PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN FOR **1376 CAMPUS ROAD**

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON ______ AS REQUIRED BY THE PENNSYLVAINE MUNICIPALITERS PLANNING CODE, ACT 247, OF 1958, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RUELS, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.



SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR

PRELIMINARY DESIGN REVIEW CERTIFICATE - WATER

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

PRELIMINARY DESIGN REVIEW CERTIFICATE - SEWER

THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY PRESENTLY HAS ADEQUATE CAPACITY IN THE EXISTING PUBLIC SANITARY SEWER SYSTEM TO CONVEY THE GALIONS PER DAY SANITARY SEWER FLOW FROM THIS PROPOSED DEVELOPMENT. THE FACILITIES TO BE CONSTRUCTED MUST MEET WITH THE APPROVAL OF THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY FORINEER AND SOLICITOR AND COMPLY WITH THE AUTHORITY'S RULES, REGULATIONS AND STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEM EXTENSIONS.

UTILITY DESIGN CERTIFICATION

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

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ELIZABETHTOWN REGIONAL SEWER AUTHORITY CERTIFICATE

DODEECTONAL SECONATION

BOARD CHAIRMAN'S SIGNATURE

ALTERNATE AUTHORIZED OFFICIAL'S SIGNATURE

BOARD CHAIRMAN'S SIGNATURE

ALTERNATE AUTHORIZED OFFICIAL'S SIGNATURE

SURVEYOR'S SIGNATURE

ENCINEEDIC CICNATURE

MAGES: ELIZABETHTOWN IDO

- THE ELIZABETHTOWN REGIONAL SEWER AUTHORITY HEREBY CERTIFIES THAT: (A) THIS PLAN HAS BEEN APPROVED FOR, OR RESERVED CAPACITY FOR: <u>489</u>
- THIS POWERAS BEEN AFROVED FOR OK RESERVED CAPACITEROK. 402 EQUIVALENT OWELLING UNITS; THE AUTHORITY ENGINEER HAS APPROVED THE PROPOSED DESIGN AND CONSTRUCTION; CONSTRUCTION; (C) A SEWER EXTENSION / DEVELOPMENT AGREEMENT HAS BEEN EXECUTED; AND (D) SUFFICIENT FINANCIAL SECURITY HAS BEEN RAVIDED TO THE AUTHORITY TO FULLY COVER THE COSTS FOR CAPACITY AND INSTALLATION OF THE PLANNED IMPROVEMENTS.
- , 20___.

ELIZABETHTOWN AREA WATER AUTHORITY CERTIFICATE

- HE ELIZABETHTOWN AREA WATER AUTHORITY HEREBY CERTIFIES THAT: (A) THIS PLAN HAS BEEN APPROVED FOR, OR RESERVED CAPACITY FOR: <u>489</u> EQUIVALENT DWELLING UNITS; (B) THE AUTHORITY ENGINEER HAS APPROVED THE PROPOSED DESIGN AND CONSTBUCTION:

- CONSTRUCTION; (C) A WATER EXTENSION / DEVELOPMENT AGREEMENT HAS BEEN EXECUTED; AND (D) SUFFICIENT FINANCIAL SECURITY HAS BEEN PROVIDED TO THE AUTHORITY TO FULLY COVER THE COSTS FOR CAPACITY AND INSTALLATION OF THE PLANNED IMDROVEMENTS

