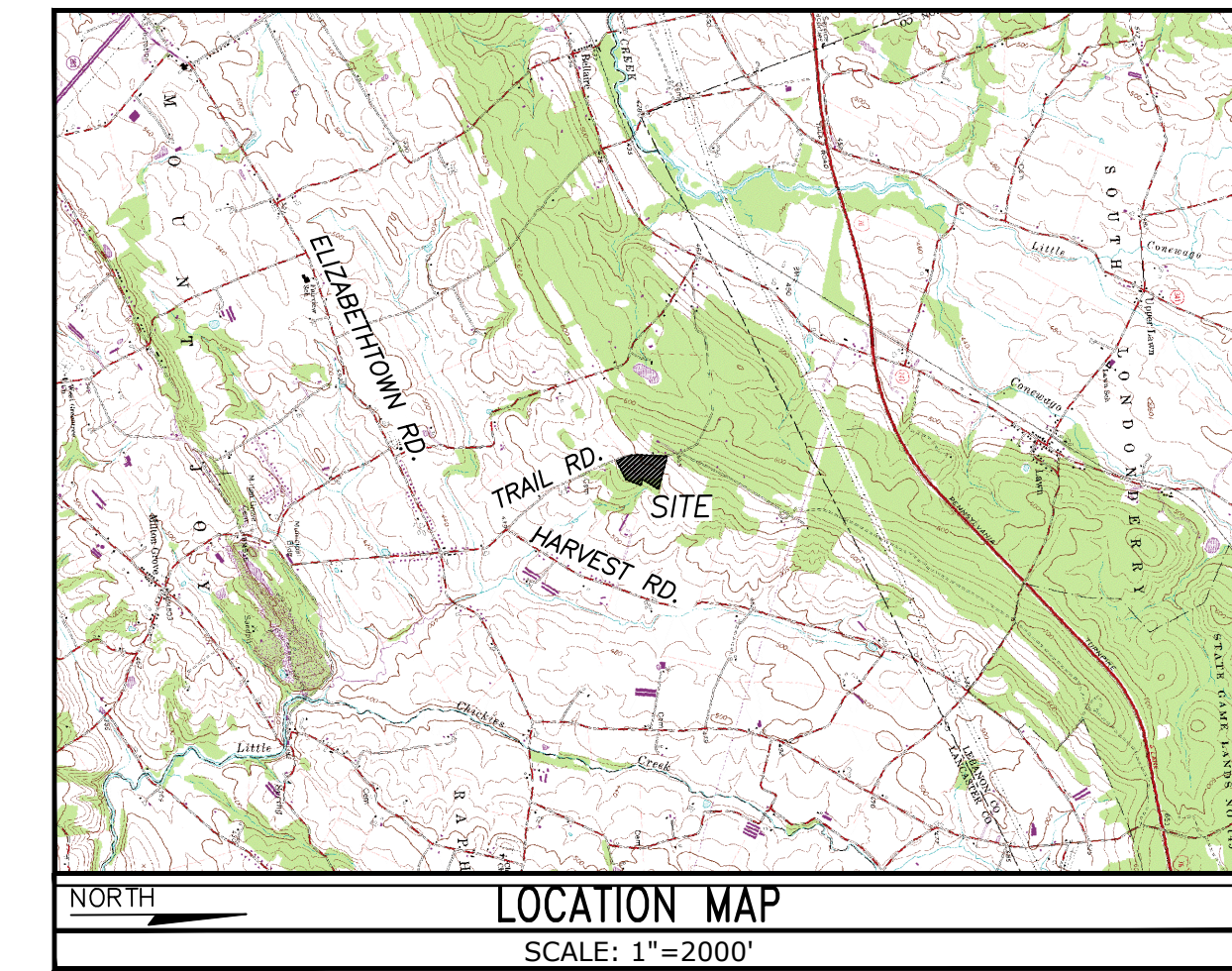


WAIVER/MODIFICATION REQUESTS

AT A MEETING HELD ON APRIL 20, 2026, THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS/MODIFICATIONS FROM THE MOUNT JOY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

- A.) SECTION 119-25.C(1): PRELIMINARY LAND DEVELOPMENT PLANS
B.) SECTION 119-31.C(3): EXISTING FEATURES
C.) SECTION 119-52.J(3)(A): IMPROVEMENT OF EXISTING STREETS

AKBAR & SUSAN BOUTORABI
583 TRAIL ROAD NORTH



FINAL SUBDIVISION PLAN AND LAND DEVELOPMENT PLAN

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CERTIFICATES / APPROVALS

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO BEING DULY SWORN...

LANDOWNER ACKNOWLEDGEMENT OF PERMANENCE OF BMPS

I, THE UNDERSIGNED HEREBY REPRESENT THAT NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORM WATER MANAGEMENT BMPS, FACILITIES, AREAS, OR STRUCTURES WITHOUT THE WRITTEN APPROVAL OF MOUNT JOY TOWNSHIP...

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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 THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

STORMWATER MANAGEMENT DESIGNER CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORM WATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE MOUNT JOY TOWNSHIP STORM WATER MANAGEMENT ORDINANCE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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 THE MOUNT JOY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CARBONATE GEOLOGY CERTIFICATION

I, \_\_\_\_\_ CERTIFY THAT THE PROPOSED BASIN IS/IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MOUNT JOY TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING ON \_\_\_\_\_, 20\_\_\_\_, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

CHAIRMAN \_\_\_\_\_ DATE: \_\_\_\_\_

VICE CHAIRMAN \_\_\_\_\_ DATE: \_\_\_\_\_

MOUNT JOY TOWNSHIP SWM SITE PLAN APPROVAL CERTIFICATION

ON \_\_\_\_\_, 20\_\_\_\_, (NAME OF ENFORCEMENT OFFICER) APPROVED THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE PERMIT APPLICATION NO. \_\_\_\_\_, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 113, STORMWATER MANAGEMENT.

