

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.: 26-04-FSDP	Date of Receipt/Filing: 06/11/2026
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 Subdivision and Land Development Plan for SM&B Enterprises LLC			
Plan No.: 5183-20		Plan Date: June 10, 2026	
Location: Fairview Road Mount Joy, PA			
Property Owner: SM&B Enterprises LLC			
Owner Address: 645 Donegal Springs Road Mount Joy, PA 17552			
Telephone No.: 717-492-8126			
E-mail: steve@smjohns.com			
Deed Reference: 20250047368		Tax Parcel No.: 461-12566-0-0000	
Plan Type: ☐ Sketch		☐ Preliminary	☒ Final
☐ Lot Line Change		☐ Minor Agricultural or Land Development	
Description: Subdivide existing property into 3 single family lots. Construct single family houses, driveways, sidewalks, private access drive, stormwater facilities, and other site improvements.			
Zoning District: Agricultural			
Is a zoning change necessary?		If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?		☒ Yes	If yes, attach ZHB decision.
Total Acreage: 18.472			
Name of applicant (if other than owner):			
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan: DC Gohn Associates			
Address: 32 Mount Joy Street Mount Joy, PA 17552			
Phone No.: 717-653-5308			
Person responsible for plan: Brian R. Cooley			
E-mail: bcooley@dcgothn.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.mtjoytwp.org

Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
Total #	3		Mixed Use		
Agricultural			Single Family Detached	3	
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		
Total Square Feet of Ground Floor Area (building footprint):			11,294		
Total Square Feet of Existing Structures (all floors):			0		
Total Square Feet of Proposed Structures (all floors):			11,294		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			0		
Linear feet of new street:			1,018		
Identify all street(s) not proposed for dedication:			All streets are private.		

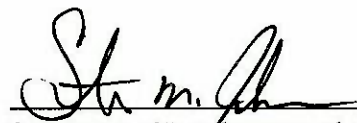
Type of water supply proposed:

☒	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

6-10-2026

Date



Surveyors - Engineers - Landscape Architects

July 29, 2026

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

SUBJECT: SM&B Enterprise, LLC
Fairview Road
Private Street Letter
DCG Project Number **5183-20**

Dear Mr. Mandia:

The purpose of this letter is to provide justification that the proposed private street, John Estate Lane, is not proposed as a thru street.

The street provides access to 3 single family detached lots with a single family detached house on each lot. The subject property is in the Agricultural zoning district. The agricultural district does not permit large scale residential developments since the zoning requirements limit the minimum and maximum lot size for single family, detached dwellings and contain provisions for maximum development rights. The adjacent property to the east is in the agricultural zoning district.

There was a Minor Subdivision Plan for Edward and Joy Sumpman, recorded as 2012-0024-J, which subdivided the existing subject property from the overall property. The plan indicated the subject property as Lot 2 and the remaining property as Lot 1. Lot 1 contains 98.55 acres and Lot 2 contains 18.42 acres. The Minor Subdivision Plan indicated that the minor subdivision counted toward one subdivision right of the four subdivision rights remaining with the parent tract of the land. All remaining subdivision rights are allocated to Lot 2. As a result of this project, there are no remaining subdivision rights. A zoning hearing board decision was granted which permitted the proposed subdivision.

The street is designed to accommodate vehicular traffic to the houses. The cul-de-sac is designed to street standards and accommodates vehicular movements. There are existing wetlands and steep slopes which create significant environmental and permitting challenges for the extension of the street.

A modification is being requested to permit the private street to exceed the maximum length of a permanent cul-de-sac is 600 feet in length. The cul-de-sac is 978.17 feet. As part of the modification request, the Township Solicitor, in the letter dated June 17, 2026, indicated conditions of approval for the request. The conditions include that the private street cannot be extended further to the east; that the private street may serve only the three dwelling units proposed by the Plan; and that the land cannot be further subdivided or additional dwelling units installed. These conditions have been added to the plans.