CERTIFICATE OF ACCURACY - SURVEY

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

CERTIFICATE OF ACCURACY - PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER INS SUBDIVISION AND LAND DEVELOPMENT

_	SIT	E / ZONING DAT	A	
	TOTAL SITE ACREAGE	128.50 AC. (GROSS) 127.53 AC. (NET)		
	EXISTING LAND USE: PROPOSED LAND USE:	AGRICULTURAL RESIDENTIAL		
	SEWER: WATER:	PUBLIC PUBLIC		
	PROPOSED SINGLE-FAMILY DETACHED: PROPOSED APARTMENT HOUSES: PROPOSED UNITS TOTAL: PROPOSED LOTS TOTAL:	209 UNITS 11 (280 UNITS) 489 UNITS 13 LOTS		
	SINGLE-FAMILY DENSITY: LOT 1 APARTMENT DENSITY: LOT 9 APARTMENT DENSITY:	2.37 DWELLING UNITS P 7.10 DWELLING UNITS P 7.08 DWELLING UNITS P	ER ACRE	
	ZONING:	R-2 MEDIUM-DENSITY R	ESIDENTIAL DISTRIC	T****
		REQUIRED	PROPOSED	
	LOT AREA: SINGLE-FAMILY DETACHED: APARTMENT HOUSES: LOT WIDTH:	8,500 SF MIN. *20,000 SF + 6,000 SF	> 8,500 SF > *20,000 SF + 6	,000 SF
	APARTMENT HOUSES: LOT DEPTH:	70 FT. MIN. 100 FT. MIN.	> 70 FT. > 100 FT.	
	SINGLE-FAMILY DETACHED: APARTMENT HOUSES: FRONT YARD:	100 FT. MIN. 100 FT. MIN.	> 100 FT. > 100 FT.	
	SINGLE-FAMILY DETACHED: APARTMENT HOUSES: ACCESSORY BUILDINGS:	20 FT. MIN. 25 FT. MIN. 35 FT. MIN.	20 FT. 25 FT. 35 FT.	
	REAR YARD: SINGLE-FAMILY DETACHED: APARTMENT HOUSES: ACCESSORY BUILDINGS:	20 FT. MIN. 35 FT. MIN. 6 FT. MIN.	20 FT. 35 FT. 6 FT.	
	SIDE YARD: SINGLE-FAMILY DETACHED:	8 FT. MIN.	8 FT.	
	APARTMENT HOUSES: ACCESSORY BUILDINGS: BUILDING HEIGHT: ACCESSORY BUILDINGS:	35 FT. MIN. 6 FT. MIN. **35 FT. MAX. 20 FT. MAX.	35 FT. 6 FT. < 35 FT. < 20 FT.	
	BUILDING COVERAGE:	REQUIRED 30% MAX	EXISTING 0.2%	PRO
	IMPERVIOUS COVERAGE:	35% MAX.	0.4%	<35
	PARKING:	TWO PARKING SPACES F	OR EACH DWELLING	UNIT W



- THE MINIMUM LOT AREA FOR APARTMENT HOUSES SHALL BE 20,000 SQUARE FEET FOR APARTMENT HOUSES CONTAINING THREE OR FEWER DWELLING UNITS, FOR EACH DWELLING UNIT IN EXCESS OF THREE, THE MINIMUM LOT SIZE SHALL BE INCAESED BY 4,000 SQUARE FEET FRE DWELLING UNIT. AN ADDITIONAL SIDE YARD SETBACK OF ONE FOOT SHALL BE PROVIDED FOR EVERY TWO-FOOT, OR FRACTION THEREOF, INCREASE IN HEIGHT ABOVE 33 FEET, BUILDINGS COVERAGE/STORWATER CALCULATIONS FOR LOTS 1, 9, MOITS 1, 9, MOITS 1, 9, MOITS 1, 19, MOIT 12 ASSUME THE AVXIMUM 30% BUILDING COVERAGE AND 35% INPERVIOUS COVERAGE. COVERAGE/STORMWATER CALCULATIONS FOR LOTS 2, 3, 6, 7, 8, 10, 11, AND 12 ASSUME THE AVXIMUM 30% BUILDING COVERAGE AND 35% INPERVIOUS COVERAGE. COVERAGE/STORMWATER CALCOLOGICAL OPEN SPACE. THE SUBJECT TRACT WAS REZONED FROM RURAL DISTRICT (R) TO MEDIUM DENSITY DESCRIPTION DISTRICT (R-2) ON OCTOBER 19TH 2020 PER ORDINANCE NO. 324-2020

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATE

AT A MEETING ON 20 , THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS TROJECT, AND ALL CONDITIONS HAVE BEEN MET, THIS FRIED WITH THE TOWNSHIP IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FIL NO. , BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 113, STORMWATER MANAGEMENT.

* SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

OWNER STORMWATER MANAGEMENT ACKNOWLEDGMENT

THE STORMWATER MANAGEMENT FACILITIES ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY THE

-----STORMWATER MANAGEMENT PLAN CERTIFICATION

OWNERS' SIGNATURE

_, 20___.

, 20____

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAFTER 119, SUBDIVISION AND LAND DEVELOPMENT, AND CHAFTER 113, STORWWATER MANAGEMENT.

OWNER OF RECORD	
1376 CAMPUS ROAD ASSOCIATES, LLC	
ONE TOWER BRIDGE	
100 FRONT STREET, SUITE 560	
WEST CONSHOHOCKEN, PA 19428	

SOURCE OF TITLE

LANCASTER COUNTY CODE

DISTRICT 460 SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

RETTEW ASSOCIATES, INC. 3020 COLUMBIA AVENUE LANCASTER, PA 17603 (800)-738-8395 DATE: 01-13-21 DWG NO.: 111902012

WETLANDS DELINEATION PROVIDED BY:

VORTEX ENVIRONMENTAL, INC. 2819-I WILLOW STREET PIKE NORTH WILLOW STREET, PA 17584 (777)509-3934 DATE: 05-21-21 GEOLOGIC INFORMATION LANCASTER COUNTY, PA PARCEL ID: 4607260800000 DEED REF: 6776199 1376 CAMPUS ROAD, ELIZABETHTOWN, PA 17022

GEOLOGY STUDY PROVIDED BY:

ECS MID-ATLANTIC LLC 56 GRUMBACHER ROAD, SUITE D YORK, PA 17406 (717) 767-4788 DATE: 11-04-21 JOB NO.: 18:5291

WETLANDS INFORMATION

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY: TRAFHC STUDY PROVIDED BY: TRANSPORTATION RESOURCE GROUP, INC. 204 NORTH GEORGE STREET, SUITE 260 YORK, PA 17401 (717) 846-4660 DATE: JUNE 2021 LAST REVISED: DECEMBER 3, 2021 PROJECT NO.: 228.024.18

PRIOR PLANS OF RECORD AND STORMWATER

MANAGEMENT AGREEMENTS OR SUBDIVISION PLAN FOR 1376 CA PREPARED BY RGS ASSOCIATES DATED 12/02/23; REVISED 03/20/24

FINAL PLAN OF LOTS FOR RAYMOND H. AND ELIZABETH MYER PREPARED BY CLIFFORD L. ROMIG DATEO 11/06/80 J-122-97

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE REFERENCED PLANS ARE THE ONLY PRIOR RECORDED PLANS FOR THE SUBJECT TRACT AND THAT IND NOTES AND/OR RESTRICTIONS ON SUCH AFFECT THE CURRENT POVELOPMENT, I AM ALSO NOT AWARE OF ANY STORMWATER MANAGEMENT AGREEMENTS ASSOCIATED WITH THE SUBJECT PROPERTY.