\* SIGNATURE OF THE ENFORCEMENT OFFICER \_\_\_\_\_ DATE: \_\_\_\_\_

LANCASTER COUNTY PLANNING COMMISSION APPROVAL

LANCASTER COUNTY PLANNING DEPARTMENT'S CERTIFICATE FOR PLAN REVIEWED IN ACCORDANCE WITH MEMORANDUM OF UNDERSTANDING BETWEEN THE LANCASTER COUNTY PLANNING COMMISSION AND WEST ONEGAL TOWNSHIP.

THIS PLAN, BEARING LOPC FILE NO. \_\_\_\_\_, REVIEWED BY THE LANCASTER COUNTY PLANNING DEPARTMENT THIS DAY OF \_\_\_\_\_, 2024.

DATE: \_\_\_\_\_

SHEET INDEX

- 1\* COVER SHEET
2\* EXISTING CONDITIONS
3\* SUBDIVISION
4\* GRADING/UTILITY
5\* STORMWATER MANAGEMENT
6\* STORMWATER MANAGEMENT DETAILS
7 EROSION & SEDIMENTATION PLAN
8 EROSION & SEDIMENTATION NOTES
9 EROSION & SEDIMENTATION DETAILS

\*PLANS TO BE RECORDED



PA ONE-CALL

PENNSYLVANIA ACT 287 (2006) AS AMENDED REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS IN DESIGN STAGE. PA ONE-CALL SERIAL NO. xxxxxx0000000

STORMWATER MANAGEMENT NOTES:
1. THE TOWNSHIP HAS NO OBLIGATION TO MAINTAIN ANY OF THE STORMWATER MANAGEMENT FACILITIES.
2. NO AREAS OR FACILITIES ARE BEING OFFERED FOR DEDICATION TO PUBLIC USE.
3. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT...

THE FOLLOWING ARE ONSITE IMPERVIOUS AREAS ACCOUNTED FOR IN THE DESIGN OF THE STORMWATER FACILITIES AS A PART OF THIS PCSM PLAN:
X SF DISCHARGING TO INFILTRATION BED 1
X SF DRAINING UNDETAINED WITHIN DRAINAGE AREA A

8. INFILTRATION BMP'S SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF FROM DISTURBED AREAS UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION.
9. THE IMPERVIOUS SURFACES SHOWN REPRESENT THE MAXIMUM EXPECTED COVERAGE. ANY ADDITIONAL IMPERVIOUS COVER BEYOND THE AMOUNT APPROVED BY THE TOWNSHIP WILL REQUIRE THE OWNER TO IMPLEMENT ADDITIONAL STORMWATER MANAGEMENT CONTROLS IN ACCORDANCE WITH THE MOUNT JOY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS...

OWNER INFORMATION

AKBAR AND SUSAN BOUTORABI
583 TRAIL ROAD NORTH
ELIZABETHTOWN, PA 17022

SITE ADDRESS

583 TRAIL ROAD NORTH
ELIZABETHTOWN, PA 17022

SOURCE OF TITLE

LANCASTER COUNTY, PA
TAX PARCEL NO. 4608184500000
SOURCE OF TITLE: DOC ID #6722353

SITE DATA

TOTAL LOT AREA 22.70 ACRES (GROSS) - 22.70 ACRES (NET)
TOTAL NO. OF LOTS 1 EXISTING / 2 PROPOSED
UNITS OF OCCUPANCY 3
EXISTING USE RESIDENTIAL
EX-COVERAGE BUILDINGS/LOT 6,219 S.F. (0.14 ACRES) 0.6% / 36,318 S.F. (0.83 ACRES) 3.7%

Table with columns: ZONING DATA, REQUIRED, PROVIDED LOT 1, PROVIDED LOT 2, PROVIDED LOT 3. Rows include Minimum Lot Area, Maximum Lot Area, Minimum Lot Width, Minimum Lot Depth, Maximum Building Coverage, Maximum Impervious Coverage, Minimum Side Yard, Minimum Rear Yard, Minimum Front Yard, Maximum Building Height, Flag Lot: Pole Width / Length Max., Lot Area in Flag Pole Minimum.

STORMWATER DATA

PROPOSED IMPERVIOUS: 6,485 S.F.
IMPERVIOUS AREA REMOVED (0):
DISTURBED CONTROLLED AREA: 36,885 S.F. (0.85 AC.)
INFILTRATION FACILITY DESIGNED FOR 0.15 ACRES (6,485 SF) OF TOTAL CONTRIBUTORY AREA AND 0.15 ACRES (6,485 S.F.) OF IMPERVIOUS AREA
FACILITY PROVIDES 4,345 C.F. OF STORAGE FOR INFILTRATION AND RATE CONTROL

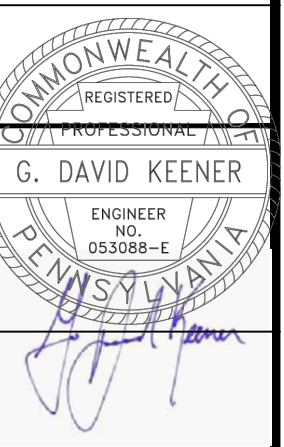
GENERAL NOTES:

- 1. LIDAR CONTOURS ARE FROM DCNR PAMAP PROGRAM AS PROVIDED BY PA SPATIAL DATA ACCESS. PROPERTY BOUNDARY, EXISTING FEATURES, AND SOILS INFORMATION TAKEN FROM LANCASTER COUNTY GIS AND RECORDED DEED AND PLAN OF OWNER.
2. UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. G.D.KEENER, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. G.D.KEENER, LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
3. ANY REVISIONS MADE TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF G.D.KEENER LLC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF G.D.KEENER LLC AND THE TOWNSHIP.
4. THESE PLANS HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE CLIENT OF RECORD OF G.D.KEENER LLC. G.D.KEENER LLC ASSUMES NO LIABILITY FOR THE USE OR REUSE OF THESE PLANS BY ANY INDIVIDUAL OR ENTITY OTHER THAN THE CLIENT, OR FOR THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY HAVE BEEN PREPARED.
5. NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
6. BASIS OF BEARINGS TAKEN FROM A REALIZATION OF THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83 E.P. 2010.
7. THIS PLAN DOES NOT INCLUDE ANY LANDS TO BE DEDICATED TO THE TOWNSHIP. THE TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY FACILITY NOT DEDICATED FOR PUBLIC USE.
8. THE DEVELOPER SHALL CONTACT THE TOWNSHIP ENFORCEMENT OFFICER OR TOWNSHIP STAFF 48 HOURS PRIOR TO A REQUIRED INSPECTION.
9. IF ADDITIONAL IMPERVIOUS AREA IS ADDED BEYOND THE PLANNED FUTURE IMPERVIOUS TO THE PROPERTY, THE STORMWATER MANAGEMENT REPORT SHALL BE RESEEN AND RESUBMITTED TO THE TOWNSHIP FOR REAPPROVAL.
10. THE TOWNSHIP SHALL HAVE THE RIGHT-OF-ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER CONVEYANCE, TREATMENT, OR STORAGE FACILITIES VIA THE STORM WATER MANAGEMENT ACCESS EASEMENT.
11. A SET OF STORM WATER MANAGEMENT SITE PLAN APPROVED BY THE TOWNSHIP SHALL BE ON FILE AT THE DEVELOPMENT SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY. PERIODIC INSPECTIONS MAY BE MADE BY THE TOWNSHIP DURING CONSTRUCTION.
12. PER REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODES OF TITLE 25 (PA DEP RULES AND REGULATIONS), A COPY OF THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN (IF ANY) AND ITS ACCOMPANYING NARRATIVE (IF ANY) MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
13. AN AS-BUILT PLAN IN ACCORDANCE WITH THE TOWNSHIP STORM WATER MANAGEMENT ORDINANCE WILL BE PROVIDED FOR ALL STORM WATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY OR THE RELEASE OF FINANCIAL SECURITY FOLLOWING APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE SWM SITE PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS.
14. THE MAINTENANCE OF ALL STORM WATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY.
15. NONE OF THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN A WETLAND.
16. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT, AND NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN ANY EASEMENT.
17. EXCAVATION, THE PLACING OF FILL OR STRUCTURES AND ANY ALTERATIONS THAT MAY ADVERSELY AFFECT THE FLOW OF STORMWATER WITHIN ANY PORTION OF THE EASEMENT IS PROHIBITED.
18. THE EMBANKMENT FILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
19. ALL WELLS AND ON-LOT DISPOSAL SYSTEMS WITHIN 200 FEET OF THE PROPOSED STORM WATER MANAGEMENT FACILITIES HAVE BEEN SHOWN.
20. THE DESIGN CALCULATIONS FOR THE SITE ARE INCLUDED IN THE PCSM AND EROSION & SEDIMENTATION REPORTS PREPARED BY G.D.KEENER, LLC DATED JANUARY 2026.
21. THERE ARE NO EXISTING RECORDED STORMWATER MANAGEMENT AGREEMENTS AFFECTING THIS PROPERTY.
22. ACCORDING TO THE FEMA FLOOD MAP NUMBER 42071C01008F, DATED APRIL 5, 2016, THE PROJECT IS NOT LOCATED WITHIN THE "AE" AND "X" FLOOD PLAIN ZONE.

CONTRACTOR NOTES:

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. DAMAGE TO ANY UTILITY SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER OF THE UTILITY COMPANY OR AUTHORITY, AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPALITY RELATIVE TO CONSTRUCTION PROPOSED ON THIS PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRIADING, COVERING AND SHORING, AS THE NEED ARISES.
5. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROPER DRAINAGE IS PROVIDED DURING CONSTRUCTION.
6. THESE PLANS, PREPARED BY G.D.KEENER, LLC, DO NOT EXTEND TO OR INCLUDE THE PROVISIONS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR, OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF G.D.KEENER, LLC, REGISTERED PROFESSIONALS HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

Table with columns: NO., REV., DATE, COMMENT.



