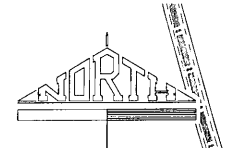
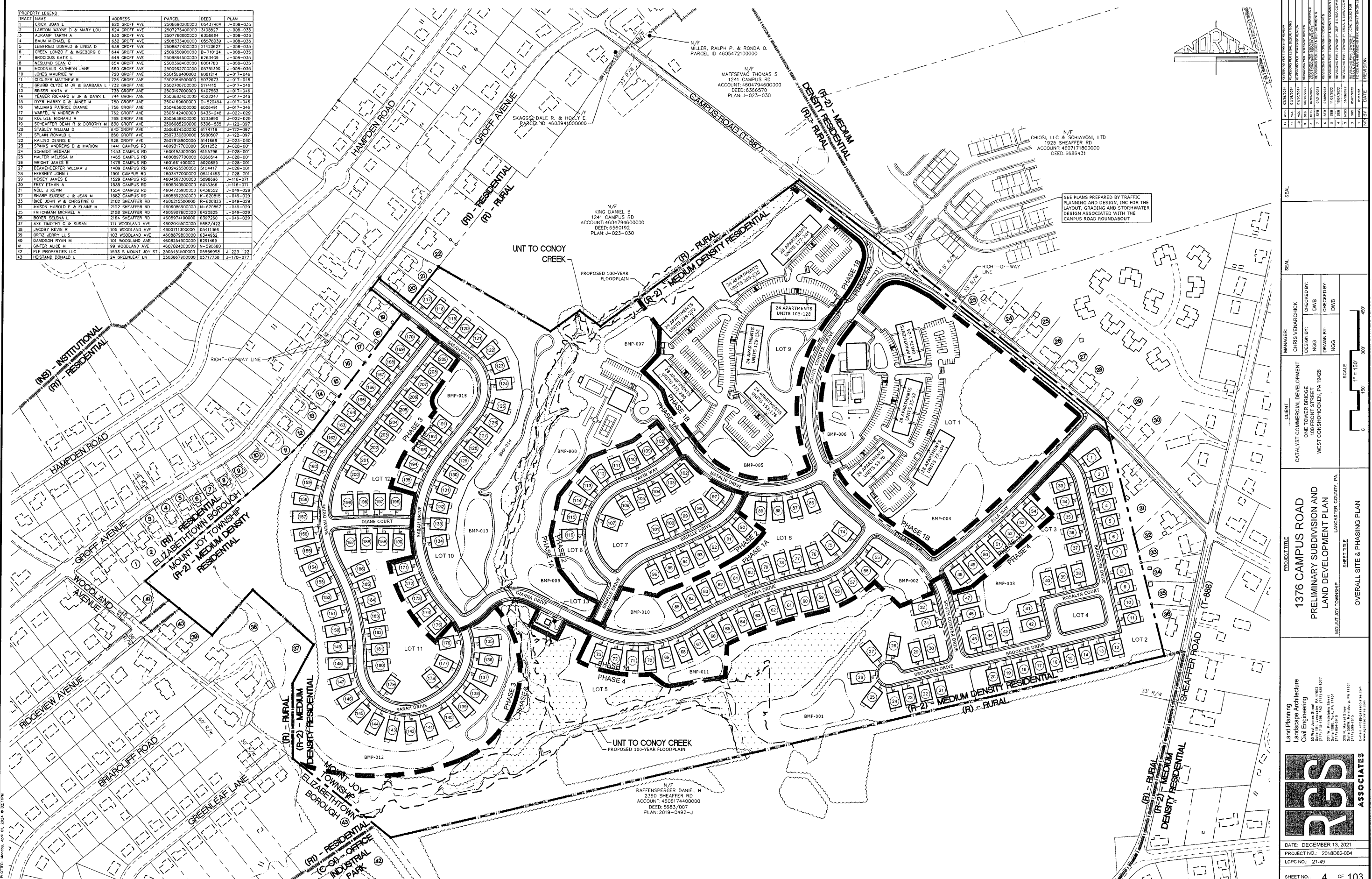


