

Mount Joy Borough Council Meeting
Agenda
7:00 PM, Monday, December 4, 2023
REVISED

- 1) Call to Order – President Hall
- 2) Roll Call—Councilors, Castaldi, Eichler, Fahndrich, Ginder, Greineder, Hall, Haigh, Ruschke, Youngerman, and Mayor Bradley
- 3) Invocation- Mayor Bradley
- 4) Pledge of Allegiance – Mayor Bradley
- 5) Announcement of Executive Sessions – Announcing of Executive Session held in Council Chambers to discuss legal issue surrounding planned land development plans.
- 6) Consider a motion to approve the December 4, 2023, Borough Council Meeting Agenda.
- 7) Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes will be strictly enforced.
- 8) Presentation – Florin Hills, Blocks F & M and Phase 3 – Anthony Faranda-Diedrich, Vice President, Charter Homes
 - a) Discussion and possible motion on planned development of Blocks F & M and Phase 3 of Florin Hills.
- 9) Reports
 - a. Mayor
 - b. Police Chief
 - c. Fire Department Mount Joy
 - d. PSH Life Lion LLC.
 - e. Northwest EMS Report
 - f. EMA
 - g. Library
 - h. Zoning, Code, & Stormwater Administrator
 - i. Community & Economic Development Administrator
 - j. Public Works Department
 - k. Borough Authority Manager
 - l. Assistant Borough Manager/Finance Officer
 - m. Borough Manager
- 10) Approval of Minutes of the Regular Borough Council Meeting held on November 6, 2023, and the November 21, 2023, Special Budget Meeting.

**If you are a person requiring accommodation to participate, please contact
Borough staff to discuss how we may best accommodate your needs.
21 East Main Street, Mount Joy, PA 17552 • (717) 653-2300
Fax (717) 653-6680**

• Borough@mountjoypa.org • www.mountjoyborough.com

11) Building Ad Hoc Committee

a) Updates Josh Deering

- i) Motion to approve the construction of a new Mount Joy Borough and Mount Joy Borough Authority municipal services complex on the tract owned by the Borough identified as 300 Orchard Road, Mount Joy, Pennsylvania, as substantially shown on the Preliminary/Final Land Development Plan Administration/Police Department Facility at 300 Orchard Road Grandview Park prepared by Kurowski & Wilson, LLC.
- ii) Motion to grant waivers from the requirements of Section 226-32.A(2)(c) of the Borough Stormwater Management Ordinance and from Section 240-62.B of the Borough Subdivision and Land Development Ordinance and, having granted such waivers, grant approval of the Preliminary/Final Land Development Plan Administration/Police Department Facility at 300 Orchard Road (Grandview Park) prepared by Kurowski & Wilson, LLC subject to the following conditions:
 - 1. Applicant shall address all outstanding comments in the review letter of the Borough Engineer dated November 1, 2023.
 - 2. Applicant shall address all outstanding issues in the letter from the Mount Joy Borough Authority Manager dated November 7, 2023.
 - 3. Applicant shall address all outstanding issues in the letter from the Borough Solicitor dated September 8, 2023.
 - 4. Applicant shall address all outstanding issues in the letter from the Lancaster County Planning Department dated November 28, 2023.
 - 5. Applicant shall address any outstanding comments of the Lancaster County Conservation District relating to the erosion and sedimentation control plan.
- iii) Motion to authorize the Borough Manager to execute the engagement letter from PFM Financial Advisors, LLC, effective November 28, 2023, for professional services relating to financing for the Borough's proposed municipal service complex and infrastructure projects including, but not limited to, streets, storm water management, and Americans with Disabilities Act accessibility projects in the form presented at this meeting.

12) Administration and Finance Committee

- a) Consider a motion to adopt resolution 2023-16, appointing the accounting firm of Boyer & Ritter, LLC as the Boroughs auditor.
- b) Consider a motion to authorize Borough staff to contact the Borough Solicitor to draft an ordinance under Act 172 to provide active members in good standing of the Fire Department Mount Joy with a stipend of \$200.00 annually for tax relief.
- c) Consider a motion to increase the life insurance policy on non-uniformed employees from \$10,000 to \$15,000.
- d) Consider a motion to authorize the Codes & Zoning Officer to take enforcement action for the property of 104 Manheim Street.
- e) Informational item with possible motion regarding revisions to Borough Ordinances Chapter 195, Property Maintenance Code and Chapter 205, Rental

13) Public Works Committee

No business to come before Council.

14) Public Safety Committee

- a) Consider a Motion for the conditional offer of employment to hire David Reeves as a full-time Police Officer with the Mount Joy Borough Police

15) Public Input Period - Comments of Any Borough Resident or Property Owner. Time limit of three minutes strictly enforced.

16) Any other matter proper to come before Council.

17) Authorization to pay bills.

18) Meeting and Dates of importance, see the attached calendar.

19) Executive Session- to discuss a legal matter regarding the filing of an unfair labor practice.

20) Adjourn

There will be a Special Meeting of Borough Council on Monday, December 11, 2023, at 6:30 pm to set the tax rate for 2024 and to adopt the 2024 Budget.

The next regular Borough Council meeting is scheduled for 7:00 PM, on Tuesday, January 2, 2024. This meeting will be the reorganizational meeting as required by Borough Code.

Police Activity Statistics

2023

	Citation Charges	Criminal Charges	Incidents	Total Incidents YTD	Total Incidents Previous YTD
Jan	68	20	825	825	566
Feb	105	15	629	1,454	1,069
Mar	105	13	675	2,129	1,654
Apr	69	32	672	2,801	2,340
May	76	31	682	3,483	2,976
June	39	25	680	4,163	3,605
July	20	34	718	4,881	4,270
Aug	50	13	734	5,615	4,944
Sept	46	25	586	6,201	5,656
Oct	23	18	534	6,735	6,377
Nov					7,068
Dec					7,632
TOTAL					7,632

New Detective Cases-October 2023

	2015	2016	2017	2018	2019	2020	2021	2022	2023
January	6	6	7	5	3	4	2	2	18
February	12	6	9	5	3	7	2	0	12
March	11	6	8	7	7	6	2	8	12
April	5	8	6	6	4	6	3	5	12
May	13	2	3	14	5	7	2	2	12
June	10	2	7	3	10	5	5	1	13
July	8	3	20	12	4	9	4	4	7
August	10	12	7	3	3	6	5	2	4
September	6	4	6	4	3	7	5	7	4
October	6	13	7	6	6	9	5	6	9
November	4	10	7	4	10	1	6	14	
December	6	10	9	4	3	5	2	15	

Active Cases	24
Cases at District Attorney's Office	8
Inactive Cases	0



MOUNT JOY POLICE DEPARTMENT

Calls for Service

Year 2023 October

Code	Call for Service	Totals
0619	THEFT ALL OTHERS	6
1130	FRAUD ALL OTHERS	3
1440	CRIMINAL MISCHIEF ALL	2
1711	SEX OFFENSE ALL OTHERS	3
1810	DRUG POSSESSION OFFENSE	1
2020	FAMILY OFF-CHILD ABUSE	6
2040	FAMILY OFFENSES - DOMESTIC	10
2111	DUI-ALCOHOL/UNDER INFL	3
2310	PUBLIC INTOXICATION / DRUNKENESS	3
2450	NOISE COMPLAINT	4
2480	DISORDERLY PERSONS / NOISE ALL OTHERS	1
2619	PFA/ICC VIOLATION	1
2654	DISTURBANCE	7
2656	THREATS	1
2657	HARASSMENT	8
2660	TRESPASSING	5
2664	STALKING	1
2811	CURFEW-MALE	1
4021	SUSPICIOUS ACTIVITY	19
4028	OTHER NON-CRIMINAL INV GENERAL POLICE	3
4051	ALARM BURGLARY OR HOLD UP RESIDENCE	1
4052	ALARM BURGLARY OR HOLDUP NON RESIDENCE	7

4100	ALARMS (FIRE ALARMS)	1
4101	FIRES (ALL WORKING FIRES)	1
4102	ALARM - CARBON MONOXIDE ALARM	1
4504	ATTEMPTED SUICIDES	1
4510	UNATTENDED DEATHS	1
5004	FOUND ARTICLES	4
5008	LOST ARTICLES	2
5010	MISSING PERSON	1
5510	ANIMAL COMPLAINTS ALL	10
6006	REPORTABLE MV CRASH W/INJURY	1
6008	REPORTABLE MV CRASH NO INJURIES	12
6015	REPORTABLE MV CRASH HIT & RUN	3
6016	NON REPORTABLE MV CRASH	5
6303	TRAFFIC OFFENSE ALL OTHER	7
6305	SELECTIVE ENFORCEMENT TRAFFIC	4
6310	TRAFFIC ENFORCE / STOP	49
6335	TRAFFIC HAZARD	1
6336	DISABLED MV	2
6511	PARKING VIOLATION COMPLAINT	8
6602	ABANDONED IMPOUND/TOWAWAY	2
6612	SIGNALS SIGNS OUT	1
7002	BUILDING CHECK	14
7008	MEDICAL ASSISTANCE	60
7014	OTH PUB SERV/WELFARE CHK	6
7015	ASSIST CITIZEN	16
7025	EMOTIONALLY DISTURBED PERSON (EDP)	9
7502	ASSISTING-FIRE DEPT	1

7504	ASSISTING-OTHER POLICE DP	10
8010	WARRANTS-LOCAL	10
9005	M.V. PURSUITS	1
9008	COURT	8
9012	OTHER MAINTENANCE	1
9020	POLICE INFORMATION	40
9021	TRAINING	2
9025	FIELD CONTACT INFORMATION	3
9028	FINGERPRINT	4
9029	CIVIL MATTER	1
9030	SPECIAL DETAIL ASSIGNMENT	9
911	911 HANG UP / CHK WELFARE	1
9115	FOLLOW UP	98
9137	EVIDENCE DUTIES	6
9192	VEHICLE MAINTENANCE	5
9989	CALL BY PHONE	8
9999	NON-CAT DATA	8
	Grand Total	534

MOUNT JOY POLICE DEPARTMENT

21 E MAIN ST, MOUNT JOY,
PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

Citation Output By Charge

Starting Issue Date 10/1/2023 to Ending Issue Date 10/31/2023

Charge	Total
1301 A - DR UNREGIST VEH	3
1301 - 1301 A - Dr Unregist Veh	1
1501 - 1501 A - Driving W/O A License	1
1543 - 1543 A - Driv While Oper Priv Susp Or Revoked	1
1786 - 1786 A - Required Financial Responsibility	1
1786 - 1786 F - Oper Veh W/O Req'd Financ Resp	1
3111 - 3111 A - Obedience to Traffic-Control Devices	2
3362 - -	3
3744 - 3744 A - Fail Stop And Give Infor Render Aid	1
3746 - 3746 A - Fail To Not Police Depart Of Acci	1
4703 - 4703 A - Operat Veh W/O Valid Inspect	4
4706 - 4706 C - Fail To Obtain Emission Cert	1
4706 - 4706 C5 - Evidence Of Emission Inspection	1
4730 - 4730 A2 - Display Known Fict/Stolen/Issued For Insp	1
3362 A3-17 - EXCEED MAX SPEED LIM ESTB BY 17 MPH	1
Total:	23

MOUNT JOY POLICE DEPARTMENT

21 E MAIN ST, MOUNT JOY,
PA 17552

Phone: 717-653-1650

Fax: 717-653-0062

Criminal Charges by Charge Type

Starting Issue Date 10/1/2023 to Ending Issue Date 10/31/2023

Charge Type: ARREST

Charge	Total
1543 A - DRIV WHILE OPER PRIV SUSP OR REVOKED	1
2701 A - SIMPLE ASSAULT	1
2709.1 A1 - STALKING - REPEATEDLY COMMIT ACTS TO CAUSE FEAR	1
2718 A - STRANGULATION	1
3361 - DRIVING @ (UN)SAF SPEED	1
3503 (A)(1)(II) - CRIM TRES-BREAK INTO STRUCTURE	2
3733 A - FLEEING OR ATTEMPTING TO ELUDE OFFICER	1
3736 A - RECKLESS DRIVING	1
3802 A1 - PA TITLE 75, SECTION VC-3802 (A)(1): DRIVING UNDER THE INFLUENCE OF ALCOHOL OR CONTROLLED SUBSTANCE. GENERAL IMPAIRMENT.	1
3802 B - PA TITLE 75, SECTION VC-3802 (B): DRIVING UNDER THE INFLUENCE OF ALCOHOL. HIGH RATE OF ALCOHOL.	1
3802 C - DRIVING UNDER THE INFLUENCE-ALC - .16% OR HIGHER	1
4304 A1 - ENDANGERING WELFARE OF CHILDREN	1
780-113 A32 - USE / POSSESSION OF DRUG PARAPHERNALIA	1
Total:	14

Charge Type: COMPLAINT

Charge

Total

3929 A1 - RETAIL THEFT

1

5503 A2 - DISORDERLY CONDUCT-UNREASONABLE NOISE

1

5505 - PUBLIC DRUNKENNESS AND SIMILAR MISCONDUCT

2

Total:

4

FDMJ Monthly Incident Report Summary

October 2023

Responded to **47** alarms for the month of October 2023 – **487** total alarms for 2023

Time in service for month: **18** hours and **1** minute

Average manpower per incident: **8.5** members per call for month (**6a-4p 21 calls/3.6** members per call) – **Response time – 5 min & 13 sec.** **Arrival time - 9 min & 48 sec.** (w/FP calls)

Total Man-hours: **144** hours & **16** minutes

Calls by Municipality First Due: **35** first due alarms – **12** mutual aid alarms

- Mount Joy Borough - 17
- Rapho Township - 16
- Mount Joy Township - 0
- East Donegal Township – 2

Apparatus Responses:

- Engine 75-1 - 14
- Engine 75-2 - 15
- Truck 75 - 9
- Squad 75-1 - 6
- Traffic 75 – 10
- POV (Fire Police) - 15
- Duty Chief Vehicle - 16
- Duty Officer Vehicle – 21

Property pre-incident value: \$ 200,000.00

Property Fire Loss: \$15,000.00

Property post incident saved: \$185,000.00

2022 FDMJ responded to a call on average every - 14 hours & 58 minute

Total Training hours of 32 members trained for 378 hours 30 minutes

Fire Prevention Details – 3 Events – Donegal Primary School -700 students, Kraybill's Mennonite School, 200 students Clearview Mennonite, 200 students 9 total members = 52.5 hours

Community Service Details – 5-Community Events, Manheim Borough Parade, LCBC Trunk-or-Treat, MJB Spooktacular, MJB Trick-or-Treat Night, Janus School 5K & Fall Fest 127 total members = 108.5 hours

Notable First Due Calls: - 10/9 – Dwelling Fire – 18 Pine St. MJB

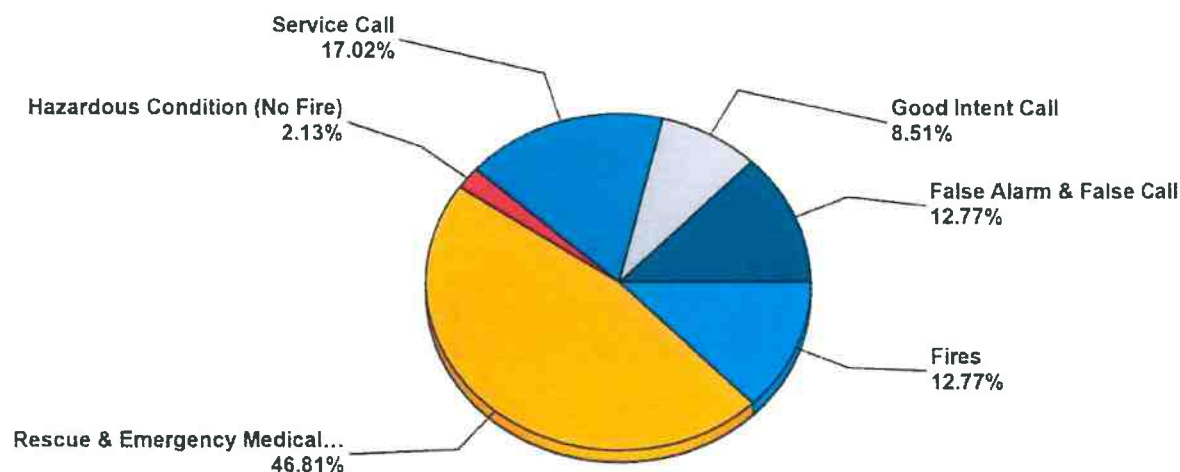
Fire Department Mount Joy

Mount Joy, PA

This report was generated on 11/5/2023 11:12:16 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 10/01/2023 | End Date: 10/31/2023