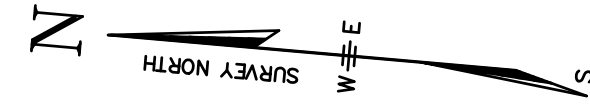
DRAWN BY: \_\_\_\_\_ CHECKED BY: GDK



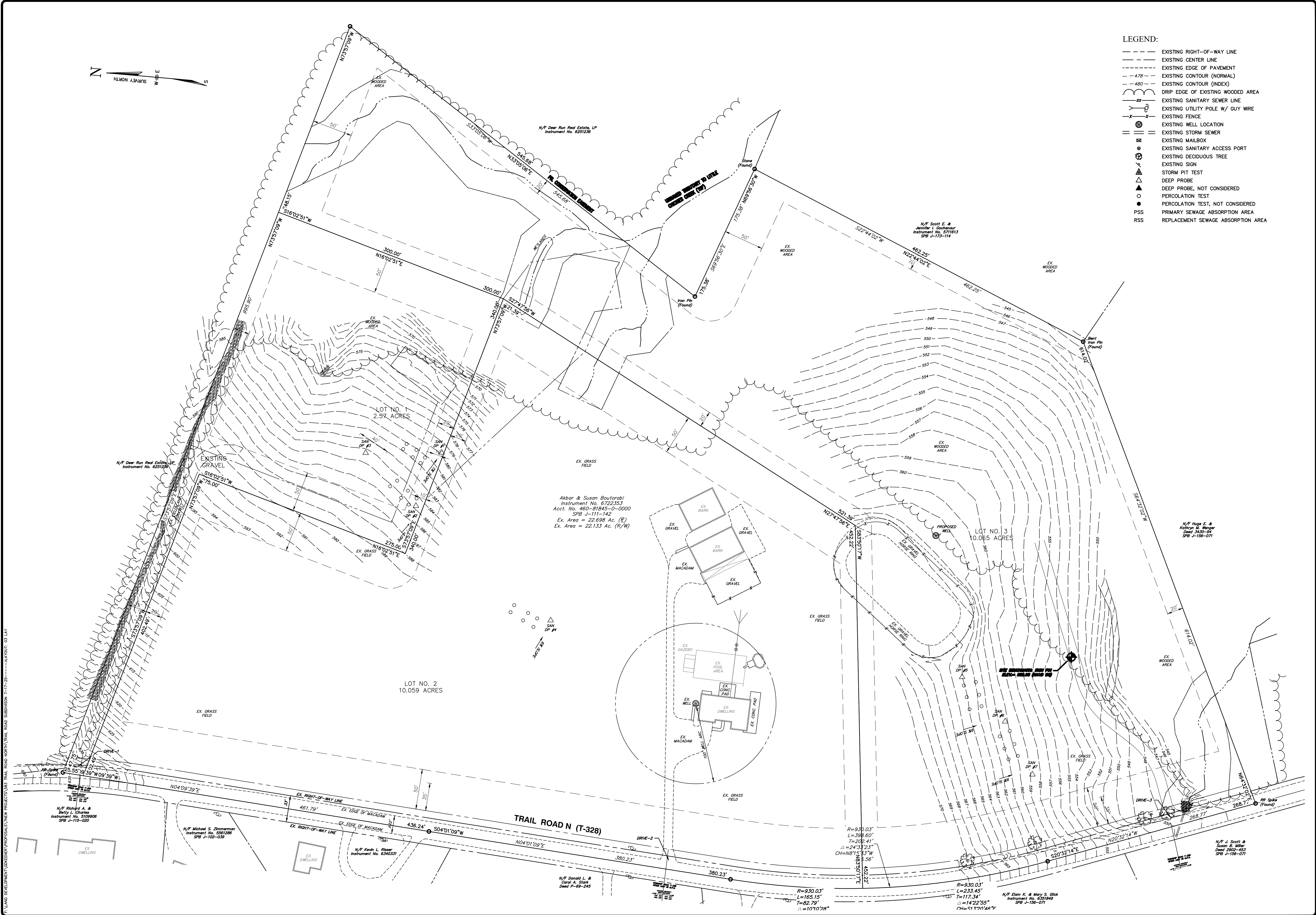
PROJECT: SUBDIVISION PLAN
Owner: Akbar & Susan Boutorabi
583 TRAIL ROAD NORTH
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA
TITLE: COVER SHEET

PROJECT No: 250610
SCALE: (H) As Noted
(V)
DATE: 2025.06.10
SHEET No: REV. No:

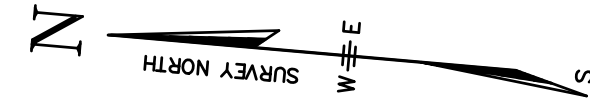




- LEGEND:**
- EXISTING RIGHT-OF-WAY LINE
  - EXISTING CENTER LINE
  - EXISTING EDGE OF PAVEMENT
  - - - EXISTING CONTOUR (NORMAL)
  - - - EXISTING CONTOUR (INDEX)
  - DRIP EDGE OF EXISTING WOODED AREA
  - EXISTING SANITARY SEWER LINE
  - EXISTING UTILITY POLE W/ GUY WIRE
  - EXISTING FENCE
  - EXISTING WELL LOCATION
  - EXISTING STORM SEWER
  - EXISTING MAILBOX
  - EXISTING SANITARY ACCESS PORT
  - EXISTING DECIDUOUS TREE
  - EXISTING SIGN
  - STORM PIT TEST
  - DEEP PROBE
  - DEEP PROBE, NOT CONSIDERED
  - PERCOLATION TEST
  - PERCOLATION TEST, NOT CONSIDERED
  - PSS
  - RAS