Sincerely,

D. C. GOHN ASSOCIATES, INC.

Brian R Cooley

Brian R. Cooley
Staff Landscape Architect

cc: SM&B Enterprise, LLC
Lancaster Civil
File



Surveyors - Engineers - Landscape Architects

July 29, 2026

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

SUBJECT: SM&B Enterprises, LLC
Preliminary/Final Subdivision and Land Development Plan Modification
Requests
DCG Project Number **5183-20**

Dear Mr. Mandia:

On behalf of SM&B Enterprises LLC, we request the following modifications from the Subdivision and Land Development Ordinance and Stormwater Management Ordinance.

Subdivision and Land Development Ordinance

1. Section 119-25 – Preliminary Review Process

We request relief from the requirement to provide a Preliminary Plan. The alternate is the submission of a Final Subdivision and Land Development Plan.

There is a zoning hearing board approved decision for zoning relief. The project meets all other zoning requirements. The site access is from Fairview Road. There is a private street which serves the 3 residential lots. The site will utilize public water and public sewer. The Township has allocated the 3 EDU's for water and sewer. Stormwater will be provided on site for rate and volume. The final plan contains all relevant information.

2. Section 119-52.J – Existing Street Improvements

We request relief from the requirement that the existing street shall be improved which includes pavement widening, curb and sidewalk. The request is to defer the improvements.

There was a previous deferred agreement for existing street improvements as part of the previous subdivision plan. The agreement is recorded as document 5982070. The request is to defer the existing street improvements along Fairview Road related to pavement widening, curb, and sidewalk.

Fairview Road contains a cartway width of approximately 25 feet. There is no curb or sidewalk along the property frontage on either side of the street or on the adjacent properties. The existing cartway width accommodates two way traffic which currently exists.

There is a road side swale that conveys stormwater along the property frontage to a drainage structure at the low point along Fairview Road. The installation of curbing would require drainage structures which will convey stormwater to the same area it currently drains to. There is a reduction in stormwater flow to Fairview Road because of this project.

There is no sidewalk along or adjacent to the property. The installation of sidewalk would not connect to any existing sidewalk network. There are no adjacent destinations which require a pedestrian connection. The properties in the area of zoned Agricultural and do not permit commercial development which would necessitate a pedestrian connection. The 3 single family houses do not generate any pedestrian traffic which would necessitate a pedestrian connection.

3. Section 119-52.K.(4) – Intersection Radius

We request relief from the requirement that the cartway edge at the intersection of Fairview Road shall be rounded with a radius of 35 feet. The proposed radius is 25 feet.

The proposed radius accommodates the anticipated traffic to the 3 single family houses. The street cartway width accommodates two way traffic. The PennDOT permit is required for the access to Fairview Road. PennDOT permits a 25 foot radius for this type of driveway connection. The fire department has reviewed and approved the plans for emergency access.

4. Section 119-52.M.(4) – Cul-De-Sac Length

We request relief from the requirement that the maximum length of a permanent cul-de-sac is 600 feet in length.

The proposed cul-de-sac is 978.17 feet in length measured from the centerline intersection with the thru street which is not a cul-de-sac to the center point of the turnaround. The cul-de-sac is located beyond the driveway access to the Lot 3. The cul-de-sac contains a 100 feet diameter right of way and an 80 feet diameter cartway which meets ordinance requirements. There is a snow easement at the end of the cul-de-sac. The 3 single family houses are situated at the top of the property which requires additional street length to provide access. The street is private and there are no plans to extend the street to provide further access to the adjacent properties. There are existing wetlands and steep slopes which create significant environmental and permitting challenges for the extension of the street.

5. Section 119-52.O – Street Lighting

We request relief from the requirement that streetlighting shall be provided along all new streets located within the designated growth area. There is no proposed street lighting for the street.

