



Hanover Engineering

1438 W. Main Street, Suite E • Ephrata, PA 17522-1364

Phone: 717.721.7444 • Fax: 717.721.7447 • HanoverEng.com

October 15, 2026

Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

RE: Revised Lot Line Change Plan
Waiver Requests
James W. and Donna J. Coble
570 and 612 Cassell Road
Elizabethtown, PA 17022
Mount Joy, Township, Lancaster Co.
HEA Project LLA-1205

Ladies and Gentlemen:

We hereby request the following waivers of the Mount Joy Subdivision and Land Development Ordinance. The waivers requested are related to the plan review comments noted in the Lancaster Civil review letter dated September 19, 2026, for the James W. and Donna J. Coble Lot Line Change Plan. This waiver request letter is to supersede any waiver or deferral requests as stated within the Hanover Engineering cover letter for the revised plan submission that was sent to the Township on October 5, 2026.

SALDO Section 119-35.E(3)(c) – Wetland Study.

Based on the PA DEP eMapPA website and the National Wetland Inventory website, no streams, bodies of water, or wetlands exist within the subject parcels. Additionally, based on the NRCS Soil Mapping website, the soils located within the parcels are noted as having conditions that are not conducive to wetland areas (non-hydric).

SALDO Section 119-52.J - Lot Frontage Improvements

The plan does not propose any improvements to the lots other than a lot line change.

SALDO Section 119-52.J - Lot Line Markers

Lot line markers specific to the establishment of the new property line and the Dedicated Right-of-Way Line that are shown on the plan to be “set”, have been set by Hanover Engineering on October 13 and October 16, 2026. The property corner markers for other properties that are not part of this plan, cannot ethically be set due to not performing a formal boundary study of the adjoining property.

Two (2) property corners located on an existing property line between the existing dwelling at 570 Cassell Road (Parcel No. 4608854200000) and the existing septic absorption field located on proposed Lot A, cannot be set due to existing site constraints within the woods (i.e. brush piles, rock, and debris). The majority of the lot corner markers and Dedicated Right-of-Way markers for

Mount Joy Township
James W. and Donna J. Coble

2

October 15, 2026

that property have either been found or set. If in the future a recreation of the lot's property boundary is required, an accurate property boundary is feasible based on the amount of physical markers that are now currently established for the property.

If you have any questions or require additional information, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING

A handwritten signature in black ink that reads "Erik R. Kaylor". The signature is written in a cursive style with a large, stylized 'E' and 'K'.

Erik R. Kaylor, CPESC, CSI, SLC
Project Manager

erk:rjw/aeH

S:\Projects\Private\Lanc-Leb Area\LLA-1205 Redcay Lot Line Adjustment Plan\Plan Submissions\Township\Submission 2\CoverLetter_20261005.doc

cc: Ben Craddock PE, Lancaster Civil (via email)
James and Donna Coble, Property Owners (via email)

WAIVERS:

AT A MEETING HELD ON _____ 2026 THE MOUNT JOY TOWNSHIP SUPERVISORS APPROVED OR DENIED THE FOLLOWING WAIVERS/DEFERMENTS OF THE MOUNT JOY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO).

WAIVERS:

SALDO SECTION 119-35.E(3)(c) - A WETLAND STUDY SHALL BE PROVIDED

JUSTIFICATION:

BASED ON THE PADEP eMapPA WEBSITE AND THE NATIONAL WETLAND INVENTORY WEBSITE, NO STREAMS, BODIES OF WATER, OR WETLANDS EXIST WITHIN THE SUBJECT PARCELS. ADDITIONALLY, BASED ON THE NRCS SOIL MAPPING WEBSITE, THE SOILS LOCATED WITHIN THE PARCELS ARE NOTED AS HAVING CONDITIONS THAT ARE NOT CONDUCTIVE TO WETLAND AREAS (NON-HYDRIC).

APPROVED/DENIED DATE: _____ 2026

SALDO SECTION 119-52.J AND SECTION 119-52.J(3)(a) - LOT FRONTAGE IMPROVEMENTS

JUSTIFICATION:

THE PLAN DOES NOT PROPOSE ANY IMPROVEMENTS TO THE LOTS OTHER THAN A LOT LINE CHANGE.