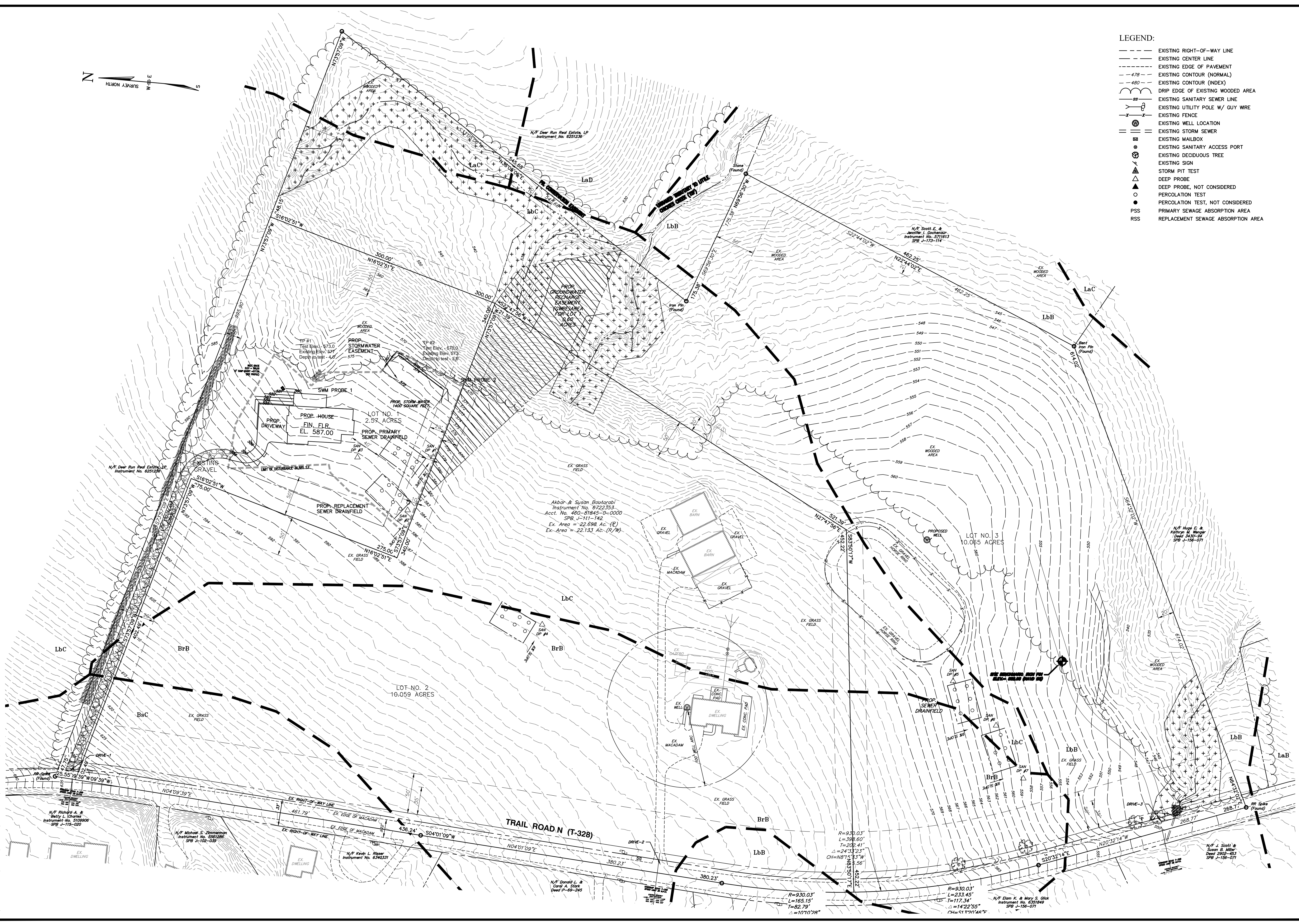


	DRAWN BY: JHP CHECKED BY: GRK
<b>SUBDIVISION PLAN</b>	
PROJECT: SUBDIVISION PLAN Owner: Akbar Boutorabi 583 TRAIL ROAD NORTH LANCASTER COUNTY, PENNSYLVANIA	
TITLE:	
PROJECT No: 250610	
SCALE: (H) 1"=50' (V) N/A	
DATE: 2025.06.10	
SHEET No: 3 OF 9	
REV No:	



**LEGEND:**

- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER LINE
- EXISTING EDGE OF PAVEMENT
- 478- EXISTING CONTOUR (NORMAL)
- 480- EXISTING CONTOUR (INDEX)
- DRIP EDGE OF EXISTING WOODED AREA
- EXISTING SANITARY SEWER LINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING FENCE
- EXISTING WELL LOCATION
- EXISTING STORM SEWER
- EXISTING MAILBOX
- EXISTING SANITARY ACCESS PORT
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- ▲ STORM PIT TEST
- ▲ DEEP PROBE
- ▲ DEEP PROBE, NOT CONSIDERED
- PERCOLATION TEST
- PERCOLATION TEST, NOT CONSIDERED
- PSS PRIMARY SEWAGE ABSORPTION AREA
- RSS REPLACEMENT SEWAGE ABSORPTION AREA



<p>PROJECT: SUBDIVISION PLAN          Owner: Akbar Boutorabi          583 TRAIL ROAD NORTH          LANCASTER COUNTY, PENNSYLVANIA</p>	<p>TITLE: <b>GRADING / UTILITY PLAN</b></p>
<p>PROJECT No: 250610          SCALE: (H) 1"=50'          (V) N/A          DATE: 2025.06.10</p>	<p>SHEET No: 4 OF 9          REV No:</p>

**G.D. Keener**  
 3006 CAROLINE DRIVE  
 EAST PETERSBURG, PA 17520  
 PHONE: (717) 262-1000 FAX: (717) 262-1001 EMAIL: gkeener@gdkeener.com

REV.	DATE	BY	COMMENT
1		JHP	
2		GDK	













# 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.:	Date of Receipt/Filing:
School District: 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:	Preliminary/Final Subdivision Plan for Akbar & Susan Boutorabi		
Plan No.:	250610	Plan Date:	February 1, 2026
Location:	583 Trail Road North		
Property Owner:	Akbar Boutorabi and Susan Boutorabi		
Owner Address:	583 Trail Road North, Elizabethtown, PA 17022		
Telephone No.:	717-475-1116		
E-mail:	aboutorabi@warfelcc.com		
Deed Reference:	6722353	Tax Parcel No.:	460-081845-0-0000
Plan Type:	Sketch	Preliminary	<input checked="" type="checkbox"/> Final
	Lot Line Change	Minor Agricultural or Land Development	
Description:	3 lot subdivision plan		
Zoning District:	Agricultural		
Is a zoning change necessary?	<input type="checkbox"/> No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	<input type="checkbox"/> No	If yes, attach ZHB decision.	
Total Acreage:	22.70		
Name of applicant (if other than owner):			
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	GDKeener, LLC		
Address:	3306 Caroline Drive, East Petersburg, PA 17520		
Phone No.:	717-490-1407		
Person responsible for plan:	G. David Keener, PE		
E-mail:	gdkeener@verizon.net		

◆ SUPERVISORS    ◆ PARK & RECREATION BOARD    ◆ PLANNING COMMISSION    ◆ ZONING HEARING BOARD

8853 ELIZABETHTOWN ROAD, ELIZABETHTOWN, PA 17022  
PHONE (717) 367-8917 - FAX (717) 367-9208  
[www.mtjoytp.org](http://www.mtjoytp.org)

**Proposed Lots and Units**

	# of Lots	# of Units		# of Lots	# of Units
<b>Total #</b>			Mixed Use		
Agricultural			Single Family Detached	3	3
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		
Total Square Feet of Ground Floor Area (building footprint):				4135	
Total Square Feet of Existing Structures (all floors):				6218	
Total Square Feet of Proposed Structures (all floors):				4135	
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:				- 0 -	
Linear feet of new street:				- 0 -	
Identify all street(s) not proposed for dedication:				- 0 -	

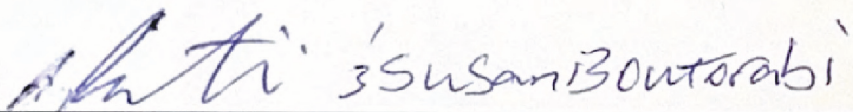
**Type of water supply proposed:**

	Public (Live)		Community
	Public (Capped)	3	Individual

**Type of sanitary sewage disposal proposed:**

	Public (Live)		Community
	Public (Capped)	3	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

2/23/2026

\_\_\_\_\_  
 Date



G. D. Keener LLC

3306 Caroline Drive  
East Petersburg, PA 17520

717.490.1407

<mailto:david@gdkeener.com>

[www.gdkeener.com](http://www.gdkeener.com)

March 13, 2026

Mount Joy Township  
Attn: Mount Joy Township Supervisors  
8855 Elizabethtown Road  
Elizabethtown, PA 17022  
717-367-8917 x.207

Attention: Mount Joy Township Supervisors

**RE: Waiver Request**  
Subdivision Plan  
**Akbar & Susan Boutorabi**  
583 Trail Road North  
Mount Joy Township  
Lancaster County, PA

Supervisors:

The subject property is located on the east side of Trail Road North, in Mount Joy Township. The Subdivision application for this property involves the proposed 3-lot subdivision.