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	12.77%
Rescue & Emergency Medical Service	22	46.81%
Hazardous Condition (No Fire)	1	2.13%
Service Call	8	17.02%
Good Intent Call	4	8.51%
False Alarm & False Call	6	12.77%
TOTAL	47	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	4	8.51%
131 - Passenger vehicle fire	1	2.13%
151 - Outside rubbish, trash or waste fire	1	2.13%
311 - Medical assist, assist EMS crew	4	8.51%
321 - EMS call, excluding vehicle accident with injury	3	6.38%
322 - Motor vehicle accident with injuries	9	19.15%
323 - Motor vehicle/pedestrian accident (MV Ped)	2	4.26%
324 - Motor vehicle accident with no injuries.	4	8.51%
440 - Electrical wiring/equipment problem, other	1	2.13%
500 - Service Call, other	1	2.13%
510 - Person in distress, other	1	2.13%
531 - Smoke or odor removal	2	4.26%
551 - Assist police or other governmental agency	2	4.26%
553 - Public service	1	2.13%
571 - Cover assignment, standby, moveup	1	2.13%
600 - Good intent call, other	3	6.38%
611 - Dispatched & cancelled en route	1	2.13%
735 - Alarm system sounded due to malfunction	1	2.13%
745 - Alarm system activation, no fire - unintentional	4	8.51%
746 - Carbon monoxide detector activation, no CO	1	2.13%
TOTAL INCIDENTS:	47	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Fire Department Mount Joy

Mount Joy, PA

This report was generated on 11/5/2023 11:15:10 AM

Incident Statistics

Zone(s): All Zones | Start Date: 10/01/2023 | End Date: 10/31/2023

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		22	
FIRE		25	
TOTAL		47	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$250,000.00		\$15,000.00	
CO CHECKS			
746 - Carbon monoxide detector activation, no CO		1	
TOTAL		1	
MUTUAL AID			
Aid Type		Total	
Aid Given		13	
Aid Received		11	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
4		8.51	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 75	0:08:48	0:09:17	
AVERAGE FOR ALL CALLS		0:09:48	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 75	0:05:13	0:04:45	
AVERAGE FOR ALL CALLS		0:05:13	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Fire Department Mount Joy		23:00	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.



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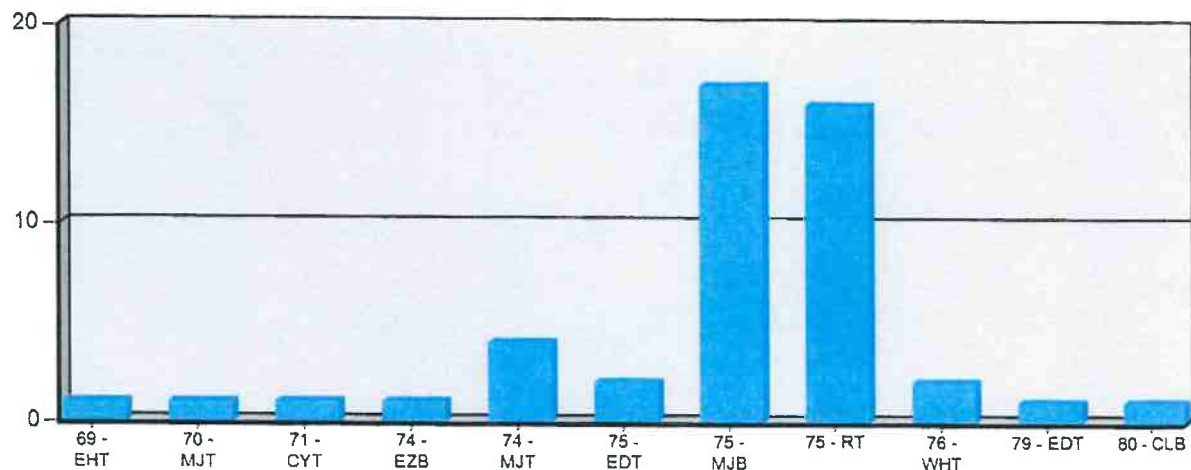
Fire Department Mount Joy

Mount Joy, PA

This report was generated on 11/5/2023 11:16:20 AM

Incident Count per Zone for Date Range

Start Date: 10/01/2023 | End Date: 10/31/2023



ZONE	# INCIDENTS
69 - EHT - 69 East Hempfield Township	1
70 - MJT - 70 Mount Joy Township	1
71 - CYT - 71 Conoy Township	1
74 - EZB - 74 Elizabethtown Borough	1
74 - MJT - 74 Mount Joy Township	4
75 - EDT - 75 East Donegal Township	2
75 - MJB - 75 Mount Joy Borough	17
75 - RT - 75 Rapho Township	16
76 - WHT - 76 West Hempfield Township	2
79 - EDT - 79 East Donegal Township	1
80 - CLB - 80 Columbia Borough	1
TOTAL:	47

Zone information is defined on the Basic Info 3 screen of an incident. Only REVIEWED incidents included. Archived Zones cannot be unarchived.

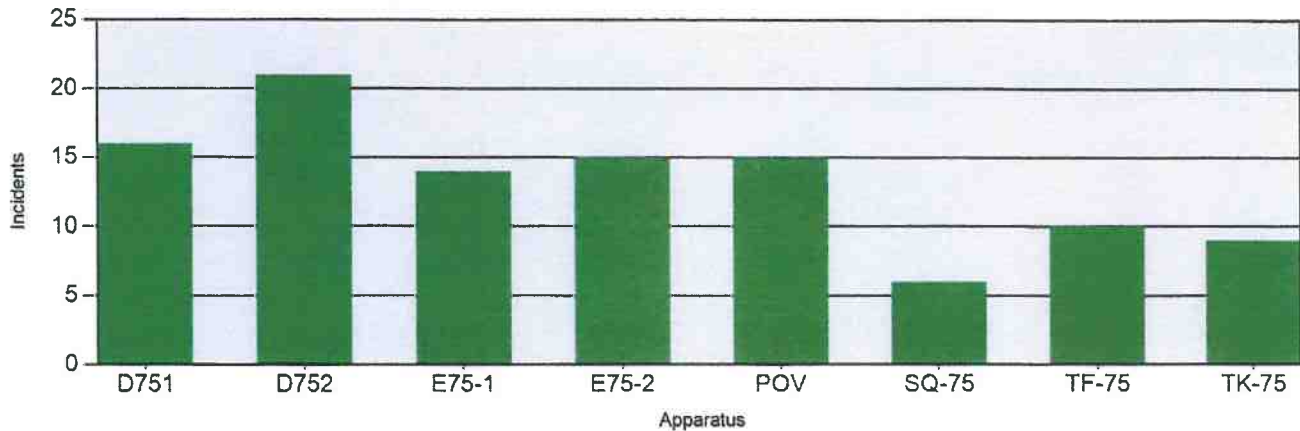
Fire Department Mount Joy

Mount Joy, PA

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Incident Count per Apparatus for Date Range

Start Date: 10/01/2023 | End Date: 10/31/2023



APPARATUS	# of INCIDENTS
D751	16
D752	21
E75-1	14
E75-2	15
POV	15
SQ-75	6
TF-75	10
TK-75	9

Canceled apparatus (per the THIS APPARATUS WAS CANCELLED checkbox on Basic Info 4) not included.
Only REVIEWED incidents included.



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Fire Department Mount Joy

Mount Joy, PA

This report was generated on 11/5/2023 11:18:45 AM

Incident Count with Man-Hours per Zone for Date Range

Incident Type(s): All Incident Types | Start Date: 10/01/2023 | End Date: 10/31/2023

ZONE	INCIDENT COUNT	MAN-HOURS
69 - EHT - 69 East Hempfield Township	1	0:00
70 - MJT - 70 Mount Joy Township	1	1:09
71 - CYT - 71 Conoy Township	1	1:26
74 - EZB - 74 Elizabethtown Borough	1	0:00
74 - MJT - 74 Mount Joy Township	4	5:13
75 - EDT - 75 East Donegal Township	2	4:15
75 - MJB - 75 Mount Joy Borough	17	54:43
75 - RT - 75 Rapho Township	16	43:28
76 - WHT - 76 West Hempfield Township	2	23:06
79 - EDT - 79 East Donegal Township	1	0:00
80 - CLB - 80 Columbia Borough	1	10:56
TOTAL	47	144:16

NOTE that this report takes into consideration ONLY those Personnel that are associated with an Apparatus, and that only Reviewed incidents are included in the counts.



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Fire Department Mount Joy

Mount Joy, PA

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Losses for Date Range

Start Date: 10/01/2023 | End Date: 10/31/2023

TOTAL INCIDENTS		TOTAL PROPERTY LOSS	TOTAL CONTENT LOSS	TOTAL LOSSES	AVERAGE LOSS	% of Total
1		\$15,000.00	\$0.00	\$15,000.00	\$15,000.00	
INCIDENT NUMBER	DATE	Incident Type	PROPERTY LOSS	CONTENT LOSS	TOTAL	
2023-456	10/09/2023	111 - Building fire	\$15,000.00	\$0.00	\$15,000.00	100.00%

Only REVIEWED incidents included

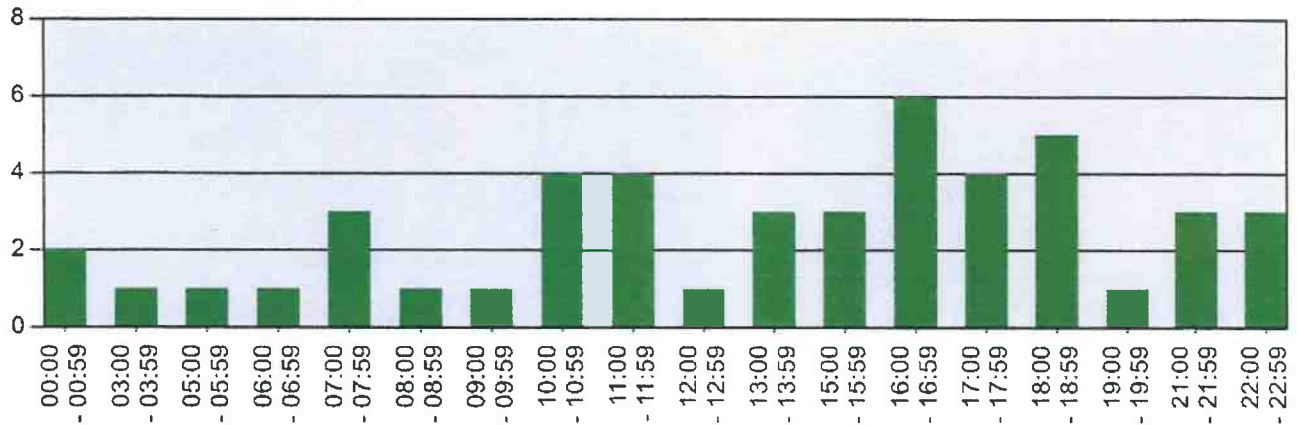
Fire Department Mount Joy

Mount Joy, PA

This report was generated on 11/5/2023 11:20:36 AM

Incidents by Hour for Date Range

Start Date: 10/01/2023 | End Date: 10/31/2023



Hour	# of CALLS
00:00 - 00:59	2
03:00 - 03:59	1
05:00 - 05:59	1
06:00 - 06:59	1
07:00 - 07:59	3
08:00 - 08:59	1
09:00 - 09:59	1
10:00 - 10:59	4
11:00 - 11:59	4
12:00 - 12:59	1
13:00 - 13:59	3
15:00 - 15:59	3
16:00 - 16:59	6
17:00 - 17:59	4
18:00 - 18:59	5
19:00 - 19:59	1
21:00 - 21:59	3
22:00 - 22:59	3

Only REVIEWED incidents included



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Fire Department Mount Joy

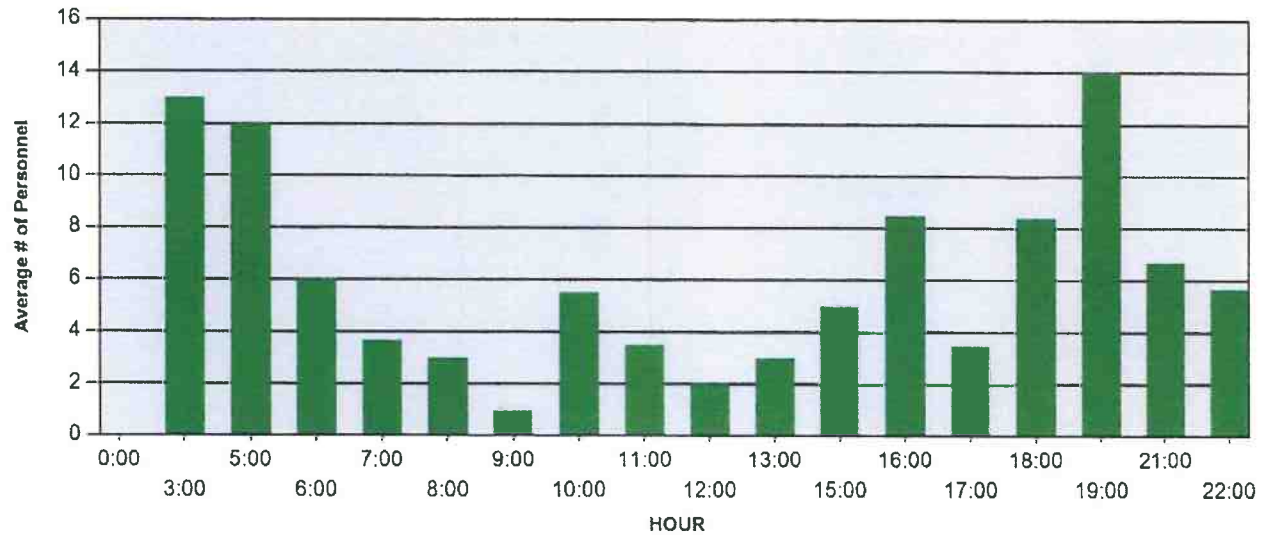
Mount Joy, PA

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Average Number of Responding Personnel per Hour for Date Range

Start Date: 10/01/2023 | End Date: 10/31/2023



HOUR	AVG. # PERSONNEL
00:00 - 00:59	0.00
03:00 - 03:59	13.00
05:00 - 05:59	12.00
06:00 - 06:59	6.00
07:00 - 07:59	3.67
08:00 - 08:59	3.00
09:00 - 09:59	1.00
10:00 - 10:59	5.50
11:00 - 11:59	3.50
12:00 - 12:59	2.00
13:00 - 13:59	3.00
15:00 - 15:59	5.00
16:00 - 16:59	8.50
17:00 - 17:59	3.50
18:00 - 18:59	8.40
19:00 - 19:59	14.00
21:00 - 21:59	6.67
22:00 - 22:59	5.67

AVE. # PERSONNEL calculated from total number of personnel responding to incidents begun at the HOUR divided by total number of REVIEWED incidents for that HOUR. Includes personnel that responded both on or off apparatus.