REQUESTED MODIFICATIONS

- THE FOLLOWING WAIVERS OF THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE REQUESTED:
- 1. SECTION 119-25.L(4)(C) PHASING ACTION: APPROVED DATE: 6/27/2022
- 2. SECTION 119-31.A(1) PLAN SCALE ACTION: <u>APPROVED</u> DATE: <u>6/27/2022</u>
- 3. SECTION 119-53.B(1) SIDEWALK ALONG BOTH SIDES OF AN ACCESS DRIVE ACTION: <u>APPROVED</u> DATE: 6/27/2022
- 4. SECTION 119-53.B(10) GRASS PLANTING STRIP ACTION: <u>APPROVED</u> DATE: 6/27/2022
- 5. SECTION 119-54-D(3) LOT WIDTH ACTION: <u>APPROVED</u> DATE: 6/27/2022
- 6. SECTION 119-56.D UTILITY EASEMENT WIDTH ACTION: APPROVED DATE: 6/27/2022
- 7. SECTION 119-56.E STORMWATER EASEMENT WIDTH ACTION: <u>APPROVED</u> DATE: <u>6/27/2022</u>
- 8. SECTION 119-57.D LOT LINE MARKERS ACTION: <u>APPROVED</u> DATE: 9/26/2022
- ACTION: <u>APPROVED</u> DATE: <u>9/26/2022</u> 9. SECTION: <u>113-23</u> INPROVEMENT CONSTRUCTION PLANS ACTION: <u>APPROVED</u> DATE: <u>3/25/2024</u> 1. DEVELOPER RECORDS THE FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR 1.376 CAMPUS RGAD-FNASE I OR, <u>1F</u> DIVISEON AND LAND DEVELOPMENT PLAN FOR <u>1376</u> CAMPUS RGAD-FNASE I OR, <u>1F</u> DIVISEON FINAL SUBDIVISION AND LAND DEVELOPMENT FLAN FOR <u>1376</u> CAMPUS RGAD PHASE-1A. 2. THE IMPROVEMENTS TO BE MADE OUTSIDE OF THE FNASE I OR. <u>1F</u> BIVIDED, <u>THE</u> FINAL SUBDIVISION AND LAND DEVELOPMENT FLAN FOR <u>1376</u> CAMPUS RGAD-FHASE I AS APPLICABLE, SHALL BE UNITED TO GRADNE IN ACCOMBANCE WITH THE APPROVED NPBS FERMIT AND THE REFREENCED EROSION AND SEDIMENTATION CONTROL PLAN DEAVINGS DATED DECEMBER <u>13</u>, 2021, AS REVISED AND THE FOST-CONSTRUCTION STORMWATER MANAGEMENT (CSM) PLAN DATED DECEMBER <u>14</u>, 2021, <u>AS REVISED</u> SAME MANKER AS THE TOXIMISH PEKINDER INSPECTS THE IMPROVEMENTS ON A RECORDED SUBDIVISION AND LAND DEVELOPMENT FLAN. SUBDIVENTION AND ARRINGER AS THE TOXIMISH PEKINDER INSPECTS THE IMPROVEMENTS ON A RECORDED SUBDIVISION AND LAND DEVELOPMENT FLAN.

THE FOLLOWING WAIVERS OF THE MOUNT JOY TOWNSHIP STORMWATER MAN. ORDINANCE WERE REQUESTED:

- 1. SECTION 113-32.A(1)(C) LOADING RATIOS ACTION: <u>APPROVED</u> DATE: 6/27/2022
- 2. SECTION 113-42.D PLAN SCALE ACTION: <u>APPROVED</u> DATE: <u>6/27/2022</u>
- 3. SECTION 113.31.L(1) LIMITING ZONE ACTION: <u>APPROVED</u> DATE: 9/26/2022
- 4. 113-31.L(2)(a) INFILTRATION ACTION: <u>APPROVED</u> DATE: <u>9/26/2022</u>
- 5. 113-34.F MINIMUM FLOOR ELEVATIONS ACTION: <u>APPROVED</u> DATE: 9/26/2022
- 6. 113-37.C(4)(D)[2] CURBED STREET INLET TOPS ACTION: <u>APPROVED</u> DATE: 9/26/2022

DATE

CERTIFICATION OF CARBONATE GEOLOGY

I, _____, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT BASIN(S) IS/IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

GEOLOGIST'S SIGNATURE



LOCATION MAP SCALE: 1" = 2000'

REQUESTED VARIANCES

THE FOLLOWING VARIANCES OF THE MOUNT JOY TOW ORDINANCE WERE REQUESTED:

1. SECTION 135-105(B) - MINIMUM LOT AREA ACTION: <u>GRANTED</u> DATE: <u>10/04/2023</u>

SECTION 135-105(C) - MINIMUM LOT WIDTH ACTION: GRANTED DATE: 10/04/2023

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR CAMPUS ROAD - ROADWAY EXTENSION (ELIZABETHTOWN BOROUGH) RGS ASSOCIATES

