

May 16, 2025

Kim Kaufman  
Township Manager  
Mount Joy Township  
8853 Elizabethtown Road  
Elizabethtown, PA 17022

Via email: [kkaufman@mtjoytwp.org](mailto:kkaufman@mtjoytwp.org)

Re: 1376 Campus Road  
Final Subdivision and Land Development Plan – All Phases  
Township Permit No. 22-15-FLDP  
LCEC Project No: 25-100



**LANCASTER CIVIL**  
★ ★ engineering company ★ ★  
p.o. box 8972, lancaster, pa 17604-8972  
[www.lancastercivil.com](http://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:

- Waiver request letter dated April 25, 2025
- Lighting plan dated March 6, 2025

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 minimum footcandle for streetlights shall be 0.4 and the streetlight uniformity ratio shall not exceed 6:1 (119-52.O(1)). The applicant has requested a modification of this requirement.

*Modification response:* The applicant has submitted a revised lighting plan that has been updated to reflect streetlighting that is supplied by PPL. While the majority of the lighting conforms to the ordinance requirements, there are a few small areas that fall just outside of the ordinance requirements. In these areas, a minimum footcandle of 0.3 is provided, and the uniformity ration is 11:1. In my opinion, these areas are small and infrequent, and will not result in a detectible difference in the streetlighting. Based on these considerations, I have no objection to a modification of this requirement, provided that illumination is provided for the Ella Way crosswalk at Campus Road.

If you should have any questions or need additional information, please do not hesitate to contact me at [bencraddock@lancastercivil.com](mailto: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: Joseph Price, Community Development Director/Zoning Officer (via email)  
Jackie Wilbern, Township Zoning Officer (via email)  
Justin Evans, Assistant Zoning Officer (via email)  
Patricia Bailey, Township Secretary (via email)  
Chris Venarchik, RLA, RGS Associates Inc. (via email)  
Andy Miller, PE, Catalyst Commercial Development, LLC (via email)