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Fire Department Mount Joy

Mount Joy, PA

This report was generated on 11/5/2023 11:22:51 AM

Basic Incident Info with Number of Responding Apparatus and Personnel for Date Range

Start Date: 10/01/2023 | End Date: 10/31/2023

DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
10/01/2023	2023-441	823 ANDERSON FERRY RD	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	3	4
10/01/2023	2023-442	950 SQUARE ST	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	6
10/01/2023	2023-443	150 283 RT E	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	74 - MJT - 74 Mount Joy Township	1	2
10/03/2023	2023-444	1010 W MAIN ST	323 - Motor vehicle/pedestrian accident (MV Ped)	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	5
10/03/2023	2023-445	1658 STEEL WAY DR	611 - Dispatched & cancelled en route	Active Firefighters & Fire Police	70 - MJT - 70 Mount Joy Township	1	7
10/03/2023	2023-446	950 SQUARE ST	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	6
10/03/2023	2023-447	789 E MAIN ST	553 - Public service	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	5	9
10/03/2023	2023-448	951 WOOD ST	551 - Assist police or other governmental agency	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	7
10/03/2023	2023-449	218 ZIEGLER ST	151 - Outside rubbish, trash or waste fire	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	12
10/04/2023	2023-451	202 S MARKET ST	531 - Smoke or odor removal	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	10
10/06/2023	2023-452	E MAIN ST	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	8
10/06/2023	2023-453	607 BLOSSOM TRL	321 - EMS call, excluding vehicle accident with injury	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	6
10/07/2023	2023-454	1560 SILVER SPRING RD	111 - Building fire	Active Firefighters & Fire Police	76 - WHT - 76 West Hempfield Township	2	13
10/07/2023	2023-455	ROUTE 441	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	79 - EDT - 79 East Donegal Township	1	1
10/09/2023	2023-456	18 PINE ST	111 - Building fire	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	5	13
10/09/2023	2023-457	951 WOOD ST	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	9

Only REVIEWED incidents included.



emergencyreporting.com
Doc Id: 948
Page # 1 of 3

DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
10/10/2023	2023-458	2392 MOUNT JOY RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	5	19
10/10/2023	2023-459	196 283 RT W	500 - Service Call, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	20
10/11/2023	2023-460	1314 CARMANY RD	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - EDT - 75 East Donegal Township	1	3
10/11/2023	2023-461	998 N HANOVER ST	571 - Cover assignment, standby, moveup	Active Firefighters & Fire Police	74 - MJT - 74 Mount Joy Township	1	4
10/12/2023	2023-462	2710 MOUNT JOY RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	7
10/13/2023	2023-463	ROUTE 772	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	2	2
10/13/2023	2023-464	1048 KAITLIN ALY	735 - Alarm system sounded due to malfunction	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	4	15
10/14/2023	2023-465	72 E MAIN ST	531 - Smoke or odor removal	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	4	12
10/15/2023	2023-466	190 283 RT W	600 - Good intent call, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	6	17
10/16/2023	2023-467	MOUNT JOY RD	600 - Good intent call, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	9
10/16/2023	2023-468	E MAIN ST	323 - Motor vehicle/pedestrian accident (MV Ped)	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	10
10/18/2023	2023-469	186 283 RT W	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	2	6
10/18/2023	2023-470	18 PENN COURT DR	321 - EMS call, excluding vehicle accident with injury	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	1	5
10/18/2023	2023-471	206 S BARBARA ST	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	2	8
10/19/2023	2023-472	NEW HAVEN ST	324 - Motor vehicle accident with no injuries.	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	3	6
10/19/2023	2023-473	1702 CRESTWYCK CIR	321 - EMS call, excluding vehicle accident with injury	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	1	2
10/19/2023	2023-474	3141 MOUNT JOY RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	6
10/21/2023	2023-475	1360 STRICKLER RD	440 - Electrical wiring/equipment problem, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	8
10/21/2023	2023-476	474 ROCKWOOD DR	111 - Building fire	Active Firefighters & Fire Police	74 - MJT - 74 Mount Joy Township	2	11
10/22/2023	2023-477	MCKINLEY DR	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	5	14

Only REVIEWED incidents included.



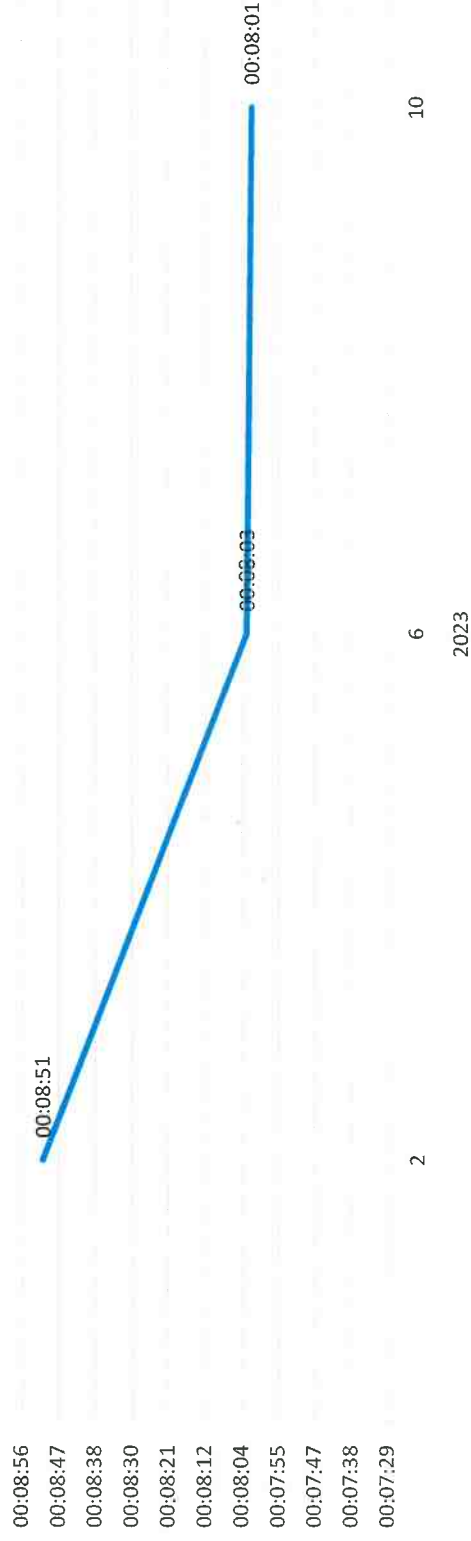
DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT	ZONE	# APP.	# PERS.
10/23/2023	2023-478	206 E MAIN ST	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	75 - MJB - 75 Mount Joy Borough	4	11
10/24/2023	2023-479	2420 RIVER RD	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	71 - CYT - 71 Conoy Township	1	1
10/24/2023	2023-480	BROAD ST	322 - Motor vehicle accident with injuries	Active Firefighters & Fire Police	76 - WHT - 76 West Hempfield Township	1	3
10/24/2023	2023-481	745 OLD CHIQUES HILL RD	111 - Building fire	Active Firefighters & Fire Police	80 - CLB - 80 Columbia Borough	3	10
10/24/2023	2023-482	24 CIRCLE DR	510 - Person in distress, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	4	11
10/24/2023	2023-483	41 BOXWOOD BLVD	311 - Medical assist, assist EMS crew	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	8
10/25/2023	2023-484	3456 GREEN LEAF DR	600 - Good intent call, other	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	1
10/27/2023	2023-485	55 MAYTOWN AVE	746 - Carbon monoxide detector activation, no CO	Active Firefighters & Fire Police	74 - EZB - 74 Elizabethtown Borough	1	2
10/30/2023	2023-487	1316 DRAGER RD	745 - Alarm system activation, no fire - unintentional	Active Firefighters & Fire Police	75 - RT - 75 Rapho Township	3	6

TOTAL # INCIDENTS: 45

Only REVIEWED incidents included.

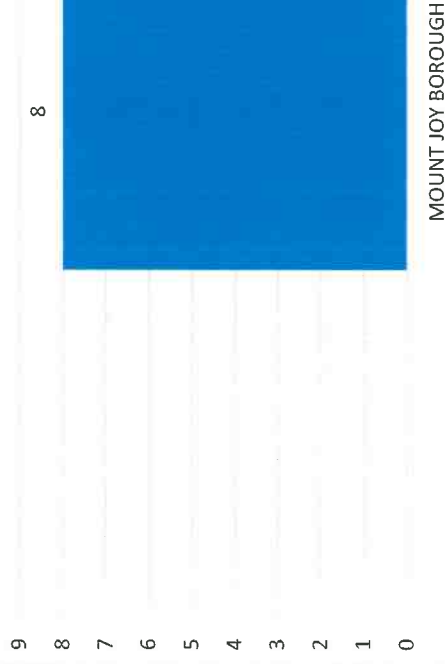
Penn State Health Life Lion, LLC
YTD 2023

Response Time (Dispatch to OnScene)