The street is private and is not offered for dedication. The proposed street terminates in a cul-de-sac and there are conditions of approval that the street will not be extended, nor will there be additional lots subdivided. The streetlights are not necessary for 3 single family lots.

6. Section Appendix No. 16 119-52.R.(6) – Street Standards - Crown

We request relief from the requirement that the proposed private street shall be constructed to the street standards set forth on Appendix No. 16 (119-52.R(6)). The Private Street Section construction detail does not show the required crown. The request is to provide a 2% cross slope.

The stormwater from the street sheet flows to the infiltration basin. There is an embankment which is planted with a low maintenance steep slope seed mix which will minimize erosion and aid in water quality prior to reaching the basin. The installation of a crown would require storm drainage structures for which stormwater would drain to the proposed basin. The street is private and is not offered for dedication.

7. Section 119-53.B.(1) – Sidewalks

We request relief from the requirement that sidewalks shall be provided along both sides of the proposed private street. There is no sidewalk proposed along either side of the street.

There is no sidewalk along or adjacent to the property. The installation of sidewalk would not connect to any existing sidewalk network. There are no adjacent destinations which require a pedestrian connection. The properties in the area are zoned Agricultural and do not permit commercial development which would necessitate a pedestrian connection. The 3 single family houses do not generate any pedestrian traffic which would necessitate a pedestrian connection. The proposed street terminates in a cul-de-sac and there are conditions of approval that the street will not be extended, nor will there be additional lots subdivided.

8. Section 119-53.C.(1) – Curb

We request relief from the requirement that curbing shall be provided along both sides of the proposed private street. There is no curbing proposed along either side of the street.

The stormwater from the street sheet flows to the infiltration basin. There is an embankment which is planted with a low maintenance steep slope seed mix which will minimize erosion and aid in water quality prior to reaching the basin.

9. Section 119-62 – Trails

We request relief from the requirement that the trail be installed along Fairview Road.

The official map shows a trail along Fairview Road. The request is to not install the trail or provide the pedestrian easement. There is no trail in the immediate vicinity or adjacent properties. The properties in the area zoned Agricultural and do not permit commercial development or large scale residential projects which would necessitate the trail.

Stormwater Management Ordinance

1. Section 113-31.J(1)&(2) – Surface Depression Location

We request relief from the requirement that stormwater management basins shall not be placed in, over, or immediately adjacent to closed depressions or located closer than 100 feet from the rim of closed depressions.

The surface feature as identified by the geologist is a surface depression. The surface depression is a minor, localized depression. The depression is not a sinkhole. The geologist recommends that the feature be evaluated by test pit prior to bulk earthwork to verify the subsurface conditions and determine whether any treatment is necessary. The closed depression does not impact the long term function of the infiltration basin as it is in an area of excavation during construction.

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

We request relief from the requirement that the maximum loading ratio for volume control facilities in karst areas shall be 3:1 impervious drainage area to infiltration area and 5:1 total drainage area to infiltration area. The request is to exceed the total drainage area to infiltration area.

Infiltration Basin 1 impervious drainage area loading ratio is 2.6:1 and the total drainage area loading ratio is 20.1:1. The infiltration basin is designed to infiltrate the net increase in the two year storm volume and detain stormwater rate for designs storms. The location of the infiltration basin is downstream of the proposed improvements and is designed to capture the new impervious and the disturbed area. The majority of the total drainage area consists of the open space, grass areas. The 2:1 slope in the interior of the basin maximizes the storage area of the infiltration basin which minimizes the loading ratios. The depth of the 2 year storm is 0.85 feet and the depth of the 100 year storm is 2.80 feet. There is amended soil which provides additional infiltration and water quality capacity. The infiltration rate is 0.89 inches per hour. The resultant dewatering time is 12 hours. There is an emergency spillway which provides an emergency overflow. Based on the maximized storage area of the basin, the infiltration rate, and the minimum dewatering time, the higher total loading ratio will not impact the design of the infiltration basin.