SHEETS LD1 OF LD8 DATED: 5/20/2022 LAST REVISED: 3/26/2024

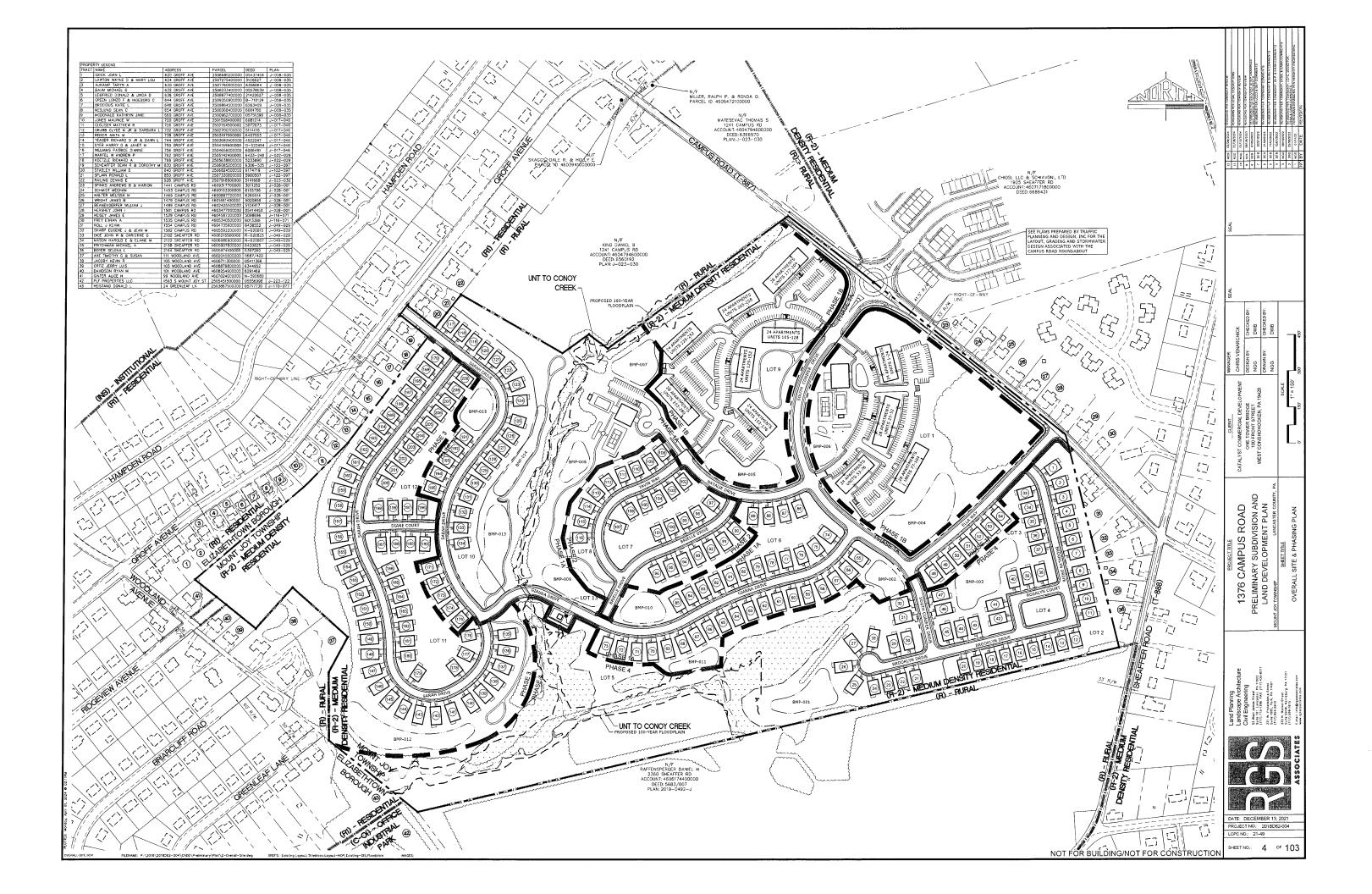