APPROVED/DENIED DATE: _____ 2026

SALDO SECTION 119-57.D - LOT LINE MARKERS

JUSTIFICATION:

LOT LINE MARKERS SPECIFIC TO THE ESTABLISHMENT OF THE NEW PROPERTY LINE AND THE DEDICATED RIGHT-OF-WAY LINE THAT ARE SHOWN ON THE PLAN TO BE "SET", HAVE BEEN SET BY HANOVER ENGINEERING ON OCTOBER 13 AND OCTOBER 16, 2026. THE PROPERTY CORNER MARKERS FOR OTHER PROPERTIES THAT ARE NOT PART OF THIS PLAN, CANNOT ETHICALLY BE SET DUE TO NOT PERFORMING A FORMAL BOUNDARY STUDY OF THE ADJOINING PROPERTY.

TWO (2) PROPERTY CORNERS LOCATED ON AN EXISTING PROPERTY LINE BETWEEN THE EXISTING DWELLING AT 570 CASSELL ROAD (PARCEL NO. 4608854200000) AND THE EXISTING SEPTIC ABSORPTION FIELD LOCATED ON LOT A, CANNOT BE SET DUE TO EXISTING SITE CONSTRAINTS IN THE WOODS (I.E. BRUSH PILES, ROCK, AND DEBRIS). THE MAJORITY OF THE LOT CORNER MARKERS AND DEDICATED RIGHT-OF-WAY MARKERS FOR THAT PARCEL HAVE EITHER BEEN FOUND OR SET. IF IN THE FUTURE A RECREATION OF THE LOT'S PROPERTY BOUNDARY IS REQUIRED, AN ACCURATE PROPERTY BOUNDARY IS FEASIBLE BASED ON THE AMOUNT OF PHYSICAL MARKERS THAT ARE NOW CURRENTLY ESTABLISHED FOR THE PROPERTY.

APPROVED/DENIED DATE: _____ 2026

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	LENGTH
L1	N79° 55' 38"W	8.57'
L2	N12° 10' 11"E	18.06'
L3	N12° 10' 11"E	117.55'
L4	N15° 42' 34"E	58.74'
L5	S79° 55' 38"E	8.50'

RIGHT-OF-WAY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	181.99'	2,016.50'	91.06'	N14° 45' 19"E	181.93'
C2	9.68'	1,016.50'	4.84'	N11° 53' 49"E	9.68'
C3	73.40'	1,016.50'	36.72'	N9° 33' 19"E	73.39'

LANCASTER COUNTY PLANNING CERTIFICATE FOR PLAN REVIEWED UNDER ARTICLE V SECTION 502(b) AND MEMORANDUM OF UNDERSTANDING BETWEEN LANCASTER COUNTY PLANNING AND MOUNT JOY TOWNSHIP

THIS PLAN, BEARING LCPC FILE NO. _____, REVIEWED BY THE LANCASTER COUNTY PLANNING DEPARTMENT THIS _____ DAY OF _____ 20____.

* SIGNATURES OF THE CHAIR OR THEIR DESIGNEES.

PLANNING COMMISSION PRELIMINARY PLAN APPROVAL CERTIFICATE

PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____ 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

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

CERTIFICATE OF OWNERSHIP, 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 _____ WHO, BEING DULY SWORN OR AFFIRMED ACCORDING TO LAW,

DEPOSES AND SAYS THAT HE/SHE IS THE _____ OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXPECTING THOSE AREAS LABELED NOT FOR DEDICATION) ARE HEREBY DEDICATED TO THE PUBLIC USE.

**

MY COMMISSION EXPIRES _____

* IDENTIFY OWNERSHIP OR EQUITABLE OWNERSHIP.
** SIGNATURE OF THE INDIVIDUAL.
*** SIGNATURE AND SEAL OF NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS.