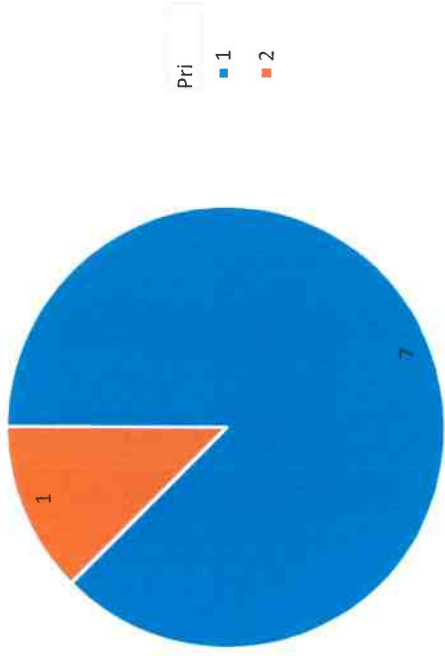


Penn State Health Life Lion, LLC
Covered Incidents
October 2023

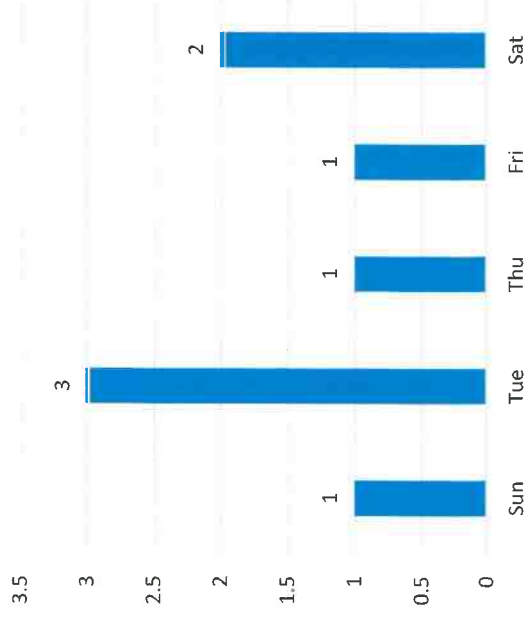
Total Calls by Municipality



Total Calls by Pri

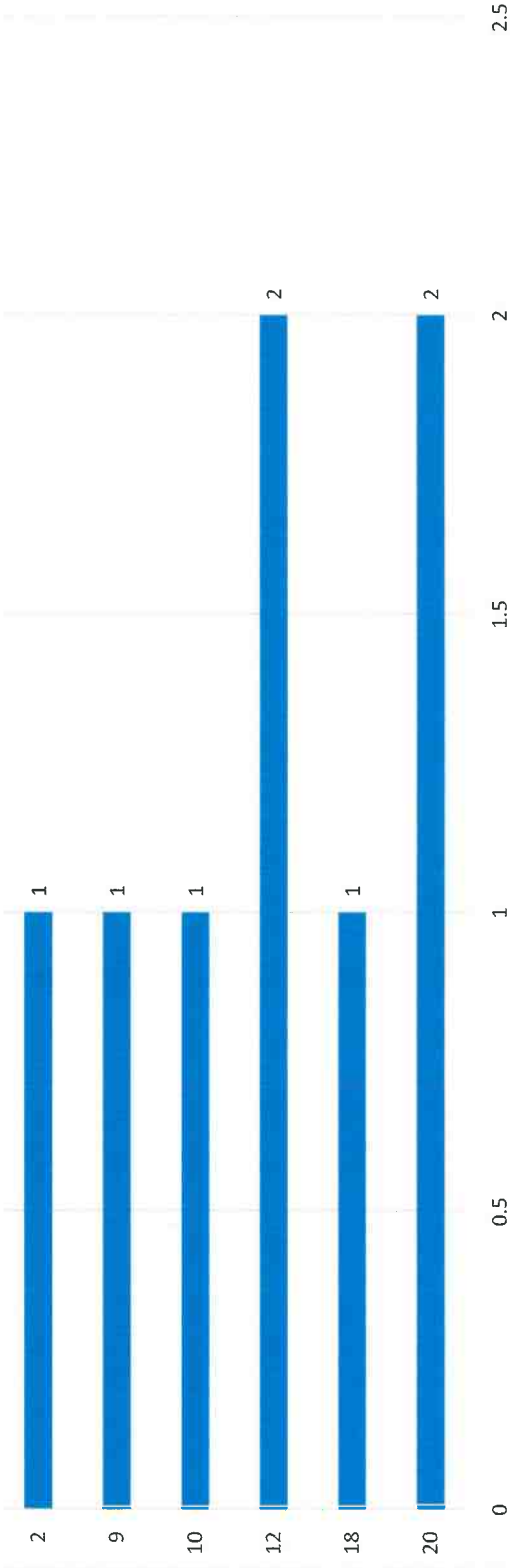


Total Calls by Day of the Week

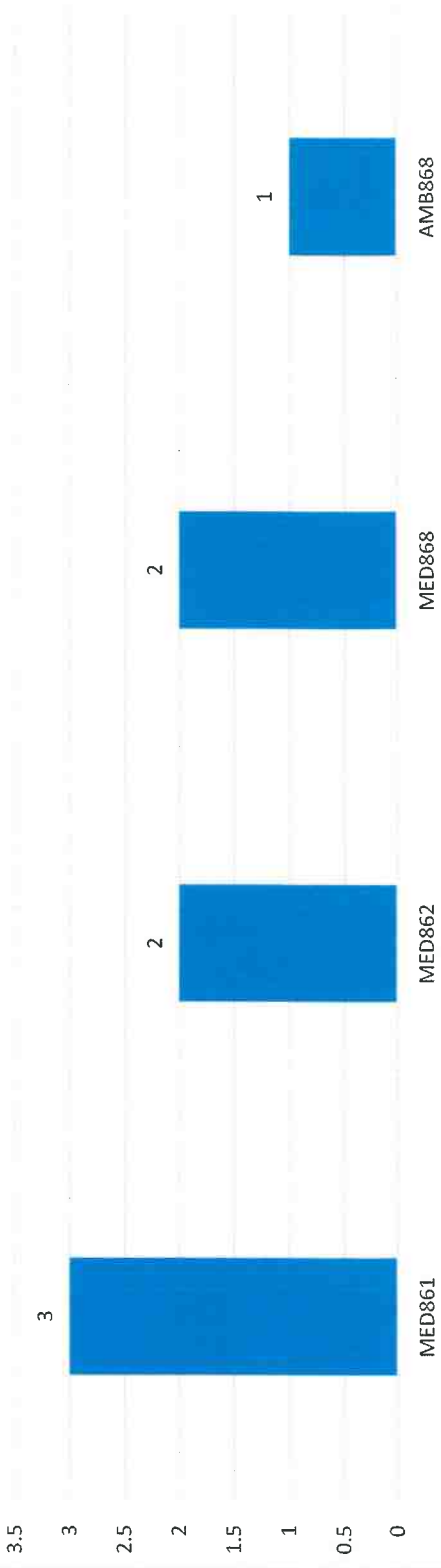


Penn State Health Life Lion, LLC
Covered Incidents
October 2023

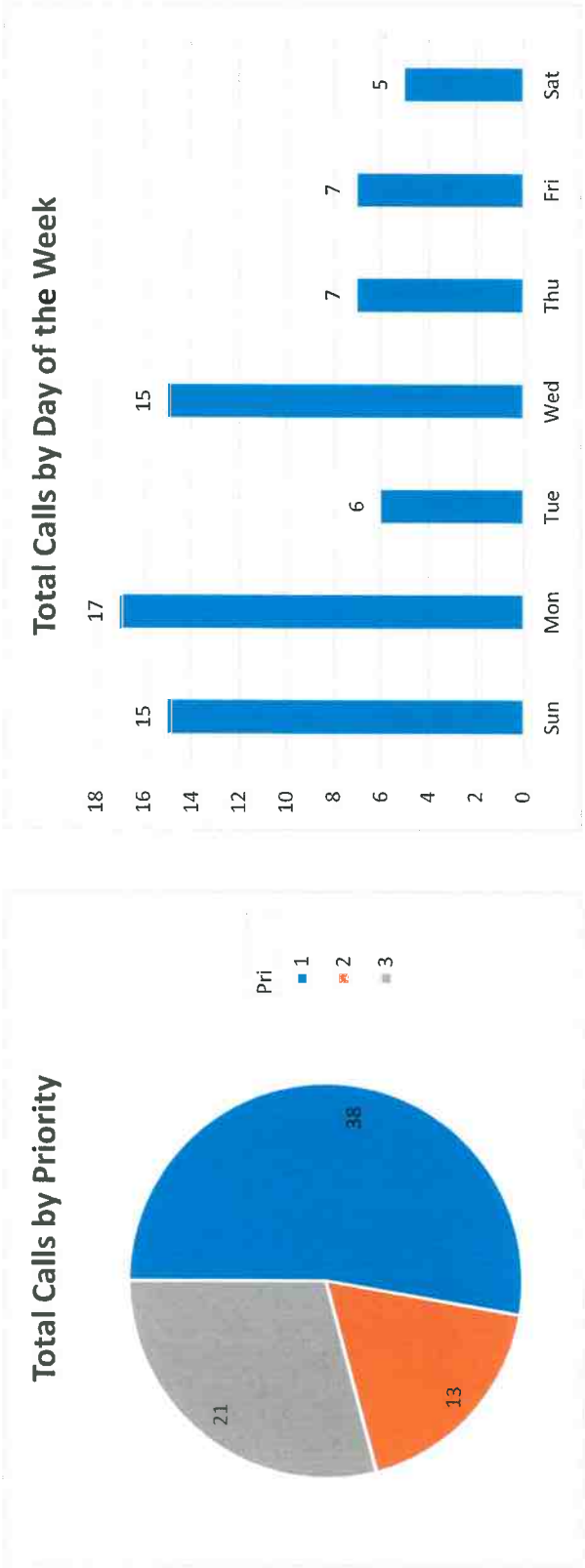
Total Calls by Hour



Total Calls by First Unit Dispatched

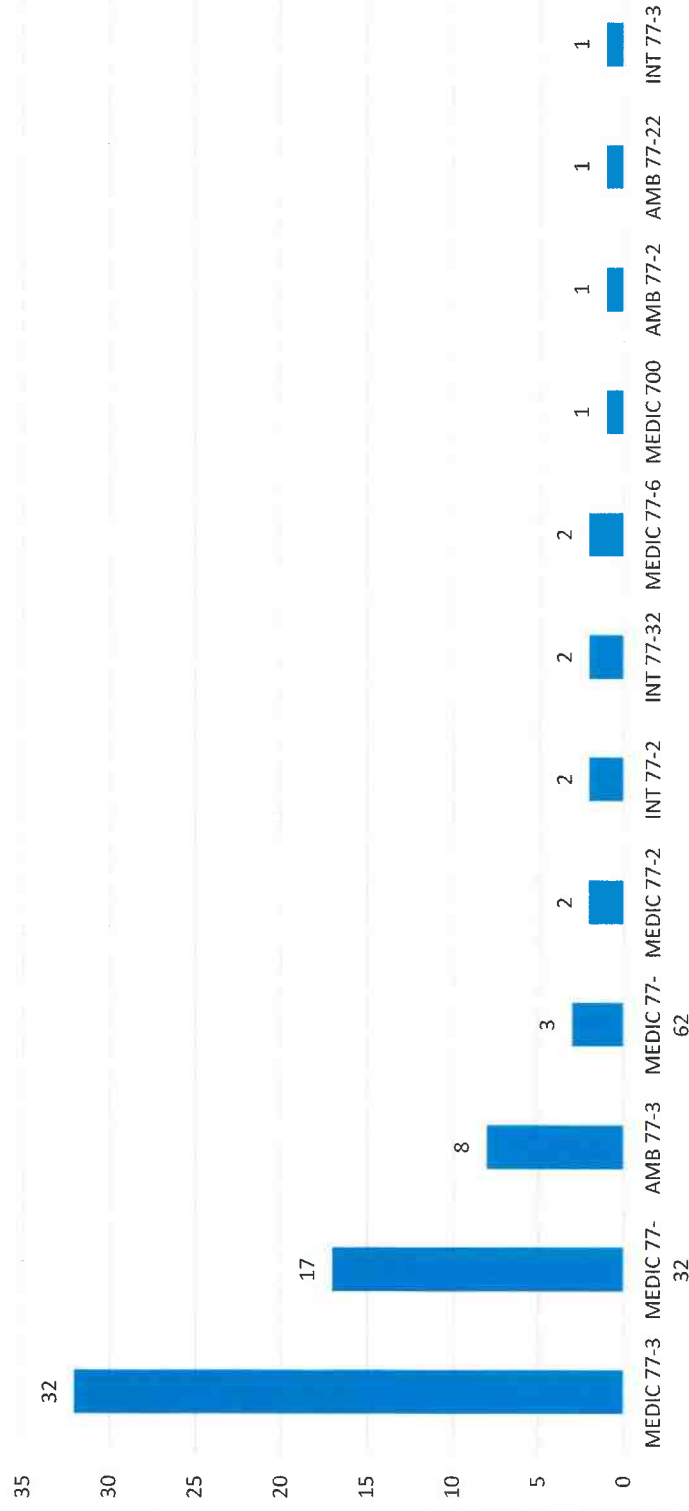


Penn State Health Life Lion, LLC
October 2023

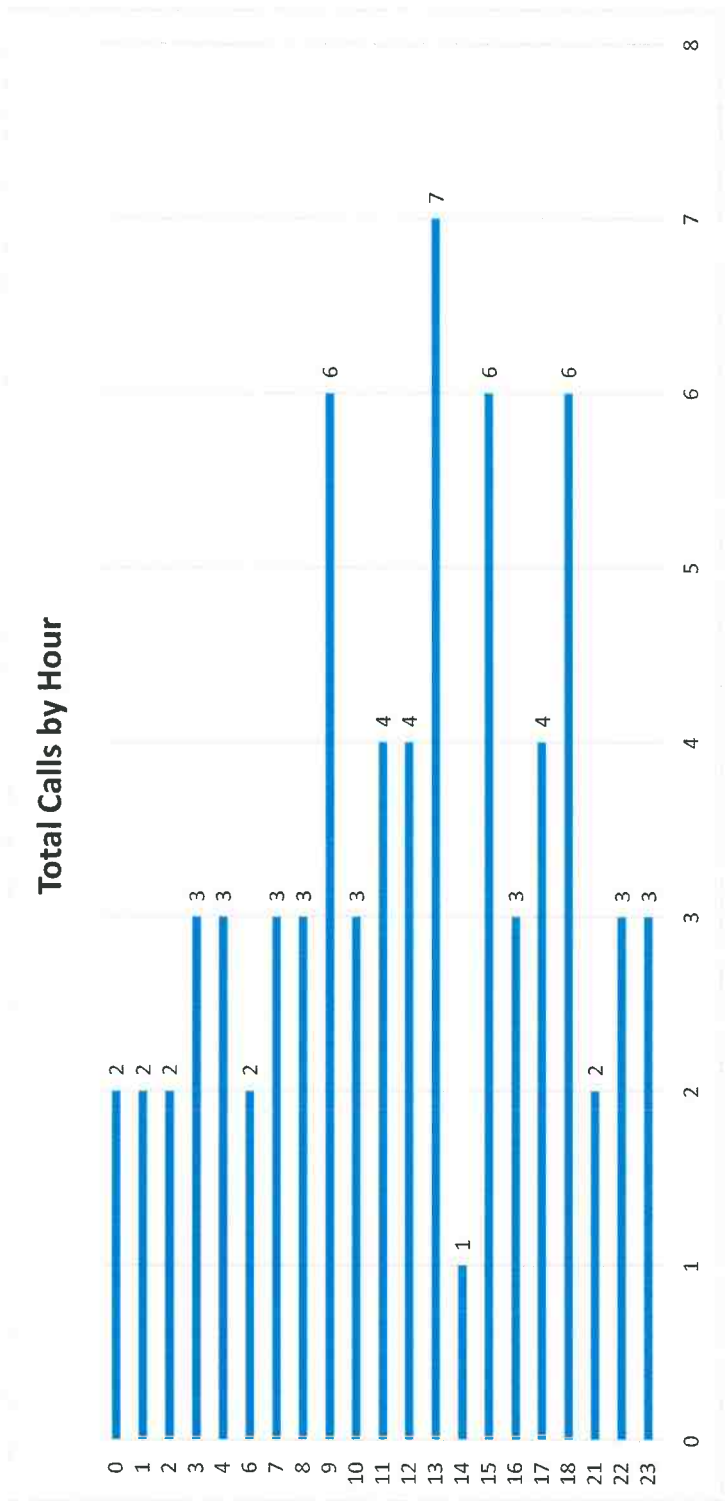


Penn State Health Life Lion, LLC October 2023

Total Calls by First Unit Dispatched



Penn State Health Life Lion, LLC
October 2023



Mount Joy Borough Missed Calls October 2023-8

10/06/2023 @ 01:38 Class 1 Heart problem 86-8

77-32 10/6/1023 @ 00:23 Routine Transfer

10/07/2023 @ 10:24 Class 1 Breathing problem

77-32 10/07/2023 @ 10:03 Class 2 Fall Rapho Township

10/10/2023 @ 18:51 Class 1 Sick person 86-2

10/10/2023 @ 19:21 Class 2 Fall 86-1

77-32 10/10/2023 @ 18:11 Class 2 Vehicle accident Rapho Township

10/19/2023 @ 10:46 Class 1 Breathing problem 86-2

77-3 10/19/2023 @ 10:44 Class 1 Vehicle accident Rapho Township

10/24/2023 17:06 Class 1 Sick person 86-11

77-3 10/24/2023 @ 15:07 Routine Transfer

10/28/2023 @ 08:48 Class 1 Chest pain 86-8

77-3 10/28/2023 @ 08:14 Class 3 Sick person West Hempfield Township

10/29/2023 @ 09:00 Class 1 Person down 86-1

77-3 10/29/2023 @ 08:18 Class 3 Fall Mount Joy Borough

Mount Joy Unit Responding to another Agencies Municipality-October 2023-15/5

East Donegal Township

77-3 10/22/2023 @ 13:22 Class 1 Unconscious person

ELIZABETHTOWN BOROUGH

77-32 10/05/2023 @ 18:46 Class 1 Breathing problem

77-32 10/12/2023 @ 21:01 Class 1 Sick person/Canceled after responding for 11 minutes

77-3 10/24/2023 @ 13:14 Class 1 Hemorrhage/Canceled after responding for 4 minutes

77-3 10/28/2023 @ 17:17 Class 3 Sick person

Manheim Borough

77-3 10/23/2023 @ 09:35 Class 1 Stroke/Canceled after responding for 11 minutes

Marietta Borough

77-3 10/05/2023 @ 14:29 Class 3 Sick person

77-30 10/29/2023 @ 15:09 Class 1 Breathing problem

Mount Joy Township

77-3 10/20/2023 @ 15:02 Class 1 Injured person

77-32 10/23/2023 @ 18:14 Class 1 Chocking

77-3 10/21/2023 @ 10:21 Class 1 Sick person

77-32 10/28/2023 @ 18:10 Class 2 Vehicle accident

Penn Township

77-32 10/01/2023 @ 18:46 Class 1 Unconscious person/Canceled after responding for 20 minutes

77-3 10/17/2023 @ 12:19 Class 1 Sick person

Rapho Township

77-3 10/19/2023 @ 17:10 Class 2 Vehicle accident

77-3 10/26/2023 @ 14:44 Class 3 Sick person

West Donegal Township

77-3 10/06/2023 @ 10:30 Class 1 Fall

77-3 10/23/2023 @ 06:13 Class 1 Chest pain

77-32 10/30/2023 @ 23:39 Class 1 Back pain

77-3 10/31/2023 @ 15:35 Class 1 Breathing problem/Canceled after responding for 6 minutes



MILANOF-SCHOCK LIBRARY

1184 Anderson Ferry Road, Mount Joy, PA 17552

Tel: 717.653.1510 Fax: 717.653.4030

www.mslibrary.org

Milanof-Schock Library is a community resource that enriches lives through, education, information, exploration, and socialization.

Serving East Donegal Township, Marietta Boro, Mount Joy Boro, Mount Joy Township & Rapho Township

October 2023 - Compiled by Joseph McIlhenney, Executive Director
Contributors: Susan Craine, Jan Betty, Stephanie Funk & Kirstin Rhoads

September 1-30, 2023 Statistics	2023	2022	2021	2020	2019
TOTAL CIRCULATION	13,570	13,312	12,747	14,897	14,379
YTD CIRCULATION	138,619	138,127	135,611	88,462	147,000
OVERDRIVE & E-formats	1,369	1,425	1,398	1,436	1,051
NEW PATRONS	67	84	45	48	65
YTD NEW PATRONS	821	712	506	332	713
PATRON COUNT	4,870	4,817	3,789	3,603	5,660
YTD PATRON COUNT	54,498	48,146	37,840	27,986	59,556
PASSPORTS	67	66	42	44	55
YTD PASSPORTS	1,264	785	682	473	979
WIFI USERS	536	326	283	261	433
PC USERS	319	-	267	259	460

Hoopla!	Sep'23	Aug'23	Jul'23	Jun'23	May'23	Apr'23	Mar'23
Number of Hoopla items used	357	365	311	307	268	232	266

ITEMS SOLD IN LOBBY	\$968.50
YTD TOTAL \$	9,059.72
TOTAL \$ ADDED DONATIONS	\$259.00
TOTAL \$ DONATIONS as PRIZES	\$180.00
TOTAL	\$1,407.50

Executive Summary

- MSL was closed Saturday, Sept 3 & Monday, Sept 4 for Labor Day, Fall Hours began Sept 8
- During early September "Love Your Library Benefit Bash" Raffle, Silent Auction and Lego Creation winners visit MSL to pick up winnings!
- MSL holds Blood Drive Sept 28
- Miss Jan represents MSL at the Pig Iron Fest in Marietta, Sept 30



PROGRAMMING / CLUBS / PROCTORS NUMBERS

ADULT Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	4	131	32	674
Club Meetings/Participants	8	79	47	459
YOUTH Programs	Programs	Participants	Programs YTD	Participants YTD
In-Library Programs	13	317	167	4410
Off-site Programs	4	309	60	4323
Virtual Programs	3	117	37	2454

Volunteer	Month Total	2022 YTD Totals		
Volunteer Hours	74.5	911.5		

Joseph

- Stephanie's first official day as Operations Coordinator was Sept 5
- Achieved something I've wanted to do my entire career. I was in two places at once [actually, it just involved running]. Attended both the Friends Group and Mount Joy Borough Council, Sept 11
- Met with Greg Kiehl and Lark Eshleman regarding Policy Committee, Sept 12
- Attended Mount Joy Chamber, Sept 13
- Met with Kerri Milliken, LSLC trainer, for training and help with the migration and setup of SharePoint file storage, Sept 28

Circulation % by Type

Easy Reader	30.20%
Juv Fiction	17.60%
FICTION Adult	15.10%
DVDs	9.00%

Community/Service Point (Susan)

- Worked with Joseph to figure out a way to re-work the Juvenile Non-Fiction using carts borrowed from Armstrong Relocation Co.
- Weeded every possible area in the library to create more shelving space.
- Worked with Megan, Rachel and Joseph to create a better Passport Picture area
- Processed many new items

Youth Services (Jan)

- September was off with a bang. Storytimes and homeschool classes were in full swing. I was happy to have 89 different children attend storytimes with anywhere from 18 to 51 per session.
- It was a typical September with great attendance during the day, but not so many for evening activities, with sports and school getting underway.
- I also had an area at the Marietta Pig Iron Fest and car show.
- Spent some time in September working on visits with Donegal Kindergarten and Kraybill School. Hoping to get back in Donegal. They were unable to host me last year because changes in their curriculum left no time for visiting readers.
- Attended my first Donegal Key Club meeting for this school year. We are breaking in a new advisor who seems very enthusiastic. We use them for Winterfest and our Seuss event, among other things.
- We sent out 24 book bundles this month; it seems like folks are doing less book bundles and more in-person "shopping"!
- Attended yet another open house, this time at Donegal Junior High.
- Also attended the YES (Youth Educational Services) monthly meeting with the Summer Reading Program wrap-up.