On behalf of the applicant, Akbar & Susan Boutorabi, we are requesting the following modifications of the Mount Joy Township Subdivision and Land Development Ordinance in conjunction with this plan:

1. Section 119.25.C(1) - Process As Preliminary/Final
2. Section 119-52.J.(3)(A) - Improvement of Existing Streets
3. Section 119-31.C(3) - Existing Features

The applicant is requesting a modification of these requirements.

Section 119.25.C(1) - Process As Preliminary/Final

Based on the fact this subdivision plan is submitted to meet all Final Plan requirements, a request to waive the preliminary requirements is submitted with this application.

Section 119-52.J.(3)(A) - Improvement of Existing Streets

The proposed subdivision is in an Agricultural district and the existing road along the right-of-way is improved to limits consistent with roads in the surrounding area. A request to waive the improvements to the existing street is submitted with this application.

Section 119-31.C(3) - Existing Features

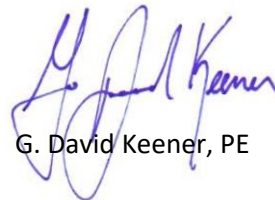
The subdivision is proposed on a large tract of land that is more than 20 acres and the existing features within the property are provided as well as existing features around the perimeter. Due to these facts and that the tract is surrounded by Ag land on three sides and fronts on a rural township road, a request to waive the requirement to show existing features within 200 feet of the subject property is submitted with this application.

Please consider the request for the waivers as part of the plan review process.

If you have any questions or comments, please feel free to contact our office at your convenience.

Very truly yours,

**G.D.KEENER, LLC**



G. David Keener, PE

Copy: Amir Boutorabi

ANTHONY P. SCHIMANECK  
JOSELE CLEARY  
ROBERT E. SISCO

LAW OFFICES  
**MORGAN, HALLGREN, CROSSWELL & KANE, P.C.**

P. O. BOX 4686  
LANCASTER, PENNSYLVANIA 17604-4686

[WWW.MHCK.COM](http://WWW.MHCK.COM)

FAX (717) 299-6170

E-MAIL: [attorneys@mhck.com](mailto:attorneys@mhck.com)

GEORGE J. MORGAN  
(1971 - 2021)

RETIRED  
CARL R. HALLGREN  
MICHAEL P. KANE

700 NORTH DUKE STREET  
LANCASTER, PA 17602  
717-299-5251

1536 W MAIN STREET  
EPHRATA, PA 17522  
717-733-2313

659 E WILLOW STREET  
ELIZABETHTOWN, PA 17022  
717-361-8524

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

April 3, 2026

**VIA EMAIL**

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

Re: Akbar & Susan Boutorabi Final Subdivision Plan and Land Development Plan  
Our File No. 10221-1

Dear Matt:

I received a copy of the Akbar & Susan Boutorabi Final Subdivision Plan and Land Development Plan (the "Plan"). The Plan proposes to subdivide an existing lot containing approximately 22 acres identified as 583 Trail Road North (the "Property") into three lots. The Property is owned by Akbar Boutorabi and Susan Boutorabi ("Landowners") and is located within the Agricultural District.

The Plan does not acknowledge the limits on subdivision of land within the Agricultural District. Pursuant to Section 135-85.B(1) a parent tract with an area of at least two acres but less than 30 acres is authorized to subdivide one lot, erect one single family detached dwelling without subdivision, or establish one principal non-agricultural use. The Plan states that both the gross and the net acres of the Property is 22.70 acres (which is obviously incorrect). Because the area of the Property is less than 30 acres, Landowners cannot subdivide two lots.

The Zoning Ordinance provides that the number of lots to be subdivided is based on the size of the parent tract on June 4, 1978. Zoning Ordinance §135-85.B(3). Section 135-32 of the Zoning Ordinance defines the term "parent tract" as follows:

When used in determining the permissible number of lots which may be subdivided or dwellings or other principal nonresidential uses which may be erected within the A Agricultural District, all contiguous land held in single and separate ownership, regardless of whether such land is divided into one or more lots, parcels, purparts or tracts; such land was acquired by the landowner at different times or by different deeds, devise, partition or otherwise; or such land is bisected by public or private streets or rights-of-way, which was held by the landowner or his or her predecessor in title on June 4, 1978, or if such land was not classified as A Agricultural District

Matthew J. Mandia, Township Manager  
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on June 4, 1978, which was held by the landowner or his or her predecessor in title on the date such land was first classified as A Agricultural District after June 4, 1978.

I reviewed the deed for the Property. It identifies a Tract #1 and Tract #2. This does not create separate rights of subdivision as indicated by the definition of parent tract. The Plan also treats the Property as a single lot containing approximately 22 acres. This treatment as a single lot is correct because what is identified as Tract #1 was never a separate lot; it was to be joined in common with the adjoining land identified as Tract #2 by the plan recorded at Subdivision Plan Book J-111, Page 142.

There is a single parent tract which is entitled to subdivide one residential lot. I have not further reviewed the Plan because the Plan must be changed to correctly reflect the limitations on subdivision within the Agricultural District.