SOURCE OF TITLE:

LANCASTER COUNTY RECORDER OF DEEDS
DONNA J. AND JAMES W. COBLE
INSTRUMENT #5382499
TAX PARCEL #4601160200000
DONNA J. AND JAMES W. COBLE
DEED BOOK C, VOLUME 59, PAGE 107
TAX PARCEL #4608854200000

LOT AREA TABULATION:

LANDS OF JAMES W. AND DONNA J COBLE
(BK. C VOL. 59 PG. 107)

EXISTING LOT AREA : 0.987 ACRES (GROSS)
PROPOSED LOT AREA (WITH LOT A): 2.000 ACRES (GROSS)
1.824 ACRES (LESS 25' RIGHT-OF-WAY)

LANDS OF JAMES W. AND DONNA J. COBLE (RESIDUAL)
(INST. #5382499)

EXISTING LOT AREA: 8.438 ACRES (GROSS)
PROPOSED LOT AREA (WITHOUT LOT A): 7.425 ACRES (GROSS)
7.398 ACRES (LESS 25' RIGHT-OF-WAY)

PROJECT SURVEYOR/PLAN PREPARER

HANOVER ENGINEERING ASSOCIATES
1438 EAST MAIN STREET, SUITE E
EPHRATA, PA 17522-1364
PHONE: (717) 721-7444

CERTIFICATE OF ACCURACY

I 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,

KERRY T. HAHN, PLS

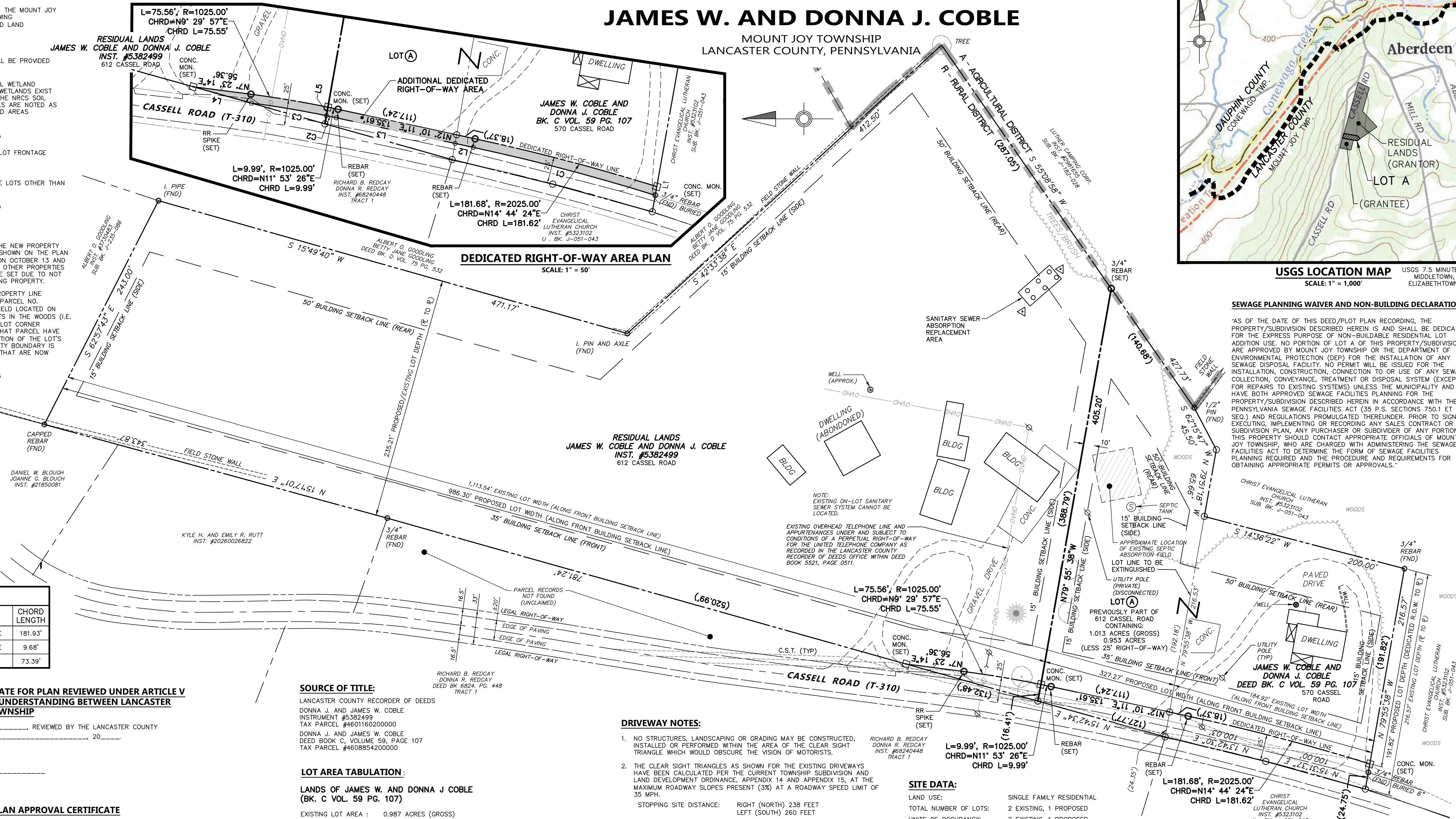
HANOVER ENGINEERING ASSOCIATES
1438 EAST MAIN STREET
EPHRATA, PA 17522
PHONE: (717) 721-7444