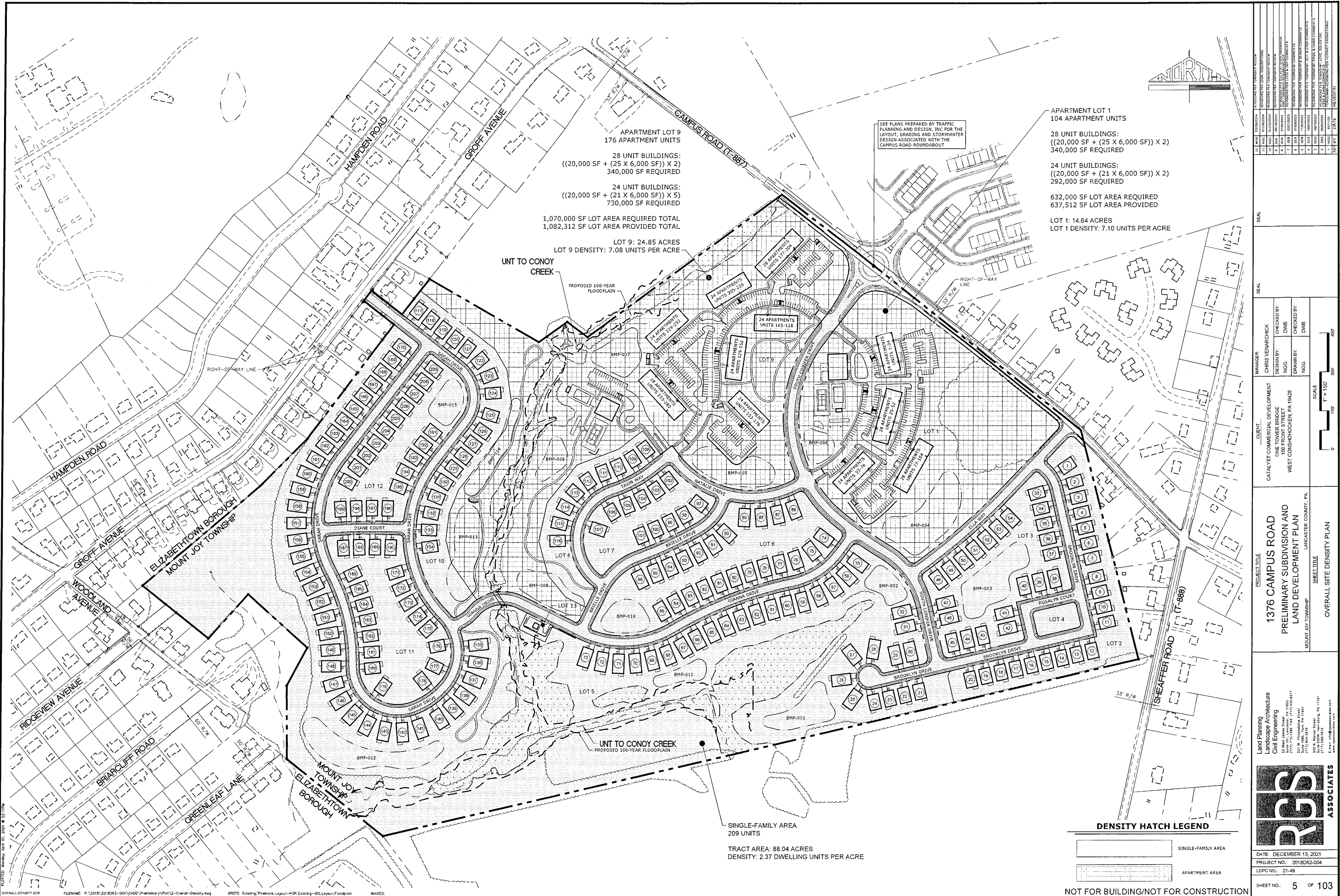
TRACT NAME	ADDRESS	PARCEL	DEED	PLAN
1 CRICK JOAN L	620 GROFF AVE	250688200000	05437404	J-008-035
2 LAWTON WAYNE D & MARY LOU	624 GROFF AVE	250775400000	3108527	J-008-035
3 ALKAMP TARYN A	630 GROFF AVE	250776000000	6356644	J-008-035
4 BAUM MICHAEL G	632 GROFF AVE	2506333400000	05578039	J-008-035
5 LEFRIED DONALD & LINDA D	638 GROFF AVE	2508877400000	21420227	J-008-035
6 GREEN LONCE F & INZELBORG C	644 GROFF AVE	2509352000000	8-710724	J-008-035
7 BROCKUS KATE L	648 GROFF AVE	2509845000000	8263409	J-008-035
8 NESLUND SEAN C	654 GROFF AVE	2500368400000	6001780	J-008-035
9 McDONALD KATHRYN JANE	660 GROFF AVE	2500962700000	05791390	J-008-035
10 JONES WALLACE W	670 GROFF AVE	2501584000000	6081733	J-017-048
11 GLOUSER MATTHEW R	726 GROFF AVE	2501645000000	5072673	J-017-048
12 GRUBB CLYDE W JR & BARBARA	732 GROFF AVE	2502707000000	5114115	J-017-048
13 REISER ANITA M	738 GROFF AVE	2503397000000	4407553	J-017-048
14 YEAGER RICHARD B JR & DAWN	744 GROFF AVE	2503683400000	4522247	J-017-048
15 DYER HARRY G & JANET M	750 GROFF AVE	2504186000000	0-520484	J-017-048
16 WILLIAMS PATRICE DIANNE	756 GROFF AVE	2504656000000	6006491	J-017-048
17 WITTEL W ANDREW P	762 GROFF AVE	2505142400000	6433348	J-022-029
18 KOZYLE RICHARD A	768 GROFF AVE	2505638800000	5233890	J-022-029
19 SCHEFFER DEAN R & DOROTHY M	830 GROFF AVE	2506882000000	6306-535	J-122-097
20 STABLEY WILLIAM E	840 GROFF AVE	2506824200000	8714719	J-122-097
21 SPLAIN RONALD L	850 GROFF AVE	2507335800000	5680507	J-122-097