3. Section 113-37.A(1)(a)[2] – Side Slopes

We request relief from the requirement that the maximum interior side slope for aboveground storage facilities greater than 2' in depth is 3:1. The interior side slope is 2:1.

The 2:1 slope in the interior of the basin maximizes the storage area of the infiltration basin which minimizes the loading ratios. The location of the infiltration basin is downstream of the proposed improvements and is designed to capture the majority of the new impervious and the disturbed area. The side slopes are planted with a low maintenance steep slope grass seed mix which stabilizes the embankments, prevents erosion, and eliminates the need for weekly maintenance. The embankments will be compacted and stabilized during construction.

We respectfully request your consideration of the requested modifications.

Sincerely,

D. C. Gohn Associates, Inc.

Brian R. Cooley

Brian R. Cooley
Staff Landscape Architect

Cc: SM&B Enterprises LLC
Lancaster Civil
File

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OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER
FRANK A. NARDO, JR.

June 17, 2026

VIA EMAIL

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

Re: Final Subdivision and Land Development Plan for SM&B Enterprises, LLC
Our File No. 10221-1

Dear Matt:

I received a copy of the Final Subdivision and Land Development Plan for SM&B Enterprises, LLC (the "Plan") and supporting information submitted by D. C. Gohn Associates, Inc. The Plan proposes to subdivide a tract of land on the south side of Fairview Road containing approximately 17.5 acres located in the Agricultural District into three lots. The Zoning Hearing Board has granted variances to allow the creation of a 1.52 acre lot, 1.51 acre lot, and 14.24 acre lot. This letter will set forth comments on the Plan.

The Plan proposes that the three lots will be served by a private cul-de-sac street. SM&B Enterprises, LLC ("Landowner") has requested a waiver for the length of the private street. The requested waiver justification includes the existing wetlands and steep slope which would make further extension of the street difficult.

If the Planning Commission grants the waiver concerning the length of the private street, there should be several conditions on the waiver and on the Plan. The conditions would include that the private street cannot be extended further to the east; that the private street may serve only the three dwelling units proposed by the Plan; and that the land cannot be further subdivided or additional dwelling units installed. I acknowledge that the existing conditions of the Property make extension of the private street further east unlikely, but it is conceivable that a fourth dwelling unit could be located at the eastern end of the private street.

There are areas of wetlands on the eastern boundary, as well as a water course. Sheet 8 proposes the creation of a riparian buffer easement and a conservation easement. There should be an Agreement Providing for Grant of Conservation Easement which would include both the proposed conservation easement over the wetlands delineated on Sheet 8 and the riparian buffer easement which includes all of the wetlands.

There will have to be a Storm Water Management Agreement and Declaration of Easement for the Plan. The Plan proposes a substantial infiltration basin on Lot 1 between Fairview Road and the proposed street. There do not appear to be any storm water management facilities on the two smaller lots although there is some grading on 3 at its southeast corner. I assume that the owner of Lot 1 will be responsible to maintain the storm water management facilities. The Storm Water Management Agreement must contain all of the operations and maintenance requirements on Sheet 20 of the Plan.

I reviewed the website of the Office of the Recorder of Deeds. Landowner has not granted any mortgages against the land, so no Joinder by Mortgagee is required for the Agreement Providing for Grant of Conservation Easement or the Storm Water Management Agreement.

Storm Drainage Note 20 states that the infiltration basin is designed for 65,089 square feet of impervious area. The amount of impervious surface should be allocated among the three lots so that the Township will be able to determine compliance when permits are requested for the structures on each lot. This allocation can then be included in the Storm Water Management Agreement.