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

Very truly yours,



Josele Cleary

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cc: Justin S. Evans, AICP, Assistant Zoning Officer (via email)  
Patricia J. Bailey, Township Secretary, Assistant Zoning Officer (via email)  
Benjamin S. Craddock, P.E. (via email)  
G. David Keener, P.E. (via email)

April 22, 2026

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

Via email: matt@mtjoytp.org

Re: 583 Trail Road North (Boutorabi)  
Final Subdivision and Land Development Plan  
Township Permit No. 2026-03-FSDP  
LCEC Project No: 25-211

Dear Mr. Mandia,

We have received a final subdivision and land development plan submission from G.D. Keener for the above-referenced project. The submission consisted of the following documents:

- Cover letter dated March 20, 2026
- Final Subdivision and Land Development Plan dated June 10, 2025
- Stormwater Management and E&S Control Report dated March 13, 2026
- Application for Township Road Occupancy Permit dated February 9, 2026
- Waiver request letter dated March 13, 2026

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

### **Zoning Ordinance**

1. The number of lots which may be created from a parent tract is limited by Section 135-85.B of the Zoning Ordinance based upon the size of the parent tract. The size of the parent tract as it existed on June 4, 1978 shall be used in determining the number of lots which may be created from the parent tract (135-85.B(3) & 119-31.D(14)(c)). On June 4, 1978, the parent tract contained 22.69274 acres, which limited the creation of new lots to one (1); two (2) new lots are currently proposed. A 2022 Zoning Hearing Board decision granted approval of a variance to permit an additional development right. The Township Zoning Officer should confirm that this approval is still valid given the one (1) year expiration requirement of 135-383.C(3)).
2. The plans shall specify the number of remaining rights that exist and the number of rights shall also be included in the deeds for each lot (135-85.B(6)).
3. A clear sight triangle shall be shown at the proposed and existing access points (135-299.E(2), 119-31.D(12) & 119-52.L).



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4. Exercise pens shall be located at least 30 feet from any property line (135-302.A). The proposed lot line does not meet this requirement with respect to the existing gravel horse ring.
5. Any barn shall be located 100 feet from any lot line (135-302.C(1)). The proposed lot line does not meet this requirement.
6. Slopes greater than 15% shall be shown on the plans (135-305.A). A differentiation of slopes between 15% and 25% and those greater than 25% shall be indicated on the plans.
7. A 25 foot buffer surrounding the wetlands boundary shall be conserved (135-307.B). The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor and wetland area, in a form acceptable to the Township Solicitor (135-307.E). The plans shall clearly show the location of the wetlands on the plans (e.g. using a distinguishable hatch, line type, etc.) and the hatch for the conservation easement shall be clearly labeled or included in the legend.
8. The cartway within the flag pole shall be located at least six feet from any adjoining property line (135-320.F(4)).
9. The cover sheet shall provide the calculations for determining the required off-street parking spaces (135-343.C).

#### **Subdivision and Land Development Ordinance**

10. A preliminary plan is required (119-25). The applicant has requested a modification of this requirement.  
*Waiver response:* The applicant proposes to process this as a preliminary/final plan which includes both preliminary and final plan requirements. This project is not phased and construction of public improvements is not scheduled to begin prior to plan recordation, therefore I have no objection to this modification.
11. The plans shall be presented in a clear, legible, coherent and organized manner. There are numerous instances of unclear text and markings (119-31.A(4)).
12. The legend should include proposed linetypes such as right-of-way, property line, building setback line, etc. and proposed features such as edge of pavement, curbing, etc. (119-31.A(4)).
13. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
14. The title should indicate that this is a preliminary/final subdivision and land development plan (119-31.B(1)).
15. The plan date (June 10, 2025) shall be confirmed (119-31.B(4)). The plan date on the application is February 1, 2026.
16. A graphic scale shall be provided on all plan sheets (119-31.B(5)).
17. 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)).
18. The plan shall identify all prior plans, including all notes or restrictions affecting the current development, with a verification signed by the design professional that such list is complete and correct (119-31.B(14)).
19. The limits of the topographic survey shall be shown on the plans (119-31.C(1)).

20. The plan books of all adjacent landowners shall be shown on the plan (119-31.C(2)).
21. Existing features within 200 feet of the subject tract shall be shown on the plans (119-31.C(3) & 113-43.I(5)). The applicant has requested a waiver of this section.  
*Waiver response:* The plans show existing features within the site and around the perimeter of the subject tract. The majority of the tract is surrounded by agricultural land and the tract fronts on a rural Township road. The features that are not shown would not be affected by the project or vice versa, therefore I have no objection to this waiver.
22. The proposed easements shall not be shown on the existing conditions plan (119-31.C(4)(b)).
23. The density shall be provided on the plans (119-31.D(3)).
24. The units of occupancy shown on the Site Data table (3) are inconsistent with the number of units shown on the plans (2) (119-31.D(3)).
25. Bearings and distances shall be provided for the existing right-of-way (119-31.D(4)).
26. The front setback for Lot No. 1 shall be 35' for single-family detached dwellings (119-31.D(5)).
27. The gross and net lot areas shown in the Site Data table are inconsistent with the gross and net lot areas shown on the plan views (119-31.D(9)).
28. The Agricultural Zoning District disclaimer shall be added to the plans (119-31.D(14)(f)).
29. A water and sewer feasibility report shall be provided (119-32.A & 119-35.E(3)(b)).
30. A wetlands study shall be provided (119-32.B & 119-34.E(3)(c)).
31. The proposed 572 contour near the southeastern edge of the infiltration bed shall be revised (119-35.D(5)).
32. A statement shall be added to the plan indicating the variances granted by the Zoning Hearing Board, including all of the conditions (119-35.D(6) & 119-51.B).
33. All certificates shall be executed prior to final plan approval (119-35.E).
34. The certificate for the approval of the Mount Joy Township Planning Commission shall match Appendix No. 3 (119-35.E(1)).
35. The most recent Lancaster County Planning Commission certificate shall be shown on the plans (119-35.E(1)(d)).
36. 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) and 119-60.A).
37. Legal descriptions for any easements for dedication to Mount Joy Township shall be provided (119-35.E(4)(b)).
38. 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).
39. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
40. A construction cost estimate and financial security shall be provided (119-41 & 113-60).