22 RAILING DENNIS E	928 GROFF AVE	2507918800000	5141668	J-023-030
23 SPIRIS ANDREWS B & MARION	1441 CAMPUS RD	4609317700000	3017252	J-028-001
24 SCHWY MELISSA M	1453 CAMPUS RD	4609183300000	4152756	J-028-001
25 HALTER MELISSA M	1465 CAMPUS RD	4608897700000	6260514	J-028-001
26 WRIGHT JAMES B	1479 CAMPUS RD	4601667400000	5020859	J-028-001
27 REAMENDECKER WILLIAM J	1489 CAMPUS RD	4602425500000	5104411	J-028-001
28 HERSHEY JOHN I	1501 CAMPUS RD	4603477000000	05414453	J-028-001
29 HESLEY JAMES E	1529 CAMPUS RD	4604567300000	5098896	J-116-071
30 FRET ERIK A	1535 CAMPUS RD	4605340500000	6071356	J-116-071
31 NOLL J KEVIN	1554 CAMPUS RD	4604735900000	6438552	J-049-029
32 SHARP EUGENE J & JEAN M	1582 CAMPUS RD	4605592200000	K-620815	J-049-029
33 ONCE JOHN W & CHRISTINE G	2102 SHEAFFER RD	4608254900000	R-520823	J-049-029
34 WATSON HAROLD R & ELIZABETH M	2122 SHEAFFER RD	4606869800000	14-320807	J-049-029
35 FRIEDMAN MICHAEL A	2158 SHEAFFER RD	4605907800000	6420825	J-049-029
36 BOYER SELVIA L	2164 SHEAFFER RD	4605974100000	6397260	J-049-029
37 ABE TIMOTHY G & SUSAN	1111 WOODLAND AVE	4606455000000	5687422	J-049-029
38 JACOBY KEVIN R	105 WOODLAND AVE	4600713000000	05411368	J-049-029
39 ORTIZ JERRY LUIS	103 WOODLAND AVE	4608878800000	6344952	J-049-029
40 DAVIDSON RYAN M	101 WOODLAND AVE	4608254900000	6291469	J-049-029
41 CENTER ALICE M & ELIZABETH M	97 WOODLAND AVE	4607040500000	14-320807	J-049-029
42 PLF PROPERTIES LLC	1593 S MOUNT JOY ST	2505415000000	05556998	J-223-122
43 HESTAND DONALD L	24 GREENLEAF LN	2503867900000	05717730	J-170-077