Fairview Road is a state highway under the jurisdiction of the Pennsylvania Department of Transportation ("PennDOT"). PennDOT must approve the installation of the private street and its intersection with Fairview Road. The Pennsylvania Municipalities Planning Code at Section 508(6) requires that a note be placed on any plan proposing access from a state highway indicating that approval of the plan is not a guarantee that PennDOT will grant the necessary highway occupancy permit. That note must be included on the Plan.

The name of the private street should be included on the Plan. The notes on Sheet 9 of the Plan indicate merely, "The proposed street is a private street." There must be some determination relating to the long-term maintenance of the private street. This can be through either a private street agreement assigning percentages of responsibility for maintenance costs as well as enforcement provisions. Alternately, the three lots could become a planned community with the planned community association being responsible for the private street. The private street agreement or declaration for a planned community must also expressly address snow removal and expressly state that the Township is not responsible to and will not perform winter weather maintenance. The preparation, approval of, and recording of such an agreement or a declaration should be a condition of Plan approval. The document should be provided for review and approval before it is finalized and recorded.

Matthew J. Mandia, Township Manager
June 17, 2026
Page 3

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

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(7)\260615\71

cc: Justin S. Evans, AICP, Assistant Zoning Officer (via email)
Patricia J. Bailey, Township Secretary, Assistant Zoning Officer (via email)
Cindy Gonzalez, Assistant Township Secretary (via email)
Benjamin S. Craddock, P.E. (via email)
Brian R. Cooley, Landscape Architect (via email)

August 20, 2026

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

Via email: matt@mtjoytp.org

Re: SM&B Enterprises LLC
Final Subdivision and Land Development Plan
Township Permit No. 26-04-FSDP
LCEC Project No: 25-241



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

Dear Mr. Mandia,

We have received a final subdivision and land development plan submission from D.C. Gohn & Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Comment response letter dated July 29, 2026
- Preliminary/Final Subdivision and Land Development Plan revised July 29, 2026
- Post Construction Stormwater Management Report revised July 29, 2026
- Erosion and Sediment Control Plan revised July 29, 2026
- Water and Sewer Feasibility Report revised July 29, 2026
- SWM Letter Report – Supplemental Letter dated August 3, 2026
- Private Street Justification Letter dated July 29, 2026
- Modification Letter dated July 29, 2026
- Modification Withdrawal Letter dated July 29, 2026
- Engineer's Opinion of Probable Cost dated July 29, 2026
- Legal Description Snow Easements dated July 23, 2026
- Mount Joy Borough Authority Review Letter (construction plans) dated June 1, 2026
- Mount Joy Borough Authority Review Letter (land development plans) dated June 26, 2026
- Mount Joy Borough Authority Capacity Request Review No. 1 Letter dated August 17, 2026
- Fire Department Approval Letter dated July 15, 2026
- MESA approval email dated August 3, 2026
- Access Easement Agreement undated

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

Zoning Ordinance

1. At a Zoning Hearing Board meeting on March 4, 2026, the Board granted the following:
 - a. Variance from 135-85.B(1) to permit creation of the new lots/single-family dwellings.
 - b. Variance from 135-85.C(2) to exceed the maximum lot area for single-family dwellings.
 - c. Variance from Section 135-86.A to exceed the maximum accessory height.
2. Site Note 26 on Sheet 9 of the plans shall be included in the deeds for each lot (135-85.B(6)).
3. 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

