervious surface coverage. Mr. Akens’ letter states that there will be a removal of 5,064 square feet of existing driveway surface, but such removal is not indicated on the Plan. It is difficult to determine whether that removal is proposed to be on the Landlocked Lot or on both the Landlocked Lot and the Hughes Lot. This information should be provided for a reasonable consideration of the waiver requests.

The Property is located within the Agricultural District. The Plan does not address the provisions of the Zoning Ordinance concerning subdivision within the Agricultural District. The

Justin S. Evans, AICP, Assistant Zoning Officer
December 24, 2025
Page 2

Plan correctly indicates that the minimum lot width is 150 feet at the building setback line, it does not acknowledge that Section 135-32 defines the building setback line as the line “defining the required minimum distance between any building and the adjacent right-of-way line or property line. For the purpose of determining minimum lot width, the building setback line shall be measured from the street right-of-way.” The proposed flagpole to be added to the Landlocked Lot does not meet the minimum lot width. The Landlocked Lot is currently dimensionally nonconforming, and the addition of the flagpole will reduce the existing nonconformity. Therefore, I do not believe it is necessary to obtain a zoning variance from the minimum lot width for Lot 3. However, the Plan should contain information to indicate that Lot 3 is presently nonconforming as to minimum lot width and the Plan will reduce the existing nonconformity.

Milton Grove Road is a state highway under the jurisdiction of the Pennsylvania Department of Transportation (“PennDOT”). There is nothing in the materials submitted which acknowledge that a highway occupancy permit is needed for the proposed driveway other than General Note 11 and General Note 15 which duplicates the first portion of General Note 11. The right-of-way width of Milton Grove Road is not indicated on the Plan, and there is no way to determine whether PennDOT will require the dedication of additional right-of-way.

Landowners’ consultant must address the requirements of Zoning Ordinance Section 135-85.B concerning subdivision of land within the Agricultural District.

The Plan should be proofread. The recording reference of the deed for the Landlocked Lot is Document No. 6525786, not Deed Book 6525, Page 786. Similarly, the deed for the Hughes Lot is Document No. 5377162, not Deed Book 5377, Page 162. These corrections should be made on both the cover sheet and Sheet 2.

If the Planning Commission approves the Plan, I strongly recommend that there be a new deed recorded for Lot 3 as enlarged by Lot 1A and Lot 2A with a perimeter legal description. The Plan does state that a new deed will be recorded, but the Planning Commission should expressly require a perimeter legal description for that deed.

If you have any questions concerning these comments, please contact me.

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(7)\251223\71

cc: Patricia J. Bailey, Township Secretary, Assistant Zoning Officer (via email)
Benjamin S. Craddock, P.E. (via email)
Scott W. Akens, P.E., PLS (via email)

January 20, 2026

Matthew Mandia
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: matt@mtjoytwp.org



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

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

Dear Mr. Mandia,

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 (received January 8, 2025):

- Response letter dated December 19, 2025
- Final Minor Subdivision Plan last revised December 18, 2025

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

Zoning Ordinance

1. I recommend that the following note be added to the Subdivisions Limitation Data table to clarify that the proposed subdivision will not use the remaining development right for Lot #3: "This subdivision will transfer land that will increase the size of Existing Lot #3 which will continue to be used principally for agricultural purposes; therefore, this subdivision shall not use a right of development for Lot #3. After this subdivision, Lot #3 will still have one (1) remaining development right" (135-85.B(7)).
2. 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)).
3. The minimum lot width listed in the Zoning/Site Data tables shall be 100' (135-85.D).
4. The minimum lot depth shown on the Cover Sheet shall be revised to be 150 feet (135-85.E).
5. Clear sight triangles and (required) stopping sight distances shall be shown for the existing access point (135-299.E(2) & 119-31.D(12)).
6. A differentiation of slopes between 15% and 25% and those greater than 25% shall be indicated on the plans. (135-305.A).

7. 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).

Subdivision and Land Development Ordinance

8. The plans should clarify whether each corner is already in place (FD) or to be set (119-31.D(14)(a) & 119-57.D). There are three unidentified corners that should be labeled.
9. 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.

10. The most recent Lancaster County Planning Commission certificate shall be shown on the plans (119-35.E(1)(d)).
11. 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).
12. General Note #20 indicates that "there are no areas of this plan which are proposed for dedication to Mount Joy Township." However, Sheet 2 indicates that street right-of-way is proposed (119-35.E(2)(d)). This should be clarified on the plans.
13. All certificates shall be executed prior to final plan approval (119-37.D).
14. 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 cartway width is 32 feet and the existing cartway width is shown as 20 feet (119-52.J(3)(a)). The applicant is proposing to dedicate additional right-of-way but has requested a waiver of the street widening 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.

15. Deeds to lots which contain clear sight triangles shall provide the restriction 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 (119-52.L).
16. Clear sight triangles shall be formed by the center lines of the two intersecting streets (or driveway) and the required stopping sight distance (119-52.L(1)).
17. The clear sight triangles shall begin 15 feet from the edge of the closest travel lane (119-52.L(1) & Appendix No. 14).
18. 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@lancastercivil.com or via telephone at 717-799-8599.

Sincerely,



Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Justin Evans, Township Assistant Zoning Officer (via email)
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)

**PROPOSED MOTION FOR THE FINAL MINOR SUBDIVISION PLAN
FOR LANCASTER FARM SANCTUARY
M.J.T.P.C. File # 25-17-MSDP**

I move that the Township Planning Commission grant waivers of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows:

- (1) §119-32.B & §119-35.E(3)(C) – wetlands study
- (2) §119-52.J – road frontage improvements

And having granted such waivers, grant approval of the Final Minor Subdivision Plan For Lancaster Farm Sanctuary (the “Plan”) prepared by Akens Engineering Associates, Inc., Drawing No. 727, dated November 28, 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 January 20, 2026.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated December 24, 2025.
3. Applicant shall record a new deed for Lot 3 as enlarged by Lot 1A and Lot 2A with a perimeter legal description within 30 days of Plan recordation.
4. Applicant shall submit a fully executed Agreement Providing for Grant of Conservation Easement in a form acceptable to the Township Solicitor prior to the release of the Plan for recording.
5. Applicant shall submit a copy of the required Highway Occupancy Permit as issued by the Pennsylvania Department of Transportation prior to the release of the Plan for recording.
6. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities, including a Stormwater Management Permit.
7. 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 MINOR SUBDIVISION PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**LANCASTER FARM SANCTUARY
M.J.T.P.C. File # 25-17-MSDP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on January 29, 2026, upon the approval of the Final Minor Subdivision Plan For Lancaster Farm Sanctuary (the “Plan”) prepared by Akens Engineering Associates, Inc., Drawing No. 727, dated November 28, 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