SEAL

LOT LINE CHANGE PLAN

JAMES W. AND DONNA J. COBLE

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA



DRIVEWAY NOTES:

- 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.
- THE CLEAR SIGHT TRIANGLES AS SHOWN FOR THE EXISTING DRIVEWAYS HAVE BEEN CALCULATED PER THE CURRENT TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, APPENDIX 14 AND APPENDIX 15, AT THE MAXIMUM ROADWAY SLOPES PRESENT (3%) AT A ROADWAY SPEED LIMIT OF 35 MPH.

STOPPING SITE DISTANCE: RIGHT (NORTH) 238 FEET
LEFT (SOUTH) 260 FEET

GENERAL NOTES:

- THE EXISTING PHYSICAL FEATURES AND BOUNDARY SHOWN ON THIS PLAN ARE BASED ON A FIELD SURVEY PERFORMED BY HANOVER ENGINEERING ON MAY 11, 2026, GOOGLE EARTH AERIAL IMAGERY, AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA). METES AND BOUNDS SHOWN REFLECT ADJUSTMENT TO HORIZONTAL DATUM FROM THE ORIGINAL DEED INFORMATION.
- HORIZONTAL DATUM IS PENNSYLVANIA NAD83, SOUTH ZONE.
- UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. THE LOCATIONS SHOWN ARE APPROXIMATE. HANOVER ENGINEERING DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. HANOVER ENGINEERING CLAIMS NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
- THE PROPOSED PROJECT INVOLVES A LOT LINE CHANGE TO LANDS NOW OR FORMERLY OF DONNA J. AND JAMES W. COBLE, INSTRUMENT #5382499, TO CONVEY A PARCEL OF LAND (LOT A) TO LANDS NOW OR FORMERLY OF DONNA J. AND JAMES W. COBLE, DEED BOOK C, VOLUME 59, PAGE 107. LOT A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
- THE EXISTING LOTS ARE SERVED BY ON-LOT WATER AND ON-LOT SEWER.
- THERE ARE NO PREVIOUS RECORDED PLANS OR RESTRICTIONS FOR THE SUBJECT PROPERTIES OTHER THAN THE EXISTING TELEPHONE LINE AND APPURTENANCES LOCATED ON THE RESIDUAL LANDS OF JAMES W. AND DONNA J. COBLE WHICH ARE UNDER AND SUBJECT TO CONDITIONS OF A PERPETUAL RIGHT-OF-WAY FOR THE UNITED TELEPHONE COMPANY AS RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS OFFICE WITHIN DEED BOOK 5521, PAGE 0511.
- A FORMAL WETLAND AND WATERWAY INVESTIGATION HAS NOT BEEN COMPLETED AS PART OF THIS LOT LINE CHANGE PLAN. BASED ON THE PADEP eMapPA WEBSITE AND THE NATIONAL WETLAND INVENTORY WEBSITE, NO STREAMS, BODIES OF WATER, AND WETLANDS EXIST WITHIN THE SUBJECT PARCELS. ADDITIONALLY, BASED ON THE NRCS SOIL MAPPING WEBSITE, THE SOILS LOCATED WITHIN THE PARCELS ARE NOTED AS HAVING CONDITIONS NOT CONDUCTIVE TO WETLAND AREAS (NON-HYDRIC).