4. A preliminary plan is required (119-25). The applicant has requested a waiver of this requirement.
Waiver response: The applicant proposes to process this as a preliminary/final plan which includes both preliminary and final plan requirements. The public improvements are not scheduled to begin prior to plan recordation, therefore I have no objection to this modification.
5. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
6. The plan shall identify the parent tract and all prior subdivisions of the parent tract, including the recording reference of each prior plan for the parent tract (119-31.B(13)). The "Certificate" on the Cover Sheet shall include a deed reference to the parent tract as it existed on June 4, 1978.
7. The applicant shall supply proof that the highway occupancy permit (HOP) has been issued to permit a street intersection to be completed at the proposed location or certification from a professional engineer that consistent with the regulations of PennDOT a permit can be issued to permit a driveway to be completed at the proposed location (119-31.D(8)). Either a copy of the PennDOT HOP shall be provided prior to plan recording, or a certificate in accordance with Appendix No. 1 shall be added to the plan.
8. Certification shall be provided from the public water and sewer provider that capacity exists to accommodate the proposed development (119-32.A(2)(a)[3] & 119-32.A(2)(b)[4]). The Authority engineer has recommended approval of the request for three (3) water and sewer EDUs; however, the Authority has not yet acted upon this recommendation.
9. 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).
10. The applicant shall provide proof of notification to owners of existing AT&T right-of-way within the tract. A copy of such correspondence shall be provided to the Township. A note stating any condition regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan (119-35.E(2)(b)). The response letter indicates AT&T was contacted; however, proof of notification/correspondence was not provided in the submission.

11. Written notices from the police department that will serve as the primary responders for the land development shall be submitted indicating that the building layout is satisfactory and will not present any obstacles or other problems for police response to the land development (119-35.E.(2)(h)).
12. 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).
13. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
14. Financial security shall be provided in the amount of \$943,892.40 prior to final plan approval (119-41 & 113-60).
15. The submitted declaration for the proposed private street shall be in a form satisfactory to the Township and the Township Solicitor and recorded with the Lancaster County Recorder of Deeds as part of the final plan (119-52.B). The references to "access drive" and "driveway" in the declaration shall be corrected to reference a private street (e.g. John Estate Lane).
16. The frontage along Fairview 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, curbing, and sidewalk. The applicant has requested a waiver of this requirement.

Waiver response: The existing cartway width is approximately 25'. The required width for collector streets in the Designated Growth Area is 28'. An existing swale currently conveys stormwater along the property frontage and there is a reduction in stormwater flow to Fairview Road in post-development; therefore, curbing is not required for drainage purposes. There is no existing sidewalk on adjacent properties, which are agricultural in nature and minimal pedestrian traffic will be generated from the three proposed single-family dwellings. Based on these considerations, I have no objection to deferral of the frontage improvement requirements with the condition that a deferral agreement be executed in a form acceptable to the Township Solicitor.

17. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at the time of development, the developer shall deposit funds with the Township in the amount of 110% of the cost of improvements, or the applicant shall enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible (119-52.J(3)(d)). If the Township elects to defer the required improvements, the Township Solicitor should confirm whether the existing Road Improvements Agreement recorded at Document No. 5982070 is adequate or if a new agreement should be executed and recorded. All notes on the plans shall reflect the controlling deferral agreement.
18. The cartway edge at the intersection of Fairview Road (a collector street) shall be rounded with a radius of 35' (119-52.K(4)). The applicant has requested a waiver of this requirement.

Waiver response: The applicant proposes the cartway edge of the private street be rounded with a radius of 25'. A 25' radius accommodates the anticipated traffic to the single-family homes and the fire department reviewed and approved for plans for emergency access. In addition, a PennDOT permit is required for the proposed connection with Fairview Road, and a 25' radius is permitted by PennDOT for the type of

connection that is being proposed. Based on these considerations, I have no objections to a waiver of this requirement.

19. 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).
20. All permanent cul-de-sac streets shall have a maximum length of 600 feet (John Estate Lane) The applicant has requested a waiver of this requirement.

Waiver response: The proposed cul-de-sac street is approximately 980 feet in length. The cul-de-sac street is designed to Township standards (e.g. 24' wide cartway, 80' turnaround, etc.). The cul-de-sac street is the proposed access for three lots; a 600 foot length will not provide access to the third lot. The proposed cul-de-sac street will be privately owned and maintained, and shortening the street to meet the ordinance requirements will not provide benefits to the public. Based on these considerations, I have no objections to a waiver of this requirement.