Public Relations/Promotions (Kirstin)

- **CONSTANT CONTACT:**
 - October 2023 Enews: sent to 3711 contacts (69 new); 1428 opens (42%), 27clicks (1%)

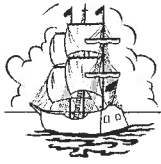
- Sept. Welcome Email: sent to 37 new patrons; 73% opened, 0 unsubscribe
- **SOCIAL MEDIA:**
 - Facebook – Total Page Followers 2,586 (4 new); 3,751 reached; Created 2 Events.
 - Instagram – 1,093 followers (19 new)
 - 3 Press Releases - Distributed via news media, municipalities, and Chamber of Commerce.
 - Sent Fall/Winter events and programs to MJ Borough and Township for their Newsletters
- **WEBSITE**
 - 1,689 users; 4,956 page views
 - Highest view counts: 148 views of Passports, 141 views Children & Family Programs
- **PANGO**
 - Pango is a book-selling app that allows us to sell our donated books.
 - -How do I decide what to sell on Pango? Most books I try in the Lobby first. If they don't sell and I think they might appeal to a wider audience AND there is not an abundance of the book being sold on Pango, I list it.
 - \$32 earned in September (first month) – 3 sales, 6 books
- **MISC**
 - Continued the emptying of the book donation shed 5 days a week and gathering books for sale in lobby, which made over \$966 in September.
 - Attended meeting to discuss migration of files to Sharepoint.

Volunteers/Programming/Fundraising (Stephanie)

- **Annual Patron Appeal 2023**
 - As of September 30: \$31,716.70.
 - After a somewhat slower start, we are almost even with the 2022 September total of \$35,201.38.
- **Legacy Bricks**
 - Bricks ordered as of September 30: 136 of 392. We're at 35% sold.
 - Will take orders through October and have those installed before the weather gets too cold.
 - Orders from November and December will wait for installation until next Spring.
- **Patron Appreciation 2023**
 - Prepping for a two-week celebration of our patrons.
 - Steph found 2 local businesses willing to provide discounts when a patron shows his/her library card.
 - Hope to partner with other businesses throughout the year.
- **ExtraOrdinary Give 2023; November 17**
 - Began planning for this year's event.
 - "Hook" will be that we are raising funds to replace aging seating throughout the library.
 - Need everyone's help to get the word out to friends, relatives, customers, etc.!
- **SharePoint Project**
 - Met with Kerri Milliken, from LSLC to being the project of moving our huge amounts of data from a shared computer drive to a SharePoint cloud.
 - Kim assigned all shared drive data folders to their primary users for cleanout.
 - Kerri will return in October for a follow-up meeting.
- **Friends Recruitment Project**
 - Friends are planning a recruitment project during Friends of Libraries Week, Oct. 15-21.
 - They requested bookmarks, forms, and posters. Kim designed.

- **Miscellaneous Projects**

- Transition from Kim to Stephanie continuing to progress with Stephanie taking over most duties, allowing Kim time to tidy up and close out several projects.
- Central PA Blood Bank was here on September 28. 48 people came out to donate.
- Transitioning signups for Adult Programming to all online. Circ staff are now using the new online calendar to sign up people, rather than writing signups on paper. Really streamlines the process!



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

92

11/28/2023

Mount Joy Borough
Borough Manager
Mark Pugliese

RE: Monthly Report, Nov 2023
Codes Department

Mr. Borough Manager,

The following is a summary of the department's activity in November 2023 thus far. The last several weeks have been largely spent preparing for budget meetings and several upcoming zoning hearing board cases, in addition to other daily items for the Department.

Zoning & Building

A report on the permits issued so far for the month of November is attached. I am currently working on preparing new forms to replace the existing forms in use to allow for less confusion on the part of applicants and for easier reviews by myself and the third party. I hope to have everything ready for January 1st, so that all other forms can be removed from availability, and we can operate on these new application forms moving into 2024.

Rentals

Preparation is under way for 2024 registration. The hope is to have letter sent out before Christmas so that registration can begin in January.

Third Party Services

Commonwealth is slowly sending me the documents to close open permits. I receive 5 to 10 outstanding project completion records from them every week or so. To date we have received approximately 20 of the 74 outstanding projects they were notified about.

Complaint & Violations

A report of complaint and violations for the most recent 90-day period is attached.

A separate brief has been submitted for enforcement action at 104 Manheim St

Another brief for enforcement action maybe needed next month regarding a property on Church St

Zoning Hearing Board

Zoning Hearin Board met on 11/15/23, Jason Hess from the Borough Solicitors office represented the Borough in regard to cases 23-07 and 23-08 for the two Short Term Rentals being operated by Awakened Properties. I worked with Jason to prepare the positional arguments for the Borough. Both cases received a continuance until 1/24/23 so that Memorandum in Law may be filed by both sides as a closing argument. Those Memorandum are due to me on 1/10/23, the testimony record was closed except for these documents and the decision to be issued on 1/24/23.

Planning Commission

The Planning Commission met on 11/8/23 to review application PC23-02 for the Borough Administration and Police Building. The project was moved to Council with a recommendation for Conditional Approval on a vote of 3 yes, 2 no, and 1 abstention. A separate comment statement has been submitted to Council.

The Planning Commission will meet on 12/13/23 to consider application PC23-03 for the Janus School 205 Lefever Rd, Mount Joy, PA 17552 for some additions and work to their parking lot.

Ordinances

The Administration and Finance Committee has received a submission for the updated Property Maintenance and Rental Ordinances. There would be a potential of 4 ordinances being passed together to make the needed changes to allow the Short-Term Rental Use and make the other recommended changes to the ordinances.

In 2024 I am looking at updating the Borough Fire Prevention Code and Zoning Ordinance. Some of these items will be dictated by the passing of the previously mentioned ordinance.

Respectfully,

Items of Note

Comprehensive Plan:

I have been discussing our Comprehensive Plan with the Planning Commission, being passed in 2011 The Donegal Region Comp Plan is due for an update. I wish to know the intent of Council on this matter. The plan is due for an update being over 10 years old. Former partners in the 2011 plan are either not interested at this time or not responsive to attempts to contact someone. The Planning Commission has mixed feelings on the subject.

A comp plan is a great tool that tells the public and reminds the administration where we want to go and where we want to be in the next 10 years. I would like to take a serious look at the plan as that helps to guide reviews and potential revisions to Zoning, SALDO, Officials Maps, and other areas of the Borough.

Flag Signs:

There has been several locations throughout the Borough where various types of freestanding flag banners have been set up in front of local businesses and in some cases residential homes. I am currently reviewing the language of the existing sign ordinance and will be presenting a discussion item to the Admin and Finance Committee at their next meeting.

Respectfully submitted,

X 

Duane J Brady Jr, Mount Joy Borough

Codes, Zoning, & Stormwater Admin

Building Code Official #007261

Certified Zoning Officer #C246972

Permit Report

11/28/2023

1 of 1

All Permits Issued 10/24/23 to 11/28/23

29 Permits Issued on 20 Projects

Permit #	Permit Description	Property Address	Permit Type	Issued Date
230212	Roof Mount Solar System	333 FLORIN AVE	Zoning Permit	10/24/2023
230212-E	Roof Mount Solar System	333 FLORIN AVE	Electrical Permit	10/24/2023
230213	Addition - 1 Story to the rear	576 CREEKSIDE LN	Zoning Permit	11/16/2023
230213-B	Addition - 1 Story to the rear	576 CREEKSIDE LN	Building Permit	11/16/2023
230213-SW	Addition - 1 Story to the rear	576 CREEKSIDE LN	Stormwater Permit	11/16/2023
230214	Alteration - Finish Basement	1104 COLLINA LN	Zoning Permit	10/24/2023
230214-B	Alteration - Finish Basement	1104 COLLINA LN	Building Permit	10/24/2023
230215	Alteration - Collapse Repairs	170 NEW HAVEN STREET	Zoning Permit	11/13/2023
230215-B	Alteration - Collapse Repairs	170 NEW HAVEN STREET	Building Permit	11/13/2023
230216	Alteration - Fire Restoration	206 W MAIN ST	Zoning Permit	11/3/2023
230216-B	Alteration - Fire Restoration	206 W MAIN ST	Building Permit	11/3/2023
230218	Renovation - House Remodel	707 SQUARE ST	Zoning Permit	10/24/2023
230218-B	Renovation - House Remodel	707 SQUARE ST	Building Permit	10/24/2023
230219	Borough Required Sidewalk Project	309 SCHOOL LN	Curb & Sidewalk Permit	10/24/2023
230220	Borough Required Sidewalk Project	315 SCHOOL LN	Curb & Sidewalk Permit	10/24/2023
230221	Commercial Occupancy - Restaurant: Fusion H	89 E MAIN ST	Zoning Permit	10/24/2023
230222	Accessory Structure - Animal Cover	35 COLUMBIA AVE	Zoning Permit	10/24/2023
230223	Light Home Occupation	507 CREEKSIDE LN	Zoning Permit	10/25/2023
230224	Temporary - Special Event	713 CHURCH ST	Zoning Permit	10/30/2023
230225	Wall Sign - Manheim St side	113 MANHEIM ST	Zoning Permit	11/3/2023
230226	Moving Container	125 NEW HAVEN ST	Temporary Obstruction	11/6/2023
230227	Roof Mount Solar System	1078 DONEGAL SPRINGS R	Zoning Permit	11/16/2023
230227-E	Roof Mount Solar System	1078 DONEGAL SPRINGS R	Electrical Permit	11/16/2023
230229	Fence in rear and side yard	724 BRUCE AVE	Zoning Permit	11/6/2023
230230	Patio	711 ARBOR ROSE AVE	Zoning Permit	11/15/2023
230231-SW	Patio	711 ARBOR ROSE AVE	Stormwater Permit	11/15/2023
230232	Borough Required Sidewalk Project	426 COLUMBIA AVE	Curb & Sidewalk Permit	11/16/2023
230233	Driveway repair and replacement	426 MARTIN AVE	Zoning Permit	11/16/2023
230233-SW	Driveway repair and replacement	426 MARTIN AVE	Stormwater Permit	11/16/2023



**BOROUGH OF MOUNT JOY
PUBLIC WORKS DEPARTMENT
MEMORANDUM**

TO: Mark Pugliese, Borough Manager

FROM: Dennis Nissley, Public Works Director

DATE: November 30, 2023

RE: Public Works Department Activities for November 2023

Following is a list of activities for the Public Works Department for November 2023

- Parks – Leaf cleanup and removal
- Parks – Winterize facilities
- Parks – Maintenance of equipment and facilities
- PW – Leaf Collection
- PW – Facility and equipment maintenance
- Signs – Repair and replacement of missing or damaged signs as needed.
- Compost Site – Manage material, screening, rotating
- Compost Site – Grind material
- Remove FDMJ banner

Projects:

- Wood Street Project – walk-thru inspection of Wood Street Project Contract 1 has been completed.
- Pedestrian Safety Project – MTF Grant – Attend Pre-Construction meeting and follow-up meeting to review adjusted locations.

Meetings:

- Attend Public Works Committee meeting
- Attend Staff meetings / budget planning
- Attend Safety Committee meeting
- Attend Council Budget Meetings
- Meet with LCCD to inspect BMP 125
- Attend LTAP class on Introduction to Traffic Studies

Other Updates:

- Received notification that the Borough was awarded the Connects 2040 grant for School Lane Active Transportation Project to be implemented on the 2025 TIP

To: Mount Joy Borough Councilors, Borough Manager Pugliese & Mayor Bradley
From: Scott Kapcsos

November 2023 Authority Administrator Report

1. Staff completed a watermain replacement project on a portion of N. Jacob St.
2. Security cameras have been installed at a few Authority properties.
3. Two Authority staff members received their CDL class B permit and are enlisted in the required driver training program in order to receive their license.
4. The Authority currently has a vacant position for Construction Supervisor. This position has been posted in-house.
5. Staff met with Arro and Contractor to discuss a project at the WWTP to update Dystor Gas System equipment.
6. Staff submitted the Well #3 Docket renewal to SRBC.

Authority staff continued review and involvement on the following projects:

- 1580 Strickler Road (Rapho Township) – Taco Bell – Waiting on as-built drawings.
- Cornerstone Lot W-1 (Rapho Township) – Waiting on as-built drawings.
- Messick's (Rapho Township) – As-built drawings were provided and approved; therefore, this project is ready for closeout.
- Rapho Industrial Park sewerage (Rapho Township) – As-built drawings were received, reviewed, and conditionally approved. Deed of dedication agreement is being worked on.
- 1540 Strickler Road (Rapho Township) – Plan submission was reviewed, and a comment letter was provided.
- 1000 Strickler Rd (Rapho Township) Maple Press – Plans were approved and signed at the Aug 1st Authority meeting. Waiting for Construction to start.
- Core 5 @ I-283 Project – Staff and Arro met with the design engineers to discuss a previous review comment letter. Awaiting an updated submission.
- Covanta Rapho Ind Park – Waiting on as-built drawings.
- Jura USA Hospitality Center (Rapho Township) – Design changes were made by the engineer and a concept drawing was provided for comments. Currently awaiting a formal submission.
- Red Rose Midstream – 55 Maibach Ln Subdivision Plan (Rapho Township) – A written certification letter for the sewage planning mailer was provided.
- 400 E. Main St – Staff attended a meeting in conjunction with Borough staff about a potential use for this property.
- 600 & 610 E. Main St – Staff provided a response to an inquiry regarding the location of existing water and sewer mains in this area, for possible re-development of the parcels.
- Wood St Repaving Project – MJBA staff participated in a final walkthrough for this project. A few punch list items were identified for the Authority.
- Chiques Crossing (Rapho Township) – A layout plan and Capacity request was received. Waiting for escrow to be posted in order to start our review process.
- Florin Hills Blocks F&M – Discussions are ongoing regarding the recording of the approved plans.
- KRM Ventures Lot 1&4 (Rapho Township) – LD plan submission was received and reviewed, a comment letter was provided back to the engineer.

- Elm Tree 4C (Rapho Township) – As-built drawings were provided for review. A comment letter was provided back to the engineer.
- Elm Tree 5 A,B,C (Rapho Township) – A request for Financial Security reduction was received, reviewed and approved.
- Mount Joy Borough Admin / Police Department Facility (Mount Joy Borough) – Authority staff reviewed and provided a comment letter on LB submission for this project. Staff also provided a “will serve” letter for the project.

To: Borough Council
From: Jill Frey – Assistant Borough Manager/Finance Officer
Date: 11/30/2023

I attended the Council meeting on October 2nd.

I attended the Administration & Finance Committee meeting on November 16th.

I attended the Safety Committee meeting on November 29th.

On November 30th Mark and I met with representatives of Cresco labs to discuss financial security and plans for moving forward.

I attended the budget meetings on November 2nd, 14th, and 21st. As you all know a large amount of time was spent this month on internal meetings, financial analysis, and budget preparation.

The handbook has now been passed on to the Borough Manager Pugliese and Police Chief Goshen for review and recommendation.

I attended the annual meeting of Susquehanna Municipal Trust, our workers comp insurance provider. They reviewed the Trust's financial condition and performance report. The Borough and Authority were given our annual report card and received recognition for Zero Lost Time Days.

Attached you will find the following items:

Account Balance Report – A report of the reserves in our four major operating funds as of **November 30th, 2023**.

Budget report for both General Fund and Refuse Fund through November 30th, 2023.

For General Fund, to date, we have collected 99.33%% of revenue and exhausted 95.54% of expenses.

For Refuse Fund, we have collected 100.02% of revenue and exhausted 88.25% of expenses.

If any of you have questions, please do not hesitate to reach out to me.