SITE DATA:

LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL NUMBER OF LOTS: 2 EXISTING, 1 PROPOSED
UNITS OF OCCUPANCY: 2 EXISTING, 1 PROPOSED
EXISTING DENSITY: 570 CASSELL ROAD - 1.10 UNITS/ACRE
(EXCLUDE LEGAL R.O.W.)
612 CASSELL ROAD - 0.12 UNITS/ACRE
(RESIDUAL LANDS)
PROPOSED DENSITY: 570 CASSELL ROAD - 0.55 UNITS/ACRE
(EXCLUDE DEDICATED R.O.W.)
612 CASSELL ROAD - 0.14 UNITS/ACRE
(RESIDUAL LANDS)
EXISTING LOT COVERAGE: 570 CASSELL ROAD - 3.03%
(EXCLUDE LEGAL R.O.W.)
612 CASSELL ROAD - 2.04%
(RESIDUAL LANDS)
PROPOSED LOT COVERAGE: 570 CASSELL ROAD - 2.31%
(EXCLUDE DEDICATED R.O.W.)
612 CASSELL ROAD - 1.51%
(RESIDUAL LANDS)

ZONING DATA:

DISTRICT: R - RURAL DISTRICT

PRIMARY USE:

MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 150 FEET

FRONT YARD SETBACK:

SIDE YARD SETBACK:

REAR YARD SETBACK:

MINIMUM BUILDING COVERAGE:

MAXIMUM IMPERVIOUS COVERAGE:

MAXIMUM BUILDING HEIGHT:

REQUIRED PARKING:

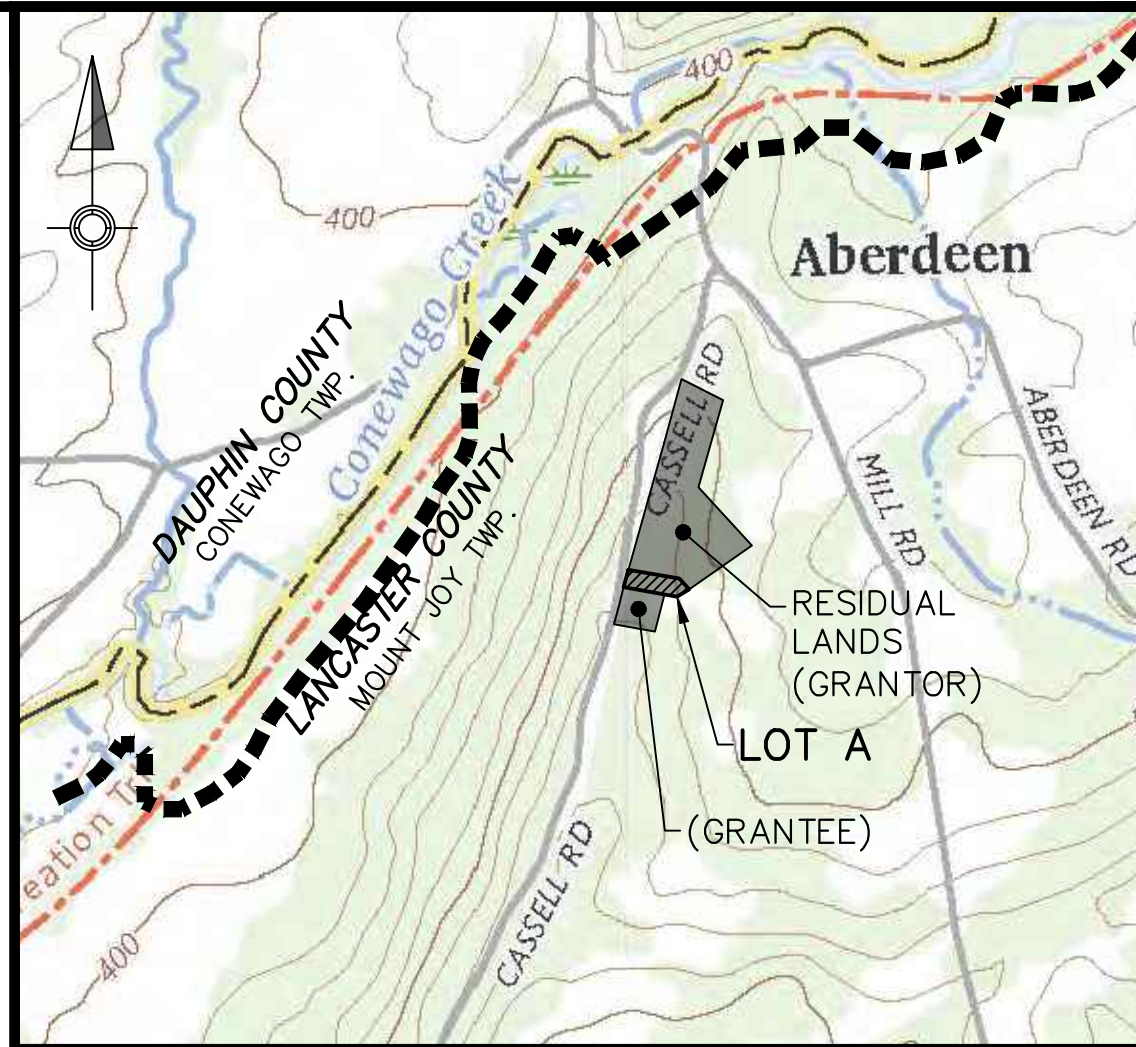
ACCESSORY USE:

MAXIMUM BUILDING HEIGHT:

FRONT YARD SETBACK:

SIDE YARD SETBACK:

REAR YARD SETBACK:



USGS LOCATION MAP
SCALE: 1" = 1,000'

SEWAGE PLANNING WAIVER AND NON-BUILDING DECLARATION

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

LOT LINE CHANGE PLAN

JAMES W. AND DONNA J. COBLE PROPERTY

MOUNT JOY TOWNSHIP
LANCASTER COUNTY
PENNSYLVANIA

PROPERTY OWNER/OWNER:
JAMES W. AND
DONNA J. COBLE
ELIZABETHTOWN, PA 17022
PHONE: (717) 525-0383

Lancaster-Lebanon Office
1438 W. Main Street, Suite E
Ephrata, PA 17522-1364

P: 717.721.7444
F: 717.721.7447

HanoverEng.com

October 20, 2026

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

Via email: matt@mtjoytp.org

Re: James W. and Donna J. Coble
Lot Line Change Plan
Township Permit No. 26-28-LLCP
LCEC Project No. 25-220



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

Dear Mr. Mandia:

We have received a lot line change plan submission from Hanover Engineering for the above-referenced project. The submission consisted of the following documents:

- Response letter dated October 5, 2026
- Waiver request letter dated October 15, 2026
- Lot Line Change Plan revised October 5, 2026
- Lot legal descriptions
- DEP submission confirmation dated August 28, 2026

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

Subdivision and Land Development Ordinance

1. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
2. A wetlands study shall be provided (119-35.E(3)(c)). The applicant has requested a waiver of this requirement.

Waiver response: This project only involves lot line revisions and does not include any development or construction of improvements. No wetlands are shown on the National Wetlands Inventory mapper and there are no hydric soils on site per the NRCS Soil mapper. There are also no streams on site. Based on these considerations, I have no objection to a waiver of this requirement.

3. All certificates shall be executed prior to final plan approval (119-36.D).
4. 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).

5. A copy of the deed with the perimeter description of the 570 Cassell Road lot shall be provided (119-35.E(4)(g)). Deed descriptions of the revised lots were provided; however, a copy of the proposed deed has not been submitted.
6. The frontage along Cassell Road (local street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. The existing cartway is shown as 20 feet wide; the required cartway width for a local street outside of the designated growth area is 20 feet with 2-foot paved shoulders (24 feet total) (119-52.J(3)(a)). The applicant has requested a waiver of this requirement.

Waiver response: The current plans propose only the relocation of lot lines; no improvements or development are proposed. Based on this consideration, I have no objection to a waiver of this requirement.

7. Lot line markers shall be set at the intersection of all other property lines and at all angles in the property line (119-57.D). There is one property line intersection and two existing corners where lot line markers are not proposed. The applicant has requested a waiver of this requirement.