SEE PLANS PREPARED BY TRAFFIC PLANNING AND DESIGN, INC FOR THE LAYOUT, GRADING AND STORMWATER DESIGN ASSOCIATED WITH THE CAMPUS ROAD ROUNDABOUT

<p>DATE: DECEMBER 13, 2021 PROJECT NO.: 2018D52-004 LCPC NO.: 21-49 SHEET NO.: 4 OF 103</p>	<p>MANAGER: CHRIS VENARCHICK DESIGN BY: DVB CHECKED BY: NGG DRAWN BY: NGG</p>	<p>CLIENT: CATALYST COMMERCIAL DEVELOPMENT ONE TOWER BRIDGE 100 FRONT STREET WEST CONSHOHOCKEN, PA 19388</p>	<p>PROJECT TITLE: 1376 CAMPUS ROAD PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA</p>	<p>OVERALL SITE & PHASING PLAN</p>
<p>LAND PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING 50 WEST JONES STREET WEST CONSHOHOCKEN, PA 19388 (717) 752-1988 FAX: (717) 752-8277</p>	<p>223 W. Philadelphia Street WEST CONSHOHOCKEN, PA 19388 (717) 844-3434 FAX: (717) 844-3435</p>	<p>202 N. Market Street WEST CONSHOHOCKEN, PA 19388 (717) 356-1000 FAX: (717) 356-1001</p>	<p>REG ASSOCIATES</p>	<p>SCALE: 1" = 150'</p>

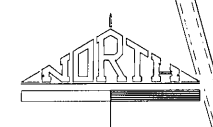
NOT FOR BUILDING/NOT FOR CONSTRUCTION



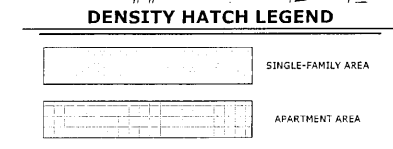
APARTMENT LOT 9
 176 APARTMENT UNITS
 28 UNIT BUILDINGS:
 ((20,000 SF + (25 X 6,000 SF)) X 2)
 340,000 SF REQUIRED
 24 UNIT BUILDINGS:
 ((20,000 SF + (21 X 6,000 SF)) X 5)
 730,000 SF REQUIRED
 1,070,000 SF LOT AREA REQUIRED TOTAL
 1,082,312 SF LOT AREA PROVIDED TOTAL
 LOT 9: 24.85 ACRES
 LOT 9 DENSITY: 7.08 UNITS PER ACRE

APARTMENT LOT 1
 104 APARTMENT UNITS
 28 UNIT BUILDINGS:
 ((20,000 SF + (25 X 6,000 SF)) X 2)
 340,000 SF REQUIRED
 24 UNIT BUILDINGS:
 ((20,000 SF + (21 X 6,000 SF)) X 2)
 292,000 SF REQUIRED
 632,000 SF LOT AREA REQUIRED
 637,512 SF LOT AREA PROVIDED
 LOT 1: 14.64 ACRES
 LOT 1 DENSITY: 7.10 UNITS PER ACRE

SEE PLANS PREPARED BY TRAFFIC PLANNING AND DESIGN, INC FOR THE LAYOUT, GRADING AND STORMWATER DESIGN ASSOCIATED WITH THE CAMPUS ROAD ROUNDABOUT



PROJECT TITLE 1376 CAMPUS ROAD PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN MOUNT JOY TOWNSHIP	CLIENT CATALYST COMMERCIAL DEVELOPMENT 1005 FRONT STREET WEST CONSHOHOCKEN, PA 19388	MANAGER CHRIS VEWARCHICK DESIGN BY NGG DRAWN BY NGG CHECKED BY DWB	SHEET TITLE OVERALL SITE DENSITY PLAN
Land Planning Landscape Architecture Civil Engineering 53 West Jones Street Suite 101, Lancaster, PA 17603 717-399-9999 231 W Philadelphia Street Suite 100A, York, PA 17401 317-333-3333 328 N Market Street Suite 500A, Harrisburg, PA 17101 717-633-3333 www.rgsassociates.com	DATE: DECEMBER 13, 2021 PROJECT NO.: 2018D62-004 LCPC NO.: 21-49	SCALE 1" = 150' 0 150 300 450	SHEET NO.: 5 OF 103



DATE: 12/13/21 10:00 AM
 FILENAME: P:\2018\2018D62-004\CADD\Preliminary\Plot12-Overall-Density.dwg
 XREFS: Existing; Titleblock; Layout-HOP; Existing-OS; Layout-Floodplain
 IMAGES:

NOT FOR BUILDING/NOT FOR CONSTRUCTION

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



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

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).
3. 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:

$$325 \text{ new P.M. peak hour trips} \times \$1,766/\text{new P.M. peak hour trip} = \$573,950.00$$

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 bencraddock@lancastercivil.com or via telephone at 717-799-8599.

Sincerely,



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
DEVELOPMENT 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.

[4/18/2024]

**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 DEVELOPMENT 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: _____

Signature

Printed Name

Title