LIGHTING PLAN INDEPENDENCE LIGHTING

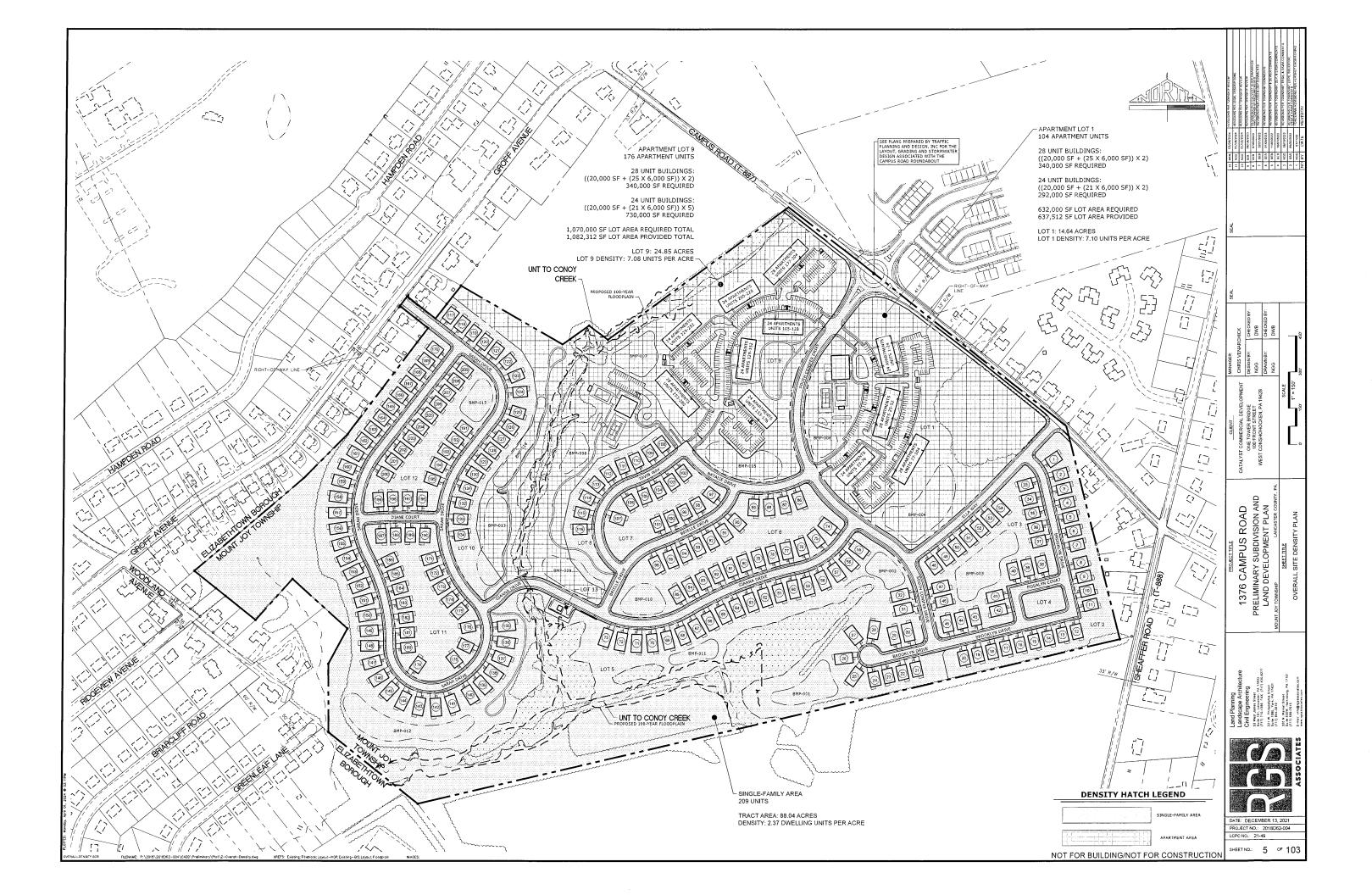
SHEETS 1 OF 21 DATED: 9/26/2023 LAST REVISED: 3/26/2024