21. Streetlighting shall be provided along all new streets located within the designated growth area (119-52.O). The applicant has requested a waiver of this requirement.

Waiver response: No streetlighting is proposed along the private street. The private street serves three residences, is not offered for dedication and terminates in a cul-de-sac. No further subdivision of the subject tract is permitted. Based on these considerations, I have no objections to a waiver of this requirement.

22. The proposed private street shall be constructed to the street standards set forth on Appendix No. 16 (119-52.R(6)). The Private Street Section construction detail on Sheet 17 does not show the required crown. The applicant has requested a waiver of this requirement.

Waiver response: As an alternative to installing storm drainage pipes and inlets along the street, the proposed drainage is proposed to sheet flow across the street and an embankment to the proposed infiltration basin. The embankment will be planted with a low maintenance steep slope seed mix that will minimize erosion and increase water quality. The proposed cul-de-sac street will be privately owned and maintained. Based on these considerations, I have no objections to a waiver of this requirement.

23. Sidewalks shall be provided along both sides of the proposed private street (119-53.B(1)). The applicant has requested a waiver of this requirement.

Waiver response: No sidewalk is proposed along either side of the proposed private street. The adjacent properties are agricultural in nature and do not necessitate a pedestrian connection. The sidewalk would not connect to an existing sidewalk network. The three proposed single-family dwellings generate minimal pedestrian traffic along the private street. Based on these considerations, I have no objections to a waiver of this requirement.

24. Curbing shall be provided along both sides of the proposed private street (119-53.C(1)). The applicant has requested a waiver of this requirement.

Waiver response: No curbing is proposed along either side of the proposed private street. Stormwater runoff from the street sheet flows directly to the infiltration basin. The steep slope downgradient of the proposed private street will be planted with steep slope seed mix which will minimize erosion. In addition, vehicular and pedestrian traffic will be minimal alongside the private street. Based on these considerations, I have no objections to a waiver of this requirement.

25. Requirements for the drainage easements shall be included in all deeds for lots which contain an easement. The applicant shall be responsible for completing a declaration of easement and stormwater management agreement in a form that is acceptable to the Township Solicitor (119-56.E).
26. The tree protection area must be clearly indicated on the plans. Trees to be saved shall be marked prior to construction with the edge of the protected area marked with a 48" high fence (119-59.H).
27. The Official Map shows a proposed trail along Fairview Road. The applicant is responsible for construction of this trail. A ten foot wide pedestrian easement shall be provided for the trail (119-62). The applicant has requested a waiver of this requirement.

Waiver response: There is not a trail in the immediate vicinity or adjacent properties which are zoned agricultural. Since the construction of the trail would not result in a usable improvement due to the short length and lack of connectivity to neighboring properties, I have no objection to the *deferral* of the trail improvements with the condition that a deferral agreement in a form acceptable to the Township Solicitor is executed and recorded.
28. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

Stormwater Management Ordinance

29. Evidence of NPDES and E&S permit approval by the Lancaster County Conservation District shall be provided (113-31.D, 113-45.B & 113-45.C).
30. The following erosion and sediment control items shall be addressed (113-31.E & 113-43.K):
 - a. There are numerous instances of overlapping/obscured text on the plans that shall be resolved.
 - b. The applicant shall confirm if the installation of Filtersoxx 6 is part of the Phase 1 construction sequence.
 - c. It appears additional erosion and sediment controls need to be installed downslope of the proposed Phase 1 earth disturbance. Filtersoxx 7 shall be extended downslope of the disturbed areas on the northern portion of the retaining wall.
 - d. The plans shall show the location of all proposed erosion control matting for Phases 1 and 2.
 - e. The 12" filtersoxx downslope of the topsoil stockpile described in the construction sequence shall be shown on the plans.
 - f. The installation of the roof leader piping shall be included in the construction sequence.
 - g. Design information (slope length, grade, design chart, etc.) shall be provided for the proposed compost filter sock.
 - h. Calculations shall be provided to show that the temporary slope pipe has sufficient capacity to convey the peak discharge from the design storm.
 - i. The top width (25') shown in the Sediment Basin w/ Permanent Structure and Sediment Basin Embankment And Spillway Details- Skimmer construction details are inconsistent with the embankment top width shown on the plans (6.9').
31. Stormwater management basins shall not be placed in, over, or immediately adjacent to closed depressions or located closer than 100 feet from the rim of closed depressions (113-31.J(1)&(2)). The location of surficial depression "SD-03" shall be shown on the plans