41. The frontage along Trail Road North (a 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 22 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). The existing right-of-way is 33 feet wide; the required right-of-way width for a local street is 50 feet (119-52.J(3)(a)). The applicant has requested a waiver of this requirement.

Waiver response: The proposed development is in a rural area and will have limited impact to the existing road. In addition, the cartway was recently widened by the Township. Based on these considerations, I have no objections to a waiver of the cartway widening. I have no objection to a deferral of the right-of-way with the condition a deferral agreement in a form acceptable to the Township Solicitor be executed and recorded.

42. Three monuments shall be spaced around the proposed project, with at least two of the monuments placed as consecutive corners along the street right-of-way (119-57.B).

43. Lot line markers shall be set at all points where lot lines intersect curves, at all angles in property lines, at the intersection of all other property lines and at the street right-of-way (119-57.D).

44. A note shall be provided on the plan indicating when the monuments and markers are to be set (119-57.H).

45. Existing wooded areas shall be protected. The tree protection area must be 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).

46. 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**

47. The following erosion and sediment control items shall be addressed (113-31.E and 113-43.K):

- a. The installation of the yard inlet and conveyance pipe shall be included in the construction sequence.
- b. Provisions shall be provided to prevent sediment from entering the proposed inlet/storm pipe.
- c. The E&S plans shall show the proposed contours.
- d. Compost filter sock shall be provided downslope of the all disturbed areas.
- e. The diameter of the proposed compost filter sock shall be provided on the plans.
- f. The limits of earth disturbance are inconsistent between the plans and the SWM report. Sheet 7 of the plans identifies disturbance areas of 36,944 sf and 36,885 sf, while the SWM report (Page 2) states 35,835 sf.

48. It shall be demonstrated that a minimum depth of 24 inches is provided between the bottom of the facility and the limiting zone (113-31.L(1)). The stabilized infiltration rate is to be determined in the same location and within the same soil horizon as the bottom of the infiltration facility (113-31.L(2)(a)). The location of the stormwater test pits shall be shown on the plans so that these requirements can be confirmed.

49. 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)).

50. A minimum thirty-foot-wide access easement shall be provided for all stormwater facilities with tributary areas equal or greater than 1,000 square feet and not located within a public right-of-way (113-31.Q).
51. Drainage easements shall be reserved where the conveyance, treatment, or storage of stormwater is identified on the SWM site plan (113-31.R). Easements shall be provided around the proposed conveyance facilities.
52. Pre-development non-forested pervious areas shall be considered meadow in good condition (113-32.A(2)(a)). Worksheet 4 considers non-forested pervious areas to be grass.
53. The Ordinance requires the loading ratio for the total drainage area to infiltration area to be less than 8:1 and the impervious drainage area to infiltration area to be less than 5:1 (113-32.A.(2)(c)). A total loading ratio of 7.0:1 and an impervious loading ratio of 4.6:1 are provided. Since the loading ratios do not exceed the requirements, a modification of this requirement is not needed. The modification letter shall be revised to remove this modification request.
54. Hydrology calculations, including drainage areas, shall be provided for the proposed inlet and pipe (113-35.F).
55. The runoff coefficients used shall be based upon those provided in Appendix 1, updated April 17, 2017 (113-35.H(1)). The existing and proposed coefficients are not consistent with the 6%+ slopes shown on the existing and proposed plans.
56. When located under vegetative cover, the top of a subsurface facility shall be a minimum of 12 inches below the surface elevation (113-37.B(4)(b)). The proposed grading on the eastern side of the proposed infiltration bed does not provide one foot of cover.
57. A note shall be added to the plan to specify that the backfill material above the infiltration bed shall be free of large (not exceeding six inches in any dimension), objectionable, or detritus material. Select non-aggregate material should be indigenous to the surrounding soil material for non-vehicular areas (113-37.B.(3)(c)).
58. The proposed layout shows a single roof leader from the proposed dwelling. The engineer shall clarify whether the dwelling is served by a single downspout or revise the plans to show all roof leader connections and routing. (113-37.C).
59. The minimum diameter for pipes in non-vehicular loading areas is 8 inches (113-37.C(1)(a)[4]).
60. Inlet grates in non-vehicular loading areas shall be depressed one (1) inch (113-37.C(1)(b)[2]).
61. A trench detail shall be provided (113-37.C(3)(a)).
62. The landowner shall execute the final documents prior to final plan approval (113-41.B).
63. A SWM site plan approval certification shall be added to the plans (113-43.E).
64. Spot elevations shall be added near the proposed inlet to ensure that overland drainage from the driveway and grass is captured by the inlet (113-43.J(1)).
65. A profile of the proposed stormwater conveyance pipe between the inlet and infiltration bed shall be added to the plans (113-43.J.(5)).
66. The dimensions of the infiltration bed shown on the plans are inconsistent with the length and width dimensions shown in the construction detail (113-43.J(5)).

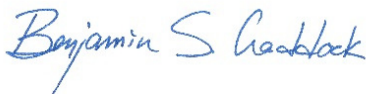
67. A detail for the proposed cleanouts shall be provided (113-43.J(5)).
68. The proposed roof leader layout shown on the Infiltration Bed Detail is inconsistent with the layout of the proposed roof leader shown on the plans. The proposed conveyance pipe shall be shown on the Infiltration Bed Detail (113-43.J(5)).
69. The expected project schedule shall be added to the plans (113-44.E).
70. An operation and maintenance (O&M) agreement shall be provided and recorded with the final plan (113-62).

### **Driveway Ordinance**

71. Driveways shall be set back at least five feet from any side property line (67-4.C).
72. Driveways shall be paved for at least the first 8 feet from the edge of any paved cartway. The paving shall consist of a minimum of 6" stone base and 3" bituminous paving (67-4.E).

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,



Benjamin S. Craddock, PE, President

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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)  
Keith Hunnings, Township SEO (via email)  
Renee Addleman, Planner, LCPC (via email)