Respectfully submitted,

Jill Frey

Assistant Borough Manager/Finance Officer



9m

MOUNT JOY BOROUGH MEMORANDUM

TO: Council and Mayor

FROM: Mark G. Pugliese I, Borough Manager

DATE: November 30, 2023

RE: Manager's Report

1. I have processed Four (4) **Right-To-Know Requests** For the month of November..
2. I have attended the Council Meeting, budget meetings, Staff Meeting and the Chamber of Commerce. I was not able to attend any Committee meeting this month.
3. I meet with representatives from Cargill regarding the plans to plant numerous trees along their fence line to improve the overall aesthetics of their property. Subsequently they were referred to the Borough Authority due to a water line running next to their property they were planting on some of their trees.
4. I am receiving regular updates from the Borough Handbook Committee and Safety Committee.
5. I will be attending two (2) PMPEI webinar as part of Certified Borough Official requirements the evening of the Admin & Finance Committee meeting and Public Safety Committee Meetings. Jill Frey, the Assistant Borough Manager, was present for the Admin & Finance Committee meeting. I will note that I have completed all requirements for Certified Borough Official certification with the exception of attending the PSAB conference in Hershey which I will complete in 2024.
6. Reference to **BMP 107/Melhorn Basin**, - On Thursday, May 11, 2023, Borough staff (Nissley, Godfrey and myself) met with staff from RETTEW (Caldwell, Kalupson & Smith) at BMP 107 (Melhorn Basin) and BMP 125 (Borough Basin) for several hours. RETTEW staff did a very thorough inspection of the basins looking at inlets, outfalls, etc. They took numerous photos of the areas. They were provided with background as well potential concerns raised by Mr. & Mrs. Schatz and their engineer. They plan to take a look at all data they have received, on-site findings, and legacy information and provide a report to the Borough. UPDATE, DC Gohn is allowing RETTEW access to the original plans that they have on file. **I spoke with Kara at RETTEW who stated that they are reviewing information from DG Gohn regarding BMP 107/Melhorn Basin. I also forwarded photographs from Ms. Schatz and Mr. Haigh regarding BMP 125/Borough Basin holding water which was contrary to photos I had sent to RETTEW in June of 2023.**
7. **AMTRAK** – I made contact via email with 2 representatives from AMTRAK. I provided them with my concerns as well as photos of their areas of responsibility at BMP 107. They advised that they need to discuss this with other staff and get back to me. No updates. I have emailed the one contact and requested a meeting or some type of a plan to move forward. I've received no response as of this date. **No Updates**
8. Reference to **BMP 125/Borough Basin** - Documentation provided to RETTEW for their review and recommendations if any. The only remaining item that I am aware of at this point is the vegetation at the bottom of the basin. I have completed some unscientific observations of the Borough basin and forwarded it

to RETTEW to include in their analysis. The basin has reached what I believe is 70% vegetation and Kinsley has been paid all funds except the 10% project retainage. I am continuing to wait for the results of RETTEW findings. Notice of Termination for the permits for the basin has been submitted. Kinsley has met all contractual deliverables which included 70% vegetation of the basin. Public Works staff did follow up on several issues raised by LCCD. **I also forwarded photographs from Ms. Schatz and Mr. Haigh regarding BMP 125/Borough Basin holding water which was contrary to photos I had sent to RETTEW in June of 2023. It was anticipated that LCCD & DEP would release the NOT for this project, however, following me sending photographs that were provided by Ms. Shatz, LCCD has requested more stabilization of the basin floor. Staff including Public Works Director and Supervisor, Stormwater Administrator and I met with LCCD on site. LCCD is to send me a formal letter regarding their requirements, and I will forward said notice to ARRO and Kinsley**

9. Reference to **Brady's Alley**, this project has been turned over to RETTEW for review and direction. **No Updates**
10. **Building Ad Hoc Committee** – Public Meeting was held on the evening of Wednesday, November 16, 2022 at St. Marks. I attended along with several staff members and council members and the mayor. A councilor elect was also present. Outside of borough personnel, there were approximately 27 individuals present. Most questions revolved around financing.
11. **Rt 772 Re-Route** Awaiting traffic studies to come back. **No updates.**
12. **Grants**
 - a. **DCED Multimodal Transportation Fund Grant** – All permits have been received for the RRFB. Public Works Director & I met with RETTEW and Herr Electric to go over pole locations throughout the Borough. **Work started the week of 11/25/23.**
 - b. **DCED/DCNR C2P2 Grant**- The Parks & Rec Advisory Board continues to meet. I had contact with our grant representative in Harrisburg regarding the draft RFP for a consultant. I made the recommended changes to the RFP and am waiting for the approval to put out the RFP for bids. **All work has been completed for the first and second phase of the checklist for the project. Once approved, I will be able to advertise the RFP for a consultant. The commission is getting close to having a public survey completed.**
 - c. **Kunkle Field/Park Heritage Grant** – This project has been delayed much longer than I had anticipated, and it is in jeopardy of interfering with MJAA baseball in the fall. The project has yet to go out to bid as RETTEW continues to work on the RFP. **Plans have been finalized and we should be able to release the RFP soon.**
 - d. **RACP Grant 2022** – Received notification that the Borough has been awarded \$3,000,000 in total. An extension request has been submitted. I have received an email indicating that the RACP deadline has been extended through December 20th 2023. **No Updates.**
 - e. **RACP Grant 2023**- **Applications are currently not being accepted.**
 - f. **Lancaster County Community Foundation/Lancaster Clean Water Partners** – This project is completed. I will be contacting the grantors to see about providing some public relations event or notifications as well as receiving final payment of the grant.
 - g. **NFWF Grant** - In cooperation with RETTEW we have submitted an NFWF Grant for the Little Chiques Stream Bank Restoration Project in the amount of \$500,000.00. **No update.**
 - h. **DCED Grant** – We are currently working on a DCED grant for the Little Chiques Stream Bank Restoration Project in the amount of \$300,000.00. The Borough was turned down for this grant in 2022. We have received a request for additional information for the grant to include property owners signing off allowing us to work on the stream banks on their properties. So far there is one individual who has indicated that he will not sign the letters. I plan to meet with him out at the site to see what his concerns may be. **No Update**
 - i. **SMT Grant** **Grant approved for 2024 to purchase up to 15 First Aid kits for Borough and Borough Authority vehicles. I will move forward on this in January/February of 2024**

- j. **Lancaster County ARPA Grant, Chiques Park Stream Bank restoration Project** – Lancaster Clean Water Partners is submitting our plans for the Chiques Park Streambank Restoration Project along with several other projects to the County Commissioners for \$1,000,000. Should we receive funding from this grant request, Lancaster Clean Water Partners has earmarked an additional \$500,000 to the project. **No update.**
 - k. **Lancaster County ARPA Grant-Municipal Services Complex** – Chief Goshen & I are looking for a manner that we can justify applying for some ARPA grant from the County for the Municipal Services Complex. **No update**
 - l. **ARPA Small Water & Sewer Grant-** Application submitted. **No update.**
 - m. **Connects 2040 Grant** – We receive notification that the borough has been approved for this grant. Thanks go out to Dennis for making this grant happen.
13. **Schatz v. Borough of Mount Joy.** I received documentation from the engineering firm representing Mr. & Mrs. Schatz. I received a packet from Whittemore and Haigh regard expert review and report. No updates from Borough's law firm.
14. **Florin Hills** - There was a high-level meeting on July 26th at 2:30 in the afternoon. The meeting included attorneys, engineers, Florin Partners and Borough Staff. Following the meeting, Charter Homes was given a series of deliverables for Phases I & II including blks F & M prior to starting any work on Phase III. There continues to be a lot of emails going back and forth regarding several issues. The Borough is maintaining that we have yet to agree to anything until "As Built" is submitted and the developer shows the stormwater plans for the entire project. The Borough solicitor is also waiting for the contractor's attorney to provide written justification as to why they feel they can proceed with the original plans that do not meet current specifications. **I had originally planned to have the Borough Solicitor present at the November Council Meeting to discuss Council's option regarding blocks F & M as well as Phase 3. Prior to that I had spoken with Anthony Faranda-Diedrich from Charter Homes. He had requested the opportunity to discuss his plans with Council prior to a decision being made. I contacted the Borough Solicitor and she agreed to push everything back to the December meeting. On 11/15/23 I received an email from Mr. Faranda-Diedrich asking that everything be postponed until the January meeting. I advised him that the January meeting would not be convenient due to it being a reorganizational meeting and if he didn't want to meet at the December meeting, he would have to wait until Council's February meeting. I included the Borough Solicitor in my response and am waiting for word from Charter Homes. There will be a presentation at the December meeting from Charter Homes.**
15. **Borough Solicitor** – Staff and I have been working on numerous projects with the Borough Solicitor.
- a. Stormwater swale issue on Manheim Street, swale needs to be cleaned out.
 - b. Ordinance for permit parking.
 - c. Updates to Stormwater Ordinance.
 - d. Updates to Building Maintenance Code Zoning Ordinance Changes
 - e. Short Term Rental Ordinance
 - f. Wood Street Project
 - g. Jury Property lines.
16. **EV Charging Station** – **On Hold.**
17. **Budget** – Ready for Council to approve as well as setting tax rates and fee schedule for 2024
18. **Rental Code & Property Maintenance Code** – As mentioned in Item 14, our Zoning and Codes Enforcement Officer, Duane Brady, has been working very hard at updating our Property Maintenance Code as well as our Rental Code. We have reviewed his work and forwarded it to the solicitor for comments. Duane should be commended for the work that he has put into this. **The solicitor has sent 2 of 3 Ordinances for our review and comments regarding a third ordinance regarding short-term rentals.**

19. **Act 172** – I have met with the president and fire chief of Fire Department Mount Joy to discuss Act 172 which could provide active members of the fire department with a tax credit. At Council's direction, **I have reached out to neighboring municipal managers requesting if they felt their municipal leaders would be in favor of some sort of Act 172 tax relief for active fire company members. I have also asked if they wish to meet as a group. At this point I have heard from both Rapho & East Donegal Twp managers. Rapho is not interested in this, but East Donegal Twp is and would like to bring Elizabethtown Borough into the conversation. This subject will be before the Council..**
20. Assistant Manager/Finance Officer has been working on interviews with various CPA firms. She has narrowed down the search to Boyer & Ritter LLC. I held a TEAMS meeting with Senahid Zahirovic and am recommending that he ZOOM in to the Admin & Finance Meeting for the Committee to interview him. This is on your agenda for the Committee Meeting.
21. **Cresco Labs** - Jill and I met with Cresco personnel to discuss open items. We will be able to brief Council at your meeting.



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

11a i

11/15/2023

Mount Joy Borough
Borough Council

RE: PC 23-02
Mount Joy Borough Planning Commission
Official Comment Statement
300 Orchard Rd, Mount Joy, PA 17552
Mount Joy Borough Administration and Police Building

To The Honorable Members,

The Mount Joy Borough Planning Commission has reviewed the submission for Land Development of the application stated above and has the following comments.

The Mount Joy Borough Planning Commission finds the project to be in line with the currently adopted Subdivision and Land Development Ordinance, Chapter 240 of the Mount Joy Borough Code and therefore recommends this project for Conditional Approval.

The design team has some remaining items to correct with the Mount Joy Borough Water Authority and Borough Engineer. They are also waiting for comment statements from the Lancaster County Planning Commission and Lancaster County Conservation District.

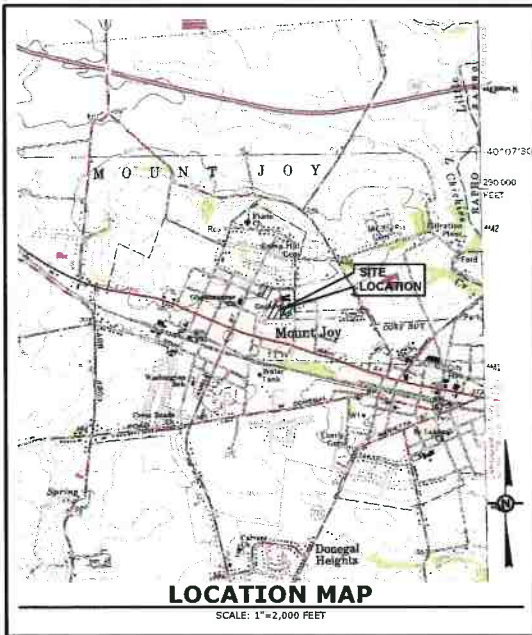
The members of the Mount Joy Borough Planning Commission recommend on a vote of 3 in favor, 2 against, and 1 abstention that the plan be recommended for approval on the condition that the remaining items be completed as per the Ordinance.

The Borough Codes, Zoning, & Stormwater Administrator has been directed to submit this comment statement to Borough Council on behalf of the Planning Commission.

Respectfully,

X 

Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

ADMINISTRATION/ POLICE DEPARTMENT FACILITY

AT

300 ORCHARD ROAD (GRANDVIEW PARK)

MOUNT JOY BOROUGH, LANCASTER COUNTY, PENNSYLVANIA

UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

PA ONE-CALL SERIAL NUMBER: 20221664122
PA ONE-CALL NUMBER DATE: SEPTEMBER 15, 2022



THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

COMPANY: COLUMBIA GAS TRANSMISSION ADDRESS: 1470 POORHOUSE ROAD DOWNTOWN, PA. 19335 CONTACT: TYLER CALDWELL EMAIL: tyler_caldwell@icenergy.com	COMPANY: PPL ELECTRIC UTILITIES CORP ADDRESS: 434 SUSQUEHANNA TRAIL NORTHUMBERLAND, PA. 17657 CONTACT: DOUG HAUP EMAIL: dhaupt@pplweb.com
COMPANY: U S I C LOCATING SERVICES ADDRESS: 9445 N RIVER ROAD STE 300 INDIANAPOLIS, IN. 46240 CONTACT: JEFFREY TRUMBOWER EMAIL: jeffreytrumbower@usilc.com	COMPANY: LUMEN/CENTURYLINK ADDRESS: 200 TECHNOLOGY DRIVE PITTSBURGH, PA. 15219 CONTACT: DAN SHENTO EMAIL: DAN.SHENTO@LUMEN.COM
COMPANY: MOUNT JOY BOROUGH/ MOUNT JOY BOROUGH AUTHORITY ADDRESS: PO BOX 15 MOUNT JOY, PA. 17552 CONTACT: JOE ARDINI EMAIL: joe@mountjoypa.org	COMPANY: UGI UTILITIES INC ADDRESS: 1301 AIP DR MIDDLETOWN, PA. 17057 CONTACT: STEPHEN BATEMAN EMAIL: sbateman@ugl.com

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION (OWNER)

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 IS THE _____ OF THE PROPERTY
SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY
ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED
AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING
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

CERTIFICATE BY OWNERSHIP, ACKNOWLEDGMENT OF PERMANENT STORMWATER FACILITIES

I, _____, ACKNOWLEDGING THE STORMWATER FACILITIES TO BE
PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED
BY THE BOROUGH

** SIGNATURE OF THE INDIVIDUAL

PLAN PREPARER

KUROWSKI AND WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
FAX: 717.635.2836

PROJECT MANAGER: CAROLYN E. DUBOIS, RLA

SITE SURVEYOR

KUROWSKI AND WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
FAX: 717.635.2836

PROJECT MANAGER: DENNIS P. BURKHARD, PLS

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLAN SHOWN AND
DESCRIBED HEREON IS TRUE AND CORRECT. _____, 20____.



CERTIFICATE OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY SURVEY SHOWN AND
DESCRIBED HEREON IS TRUE AND CORRECT. _____, 20____.



STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND JUDGMENT, THE STORMWATER
MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH
CHAPTER 240, SUBDIVISION AND LAND DEVELOPMENT AND CHAPTER 226, STORMWATER MANAGEMENT,
_____ 20____.