to confirm that this requirement has been met. The applicant has requested a modification of this requirement.

Modification response: The surficial depression "SD-03" is a minor, localized depression and is not classified as a sinkhole or closed depression. The geologist recommends that the feature be evaluated by test pit prior to bulk earthwork to verify the subsurface conditions. Based on these considerations, I have no objections to a modification of this requirement with the condition that the geologist recommendations for SD-03 are shown on the plans.

32. The stabilized infiltration rate is to be determined within the same soil horizon as the bottom of the infiltration facility (113-31.L(2)(a)). Infiltration tests TP-04 and TP-05 do not meet this requirement. The response letter indicates that the infiltration tests were performed within the same soil horizon as the bottom of the infiltration facility; however, the soil horizon elevations for both TP-04 and TP-05 infiltration tests (437.00 to 434.00) are located at a different elevation of the infiltration facility bottom (438.00).
33. Prior to construction, a tree protection zone shall be delineated. All trees scheduled to remain during construction shall be marked. No construction, storage of material, temporary parking, pollution of soil or regrading shall occur within the tree protection zone. A 48" high fence shall be placed along the tree protection boundary (113-31.N.(4)). A fence shall be provided along the existing treeline at the northwest portion of the property.
34. The Ordinance requires the loading ratio for the total drainage area to infiltration area to be less than 5:1 (113-32.A.(2)(c)). A total loading ratio of 20.1:1 is provided; a modification is being requested, however per Ordinance 312-2017 the Township Engineer can approve higher loading ratios.

Approval response: The loading ratio guideline is a recommendation intended to prevent infiltration of a substantial volume of water in a very small area, to limit excessive depth of water in infiltration facilities and to avoid lengthy dewatering/drawdown times. The proposed Infiltration Basin has been designed to capture a depth of 0.85 feet for the 2 year storm with a dewatering time of 12 hours, which will mitigate each of the risk factors described above. The geotechnical engineering report offers an opinion that the higher loading ratios are satisfactory given the dewatering times, the infiltration occurring through a portion of the embankment, the inlet filters for pre-treatment and the proposed loading ratios being typical for similar projects and geology. Given these considerations, I have no objection to the higher ratios.

35. The maximum interior side slope for aboveground storage facilities greater than 2' in depth is 3:1 (113-37.A(1)(a)[2]). The applicant has requested a modification of this requirement.

Waiver response: The proposed side slopes are 2:1 for the proposed infiltration facility. The side slopes are planted with a low maintenance steep slope seed mix which minimizes risk of erosion, stabilizes the embankments and eliminates the need for weekly maintenance. A 2:1 side slope decreases the loading ratios. Based on these considerations, I have no objections to a waiver of this requirement.

36. For Swale A, the side slopes shown in the Vegetated Channels detail are inconsistent with the proposed grading shown on the plans (113-43.J(5)).
37. The landowner shall execute the final documents prior to final plan approval (113-41.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,

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: Justin Evans, Township Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)
Cindy Gonzalez, Assistant Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Scott Kapcsos, MJBA Manager (via email)
Renee Addleman, Planner, LCPC (via email)
Steve Johns (via email)
Brian Cooley, RLA, DC Gohn (via email)
Todd Smeigh, PE, DC Gohn (via email)