Waiver response: Lot line markers cannot be properly set at the intersection of other property lines without performing a formal boundary survey of the adjoining properties. In addition, there are two property corners on the 570 Cassell Road lot that are inaccessible (e.g. debris, rock, and brush piles) and cannot be set. Sufficient property corners are marked or set so that the boundary can be accurately re-established in the future. Based on these considerations, I have no objection to a waiver of this requirement.

8. 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: Matt Peak, Township Community Development Officer (via email)
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)
Keith Hunnings, Township SEO (via email)
Renee Addleman, Planner, LCPC (via email)
James & Donna Coble (via email)
Erik Kaylor, Hanover Engineering (via email)



Memorandum of Understanding (MOU) Plan Review

Plan Name

James W. & Donna J. Coble

S/LD #

71-378-1

Project Description

To add 1.013 acres from Lot 1 to Lot 2, resulting in a 7.425-acre Lot 1 and a 2.00-acre Lot 2.

Gross Acreage

9.425

Date of Completed Application Receipt

2026-10-08

Date of Review**Municipality/Municipalities**

Mount Joy Township

Project Address(es)

570 Cassell Road, Elizabethtown PA 17022

Project Location/Direction and Distance

Along the eastern side of Cassell Road approximately 0.3 miles south of the Mill Road intersection

Parcel Account Number(s)

4608854200000; 4601160200000

Existing Zoning District(s)

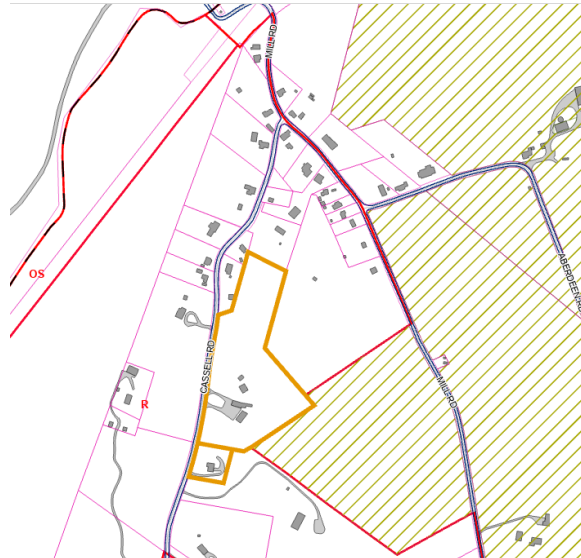
Mount Joy Township: Rural

Existing Land Use(s)

Residential

Designated Growth Area**places2040 Character Sector**

Natural Conservation; Agriculture
Conservation

**Owner Name**

James W. & Donna J. Coble

Applicant Name

Erik Kaylor

Consulting Firm

Hanover Engineering

LCPD's Regional Liaison

Renee Addleman

Comments Regarding Site Design

1. Revised deeds for the resultant lots should be recorded as part of this plan approval. Recording new deeds with perimeter legal descriptions may avoid possible confusion during future title research of the affected properties.



Memorandum of Understanding (MOU) Plan Review

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.

**PROPOSED MOTION FOR THE LOT LINE CHANGE PLAN
FOR JAMES W. & DONNA J. COBLE
M.J.T.P.C. File # 2026-08-LLCP**

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) §119-35.E(3)(c) – wetland study
- 2) §119-52.J – lot frontage improvements
- 3) §119-57.D – lot line markers

And having granted such waivers, grant approval of the Lot Line Change Plan for James W. and Donna J. Coble (the “Plan”) prepared by Hanover Engineering, Project No. LLA-1205, dated August 6, 2026, 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 October 20, 2026.
2. Written notice shall be provided from the DEP that approval of the sewage planning module has been granted or notice from the Department that such approval is not required.
3. Applicant shall record revised deeds that reflect the new lot descriptions within 30 days of the release of the subdivision plans for recording.
4. 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
LOT LINE CHANGE PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**JAMES W. & DONNA J. COBLE
M.J.T.P.C. File # 2026-08-LLCP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on October 26, 2026, upon the approval of the Lot Line Change Plan for James W. and Donna J. Coble (the "Plan") prepared by Hanover Engineering, Project No. LLA-1205, dated August 6, 2026. 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