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EXISTING FE	ATURES
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ø	UTILITY POLE
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April 17, 2024

Justin Evans Township Community Development Director/Zoning Office Mount Joy Township 8853 Elizabethtown Road Elizabethtown, PA 17022

Via email: Justin@mtjoytwp.org

Re: 1376 Campus Road Preliminary Subdivision and Land Development Plan Township Permit No. 21-17-PLDP LCEC Project No: 25-100



Dear Mr. Evans,

We have received a preliminary subdivision and land development plan submission from RGS Associates Inc. for the above-referenced project. The submission consisted of the following documents:

- Comment response letter dated March 28, 2024
- Preliminary Subdivision and Land Development Plan revised March 28, 2024
- Opinion of Probable Cost (Park and Rec Fee Reductions) dated March 13, 2024
- Lighting Plans revised March 26, 2024

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

Subdivision and Land Development Ordinance

- 1. All certificates shall be executed prior to preliminary plan approval (119-34.E(1)).
- 2. The applicant shall continue to coordinate the roundabout design with the Township's traffic engineer and update the plans as necessary (119-52.K).
- At their December 19, 2022, meeting, the Board of Supervisors approved a reduction of \$157,500.00 in the park and recreation fee-in-lieu of dedication; however, the total reduction shown on Sheet 2 of the plans in the Park & Recreation Notes and on the OPC dated March 13, 2024 is \$187,750.00 (119-61). This new total reduction amount shall be approved by the Board of Supervisors.
- 4. Recreational areas and facilities shall be provided (119-61). The minimum lot area which shall be dedicated is 26.406 acres (489 dwelling units x 0.054 acre per dwelling unit). The applicant has indicated the intent to provide a fee in lieu of dedicating park and open space. This fee (less the approved reduction) shall be computed and paid prior to approval of the final plan.

Traffic

5. The proposed development is located within the Transportation Service Area established for the Mount Joy Township Traffic Impact Fee Ordinance. Therefore, the development shall be assessed a traffic impact fee based on the number of new P.M. peak hour trips generated by the development. Based on the PM Peak Hour trips estimated in the Traffic Impact Study supplemental letter dated December 3, 2021 from TRG, Inc., the calculation of this fee would be as follows:

325 new P.M. peak hour trips x \$1,766/new P.M. peak hour trip = \$573,950.00

The impact fee is payable at the time of building permit issuance.

If you should have any questions or need additional information, please do not hesitate to contact me at <u>bencraddock@lancastercivil.com</u> or via telephone at 717-799-8599.

Sincerely,

Bayjamin S haddack

Benjamin S. Craddock, PE, President LANCASTER CIVIL

 cc: Patricia Bailey, Township Secretary (via email) Josele Cleary, Esquire, Township Solicitor (via email) Renee Addleman, Planner, LCPC (via email) Christopher Lincoln, PE Traffic Planning & Design (via email) Chris Venarchik, RLA, RGS Associates Inc. (via email) Andy Miller, PE, Catalyst Commercial Development, LLC (via email)

PROPOSED MOTION FOR THE PRELIMINARY SUBDIVISION AND LAND DEVELOMENT PLAN FOR 1376 CAMPUS ROAD M.J.T.P.C. File # 21-17-FLDP

I move that the Township Planning Commission grant approval of the Preliminary Subdivision and Land Development Plan for 1376 Campus Road (the "Plan") prepared by RGS Associates, Drawing No. 2018D62-004, dated December 13, 2021, 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 April 17, 2024.
- 2. 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 PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP FOR

1376 CAMPUS ROAD M.J.T.P.C. File # 21-17-FLDP

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on April 22, 2024, upon the approval of the PRELIMINARY SUBDIVISION AND LAND DEVELOMENT PLAN for 1376 CAMPUS ROAD, prepared by RGS Associates, Drawing No. 2018D62-004, dated December 13, 2021. 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: _	
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Signature

Printed Name

Title