* _____
* SIGNATURE OF REGISTERED PROFESSIONAL

LANDOWNER/DEVELOPER

MOUNT JOY BOROUGH
300 ORCHARD ROAD
MOUNT JOY, PA. 17552

CONTACT: MARK G. PUOLIASE
TELEPHONE: 717.653.2306

SITE DATA

PROPERTY ADDRESS: 300 ORCHARD ROAD
(GRANDVIEW PARK)
MOUNT JOY, PA. 17552

PROPERTY OWNER: MOUNT JOY BOROUGH

TAX PARCEL NUMBER: 4503333000000 & 4503485500000

DEED REFERENCE: 5894626 & 5894620

ZONING DATA

ZONING DISTRICT: C (CONSERVATION)

PROPOSED USE: BOROUGH-OWNED USE (PERMITTED)

ITEM	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT:	40 FEET	N/A	31 FEET
MAX. BUILDING COVERAGE:	10%	N/A	N/A
MIN. LOT AREA:	43,560 SF / 1 ACRE	11.45 AC	11.45 AC
MIN. LOT WIDTH:	100 FEET (MEASURED AT SETBACK LINE)	300 FEET	300 FEET
MAX. IMPERVIOUS COVERAGE:	15%	N/A	N/A
FRONT YARD SETBACK:	30 FEET (10 FEET MAY INCLUDE AN UNENCLOSED PORCH)	N/A	30 FEET
SIDE YARD SETBACK:	10 FEET	N/A	25 FEET
REAR YARD SETBACK:	40 FEET	N/A	269 FEET
MINIMUM BUFFER/PARKING SETBACK	5' FROM RIGHT-OF-WAY LINES	N/A	27 FEET

PARKING DATA

USE: OFFICES 1 SPACE PER 300 SQUARE FEET OF TOTAL FLOOR AREA

NO SPECIFIC PARKING REQUIREMENT IN ORDINANCE FOR MUNICIPAL BUILDING

ASSUMED MINIMUM REQUIREMENT BASED ON "OFFICES, OTHER THAN SPECIFIC ONES" LISTED IN TABLE
OF OFF-STREET PARKING REQUIREMENTS

SPACES REQUIRED 18,108 SF / 300 = 60.4 OR 61 SPACES

PARKING SPACES PROVIDED: 66

*PARKING ASSUMPTION WILL NEED CONFIRMED WITH ZONING OFFICER

SUBDIVISION & LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS

THE FOLLOWING WAIVER OF THE MOUNT JOY BOROUGH STORM WATER MANAGEMENT ORDINANCE IS
REQUESTED BY THE APPLICANT:

SECTION 226-32A(c): MAXIMUM LOADING RATIO REQUIREMENT

CERTIFICATION OF GEOLOGIC STUDY

I, _____, CERTIFY THAT THE PROPOSED STORMWATER/BMP FACILITY
(CIRCLE ONE) IS/IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

SHEET INDEX

LAND DEVELOPMENT PLANS

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL EXISTING FEATURES PLAN
3	EXISTING FEATURES PLAN
4	DEMOLITION PLAN
5	OVERALL SITE PLAN
6	SITE LAYOUT PLAN
7	GRADING PLAN
8	UTILITY PLAN
9	LANDSCAPE PLAN
10	DETAILS
11	UTILITY DETAILS
12	UTILITY DETAILS
13	UTILITY PROFILES

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL EXISTING FEATURES PLAN
3	EXISTING FEATURES PLAN
4	OVERALL PCSM PLAN
5	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
6	PROFILES
7	PCSM DETAILS
8	PCSM DETAILS
9	OFFSITE DISCHARGE PLAN

EROSION & SEDIMENTATION CONTROL PLAN

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL EXISTING FEATURES PLAN
3	EXISTING FEATURES PLAN
4	OVERALL E&S PLAN
5	EROSION & SEDIMENTATION CONTROL PLAN
6	E&S DETAILS
7	E&S DETAILS
8	E&S DETAILS
9	OFFSITE DISCHARGE PLAN

BOROUGH COUNCIL APPROVAL

AT A MEETING ON _____, 20____, THE MOUNT JOY BOROUGH COUNCIL APPROVED
THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH
THE COUNCIL, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 240, SUBDIVISION
AND LAND DEVELOPMENT.

* _____

* _____

* SIGNATURE OF THE COUNCIL PRESIDENT AND BOROUGH COUNCIL OR THEIR DESIGNEES

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
PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE
DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES,
RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL
GOVERNMENT.

* SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 18,140 SF ADMINISTRATION AND POLICE
DEPARTMENT BUILDING, AND ASSOCIATED STORMWATER MANAGEMENT FACILITIES.
2. THE EXISTING SITE FEATURES, TOPOGRAPHY AND PROPERTY BOUNDARY LINES SHOWN HEREON ARE
OBTAINED FROM A DRAWING OF SURVEY INFORMATION PRODUCED BY KUROWSKI & WILSON, LLC.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE
ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY
LINES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. KUROWSKI AND WILSON, LLC ASSUMES
NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITIES AS DEPICTED HEREON.
ANY REQUEST FOR ADDITIONAL UTILITY INFORMATION SHOULD BE DIRECTED TO THAT RESPECTIVE
UTILITY COMPANY.
3. PUBLIC WATER PROVIDED BY MOUNT JOY BOROUGH AUTHORITY. NO ADDITIONAL DOMESTIC WATER
CAPACITY IS REQUIRED FOR THIS PROJECT.
4. PUBLIC SEWER PROVIDED BY MOUNT JOY BOROUGH AUTHORITY. NO ADDITIONAL SANITARY SEWER
CAPACITY IS REQUIRED FOR THIS PROJECT.
5. THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE BOROUGH ORDINANCES IN EFFECT AT
THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION.
6. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY
SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER. THE BOROUGH SHALL
HAVE THE RIGHT TO INSPECT THE STORMWATER FACILITIES OUTSIDE OF THE PUBLIC
RIGHT-OF-WAY.
7. WORK ZONE TRAFFIC CONTROL, IF NEEDED, SHALL BE IN ACCORDANCE WITH PENNDOT
PUBLICATION 213.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL
TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS.
9. ALL SIGNS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND MOUNT JOY
BOROUGH SPECIFICATIONS AND SHALL BE INSTALLED BY THE DEVELOPER IN A MANNER SPECIFIED
BY THE MUNICIPAL ENGINEER.
10. SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO
STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PADEP REQUIREMENTS AND WITH THE
APPROVED PLAN.
11. NO PORTIONS OF THE SITE LIE WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A.
MAPPING.
12. WETLANDS WERE DETERMINED TO EXIST, AND WERE DELINEATED WITHIN THE BOUNDARIES OF THE
PROJECT SITE.
13. MOUNT JOY BOROUGH IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA
NOT DEDICATED FOR PUBLIC USE.
14. 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.
15. ALL ITEMS NEEDING INSPECTION SHALL BE COORDINATED BY THE OWNER AND/OR CONTRACTOR.
ALL REQUESTS FOR REQUIRED INSPECTIONS BY THE CONTRACTOR ARE TO BE DEEMED AS
APPROVED REQUESTS ON BEHALF OF THE OWNER.
16. THE MAINTENANCE OF ALL STORMWATER 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 DETRIORATION OF ANY
KIND, INCLUDING THAT CAUSED BY SINKHOLES OR OTHER EVENTS. THE BOROUGH 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.
17. A PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER, IN ADDITION TO THE BOROUGH, SHALL
BE CONTACTED UPON THE DISCOVERY OF ANY SINKHOLE OR CARBONATE GEOLOGY FORMATIONS
DURING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES.
18. THE POST CONSTRUCTION INFILTRATION TESTING NEEDS TO BE PERFORMED AND THE RESULTS
PROVIDED AS PART OF THE AS-BUILT PLAN SUBMISSION.
19. AN AS-BUILT PLAN MEETING ALL OF THE REQUIREMENTS OF SECTION 240 OF THE MOUNT JOY
BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE MUST BE SUBMITTED PRIOR TO
FINAL APPROVAL OF THE INSTALLED IMPROVEMENTS.

MOUNT JOY BOROUGH AUTHORITY REVIEW CERTIFICATE

THIS PLAN WAS REVIEWED BY THE MOUNT JOY BOROUGH AUTHORITY ON _____
BASED UPON ITS CONFORMITY WITH THE BOROUGH'S RULES AND REGULATIONS.

* SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

BOROUGH PLANNING COMMISSION APPROVAL

AT A MEETING ON _____, 20____, THE MOUNT JOY BOROUGH PLANNING COMMISSION
REVIEWED THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 240,
SUBDIVISION AND LAND DEVELOPMENT.

* _____

* _____

* SIGNATURE OF THE CHAIRMAN OR HIS DESIGNEES



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
MOUNT JOY BOROUGH
LANCASTER COUNTY, PA

PROFESSIONAL SEAL

SCALE: _____ AS SHOWN

DATE: _____ AUGUST 23, 2023

MAP PROJECT: _____ 2003.072

DRAWN BY: _____ PKS

OLD DRAWING: _____

2003.072-A, 19 C, 19 D, 19 E

10/18/2023 REVISED PER TOWNSHIP REVIEW LETTER DATED 11/13/23

10/25/2023 REVISED PER TOWNSHIP REVIEW LETTER DATED 11/13/23

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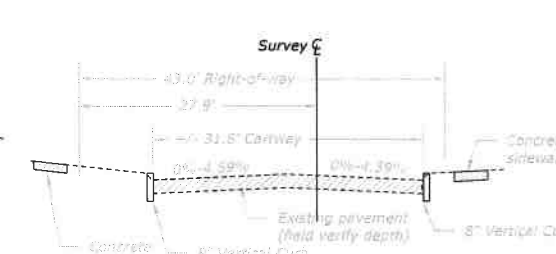
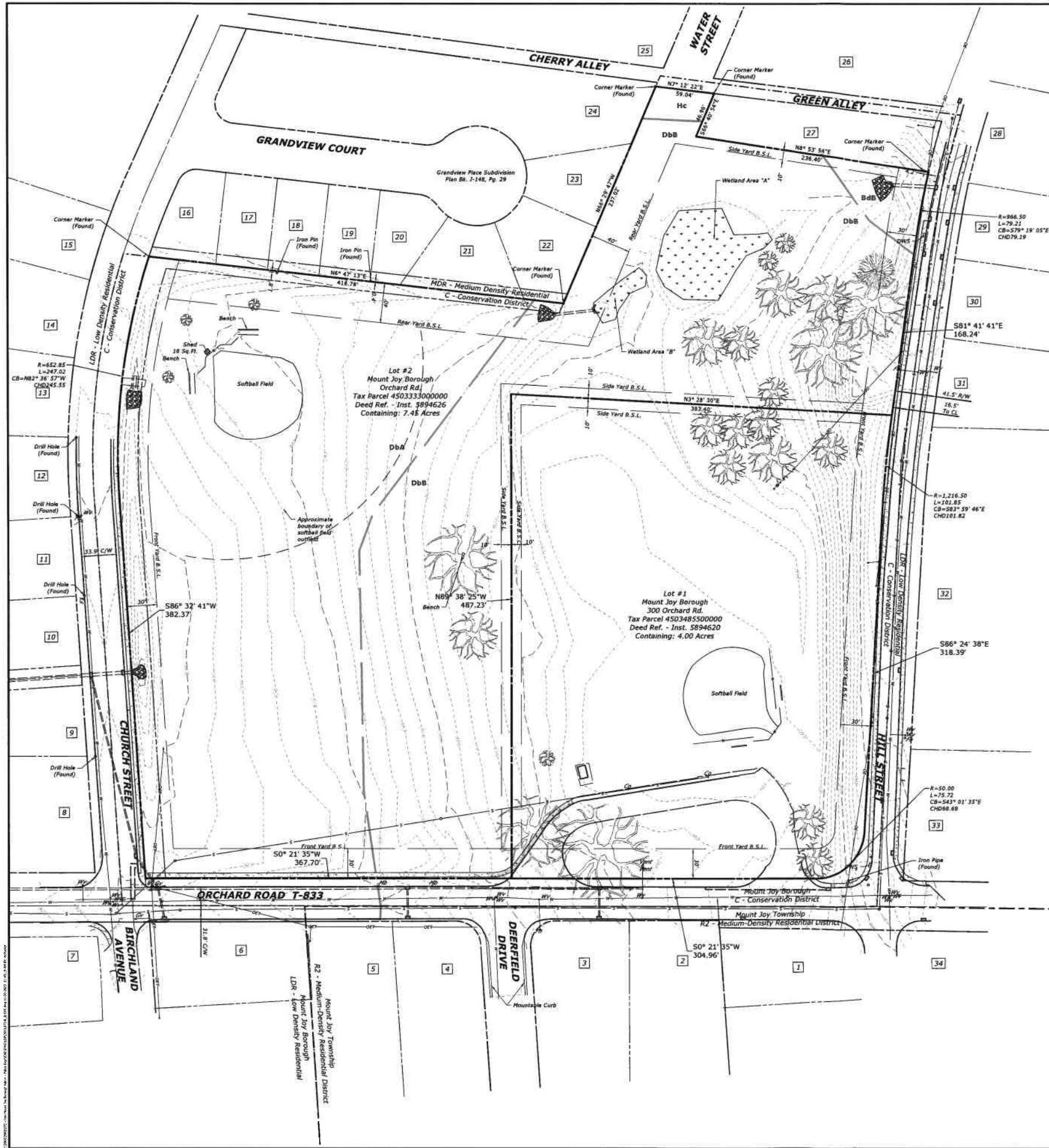
10/25/2023 REVISED PER TOWNSHIP REVIEW LETTER DATED 11/13/23

10/25/2023 REVISED PER TOWNSHIP REVIEW LETTER DATED 11/13/23

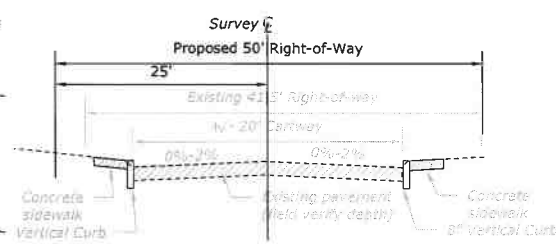
10/25/2023 REVISED PER TOWNSHIP REVIEW LETTER DATED 11/13/23

10/25/2023 REVISED PER TOWNSHIP REVIEW LETTER DATED 11/13/23

10/25/2023 REVISED PER TOWNSHIP REVIEW LETTER DATED 11/13/23



ORCHARD ROAD TYPICAL SECTION
NOT TO SCALE

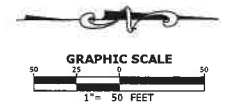


HILL STREET TYPICAL SECTION
NOT TO SCALE

LEGEND	
EXISTING FEATURES	
	EDGE OF PAVED BITUMINOUS SURFACE
	CENTER LINE
	PROPERTY BOUNDARY LINE
	IRON PIN OR PIPE
	ADJOINING PROPERTY BOUNDARY LINE
	EASEMENT LINE
	LEGAL RIGHT OF WAY LINE
	MINIMUM BUILDING SETBACK LINE
	MUNICIPAL BOUNDARY LINE
	ZONING DISTRICT BOUNDARY LINE
	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	BUILDING
	CONCRETE SURFACE
	CURB
	OVERHEAD ELECTRIC LINES
	OVERHEAD ELECTRIC & TELECOM LINES
	UNDERGROUND ELECTRIC LINES
	MANHOLE
	UTILITY POLE
	GUY WIRE
	LIGHT STANDARD OR LAMPPOST
	ELECTRIC METER
	ELECTRIC BOX
	DRAINAGE PIPE
	DRAINAGE INLET
	RIP-RAP
	UNDERGROUND NATURAL GAS LINE
	GAS VALVE
	GAS METER
	TREELINE
	SANITARY SEWER GRAVITY LINE
	SANITARY SEWER FORCE MAIN LINE
	SANITARY SEWER CLEANOUT
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	FENCE
	MAILBOX
	SIGN
	SOIL TYPE BOUNDARY LINE

Adjacent Parcel Information:

- | | | |
|--|---|--|
| 1) Jason A. & Liza A. Hentges
448 Hill St.
Tax Parcel 4618225200000
Deed Ref. - 3704158
Plan Ref. - J-148-29 | 13) Richard L. Jr. & Michelle L. Ober
564 Church St.
Tax Parcel 4502413600000
Deed Ref. - 3704158
Plan Ref. - J-148-29 | 24) Leonard P. Shank
226 Grandview Cir.
Tax Parcel 4509625200000
Deed Ref. - 3704158
Plan Ref. - J-148-29 |
| 2) Charles T. & Beverly L. Hoover
311 ORCHARD RD.
Tax Parcel 4618239300000
Deed Ref. - X-890427
Plan Ref. - J-133-143 | 14) Phyllis F. Grube
568 Church St.
Tax Parcel 4501575000000
Deed Ref. - Inst. 5995034
Plan Ref. - J-148-29 | 25) Scott A. & Nita K. Nissley
600 Water St.
Tax Parcel 4508672200000
Deed Ref. - 3168250
Plan Ref. - J-148-29 |
| 3) Dennis E. & Emily K. Brown
307 Orchard Rd.
Tax Parcel 4618634400000
Deed Ref. - X-890435
Plan Ref. - J-133-143 | 15) Charles Walter Jr. & Robin Annette Rieck
572 Church St.
Tax Parcel 4500676900000
Deed Ref. - 0537288
Plan Ref. - J-148-29 | 26) Corey D. & Nadezhda P. Imgrund
607 Water St.
Tax Parcel 4508959700000
Deed Ref. - Inst. 6267925
Plan Ref. - J-148-29 |
| 4) Cheryl A. Shannon
205 Orchard Rd.
Tax Parcel 4618669600000
Deed Ref. - Inst. 6553056
Plan Ref. - J-133-143 | 16) Dwayne R. & Jennifer J. McCutcheon
203 Grandview Cir.
Tax Parcel 4500576100000
Deed Ref. - 22350547
Plan Ref. - J-148-29 | 27) David A. April Barber
610 Hill St.
Tax Parcel 4509747500000
Deed Ref. - 6357021
Plan Ref. - J-148-29 |
| 5) George E. & Sheri L. Rice
201 ORCHARD RD.
Tax Parcel 4618660000000
Deed Ref. - Inst. 5192222
Plan Ref. - J-133-143 | 17) Bryan Kolb
207 Grandview Cir.
Tax Parcel 4500591300000
Deed Ref. - 6504021
Plan Ref. - J-148-29 | 28) Rodney P. & Mary E. Wolf
611 Hill St.
Tax Parcel 4509922600000
Deed Ref. - N-710210
Plan Ref. - J-148-29 |
| 6) Jennifer Andrews
423 Birchland Ave.
Tax Parcel 4508139600000
Deed Ref. - Inst. 6674772
Plan Ref. - J-7-47 | 18) Sherry L. & Luke N. Quickel
211 Grandview Cir.
Tax Parcel 4500666400000
Deed Ref. - Inst. 5236734
Plan Ref. - J-148-29 | 29) Chad D. & Marcy L. Risberg
607 Hill St.
Tax Parcel 4500790700000
Deed Ref. - Inst. 5363915
Plan Ref. - J-148-29 |
| 7) Whitney L. Huff
424 Birchland Ave.
Tax Parcel 4508251000000
Deed Ref. - Inst. 6191702
Plan Ref. - J-7-47 | 19) Paul M. Heddinger
215 Grandview Cir.
Tax Parcel 4500721400000
Deed Ref. - Inst. 6087189
Plan Ref. - J-148-29 | 30) Suzanne G. McKnight
605 Hill St.
Tax Parcel 4501559300000
Deed Ref. - 05422452
Plan Ref. - J-148-29 |
| 8) Dustin M. Buller
40 Orchard Rd.
Tax Parcel 4506597700000
Deed Ref. - Inst. 5318548
Plan Ref. - J-148-29 | 20) Joanne M. Bailey
219 Grandview Cir.
Tax Parcel 4500756700000
Deed Ref. - 05638470
Plan Ref. - J-148-29 | 31) Scott W. & Kelly E. Parker
603 Hill St.
Tax Parcel 4502358100000
Deed Ref. - Inst. 6476507
Plan Ref. - J-148-29 |
| 9) Harold W. Jr. & Tracey Buller
548 Church St.
Tax Parcel 4505617500000
Deed Ref. - DB. 2237, PG. 0063
Plan Ref. - J-148-29 | 21) Keith Brodthuehr
223 Grandview Cir.
Tax Parcel 4501013100000
Deed Ref. - Inst. 6440988
Plan Ref. - J-148-29 | 32) Gina H. Gouse
539 Hill St.
Tax Parcel 4504404200000
Deed Ref. - 6617812
Plan Ref. - J-37-28 |
| 10) Rodney Edward & Ty Ann Myers
552 Church St.
Tax Parcel 4504921200000
Deed Ref. - 20860984
Plan Ref. - J-148-29 | 22) Karl E. & Barbara A. Miller
227 Grandview Cir.
Tax Parcel 4500214100000
Deed Ref. - 2193-624
Plan Ref. - J-148-29 | 33) J. Walter & Rachel S. Heisey
Hill St.
Tax Parcel 4506693100000
Deed Ref. - Inst. 6658267
Plan Ref. - J-148-29 |
| 11) Dale & Maryalice Vega
556 Church St.
Tax Parcel 4504062300000
Deed Ref. - Inst. 6349786
Plan Ref. - J-148-29 | 23) Karl E. & Barbara A. Miller
230 Grandview Cir.
Tax Parcel 4500214100000
Deed Ref. - 2193-632
Plan Ref. - J-148-29 | 34) Gerald B. & Starr L. Waltz
411 Orchard Rd.
Tax Parcel 4518622300000
Deed Ref. - 6457648
Plan Ref. - J-111-141 |
| 12) Robert T. & Melissa M. Bradfield
560 Church St.
Tax Parcel 4503238000000
Deed Ref. - Q 960617
Plan Ref. - J-148-29 | | |



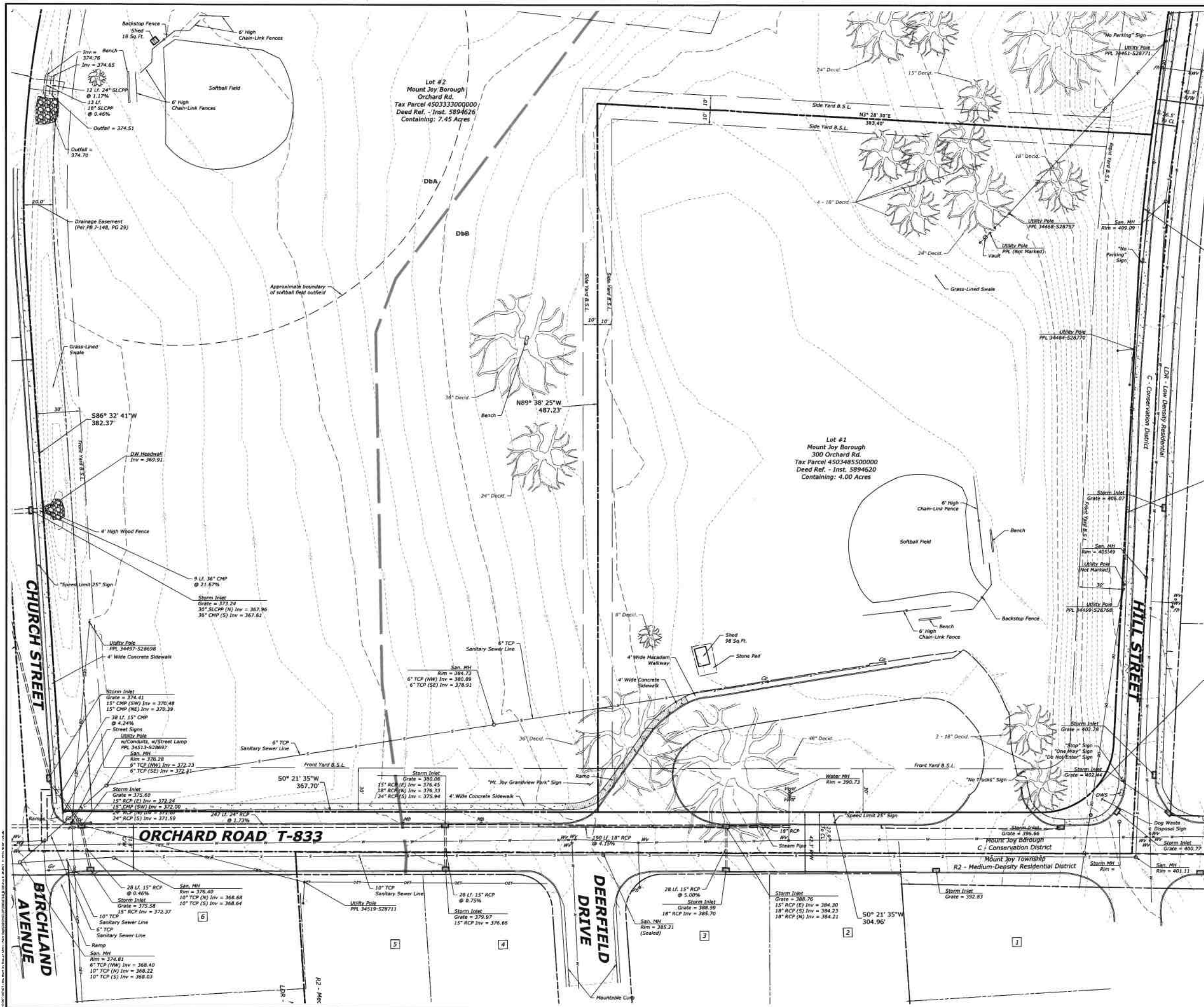
DESIGNING ENVIRONMENTS
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www.kandwengineers.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
KNW PROJECT: 2003.072
DRAWN BY: PKS
CAD DRAWING: 2003.072-B, 1/1 EIT, dwg

REVISIONS	NO.	DATE	DESCRIPTION
	1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23
	2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23
	3		
	4		
	5		
	6		
	7		

PLAN TITLE:
OVERALL EXISTING FEATURES PLAN
SHEET:
2 OF 13



LEGEND

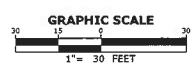
EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- BUILDING
- CONCRETE SURFACE
- CURB
- OVERHEAD ELECTRIC LINES
- OVERHEAD ELECTRIC & TELECOM LINES
- UNDERGROUND ELECTRIC LINES
- MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT STANDARD OR LAMPOST
- ELECTRIC METER
- ELECTRIC BOX
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- GAS VALVE
- GAS METER
- TREELINE
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCEMAIN LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- FENCE
- MAILBOX
- SIGN
- SOIL TYPE BOUNDARY LINE

- SURVEY NOTES**
- THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN JUNE, 2022.
 - PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN(S):
PB. J-37-26
PB. J-7-47
PB. J-133-143
 - CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). LIDAR DATA WAS OBTAINED THROUGH PASDA FOR CONTOURS AND ELEVATIONS BEYOND "LIMIT OF DETAILED TOPOGRAPHIC SURVEY", AS SHOWN ON PLAN.
 - BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
 - RIGHT-OF-WAY LINES SHOWN FOR ALL STREETS SHOWN ARE BASED ON FIELD SURVEY LOCATIONS, AND AFOREMENTIONED RECORDED PLANS.
 - UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20221664122 WAS ASSIGNED ON JUNE 15, 2022.
 - SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON SURVEY EVIDENCE AND UTILITY MARKINGS.
 - THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE BOROUGH OF MOUNT JOY & MOUNT JOY TOWNSHIP, MAP NUMBER FM42071C0307F, EFFECTIVE DATE APRIL 5, 2016.

SOILS INFORMATION

BdB	Bedington silt loam, 3 to 6 percent slopes (HYDROLOGIC GROUP B)
Dba	Duffield silt loam, 0 to 3 percent slopes (HYDROLOGIC GROUP B)
Dbb	Duffield silt loam, 3 to 6 percent slopes (HYDROLOGIC GROUP B)
Hc	Hagerstown-Urban land complex (HYDROLOGIC GROUP D)



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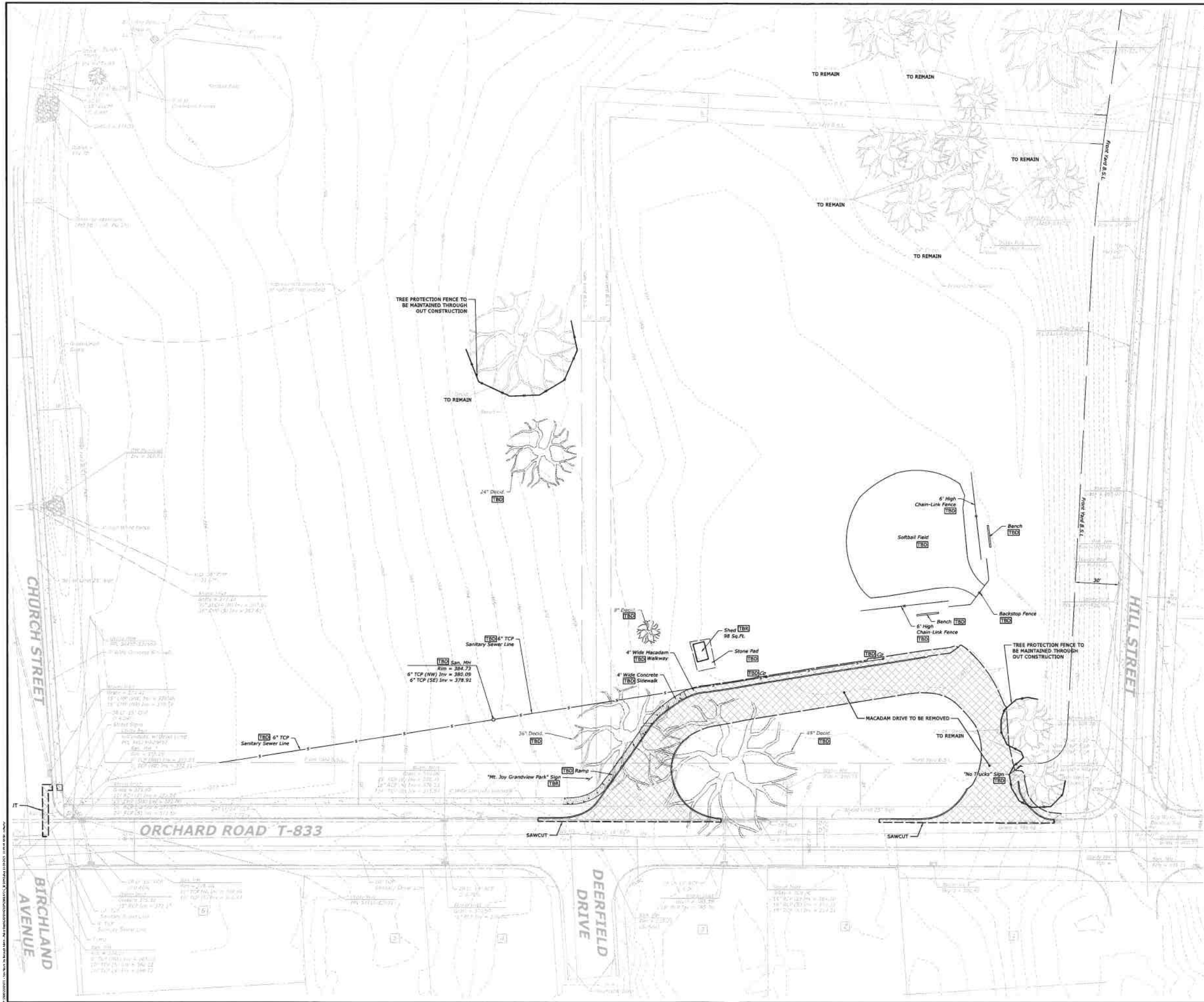
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
DRAWN BY: PKS
CAD DRAWING: 2003.072-B-M EXF.dwg

REVISIONS	DATE	DESCRIPTION
1	10/16/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23
3		
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PLAN TYPE: **EXISTING FEATURES PLAN**

SHEET: **3 OF 13**



LEGEND

DEMOLITION FEATURES

--- PROPOSED SAWCUT

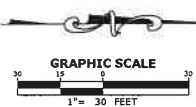
TBD DENOTES A FEATURE TO BE DEMOLISHED

TBR DENOTES A FEATURE TO BE REMOVED AND RELOCATED

EX. BITUMINOUS PAVEMENT SURFACE TO BE REMOVED

EX. CONCRETE PAVEMENT SURFACE TO BE REMOVED

- DEMOLITION NOTES**
1. ALL FEATURES IN BOLD PRINT AND SO LABELED SHALL BE DEMOLISHED, REMOVED, OR RELOCATED AS INDICATED.
 2. ITEMS LABELED TO BE REMOVED BY OTHERS WILL BE RELOCATED AND/OR DEMOLISHED BY THE OWNER OR A CONTRACTOR HIRED BY THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK TO BE PERFORMED BY OTHERS.
 3. ALL EXISTING UTILITY LIDS (MANHOLE, CLEANOUTS, VALVE COVERS, ETC.) AND ASSOCIATED APPURTENANCES TO REMAIN SHALL BE BROUGHT TO FINAL FINISHED GRADE AS PART OF CONSTRUCTION.



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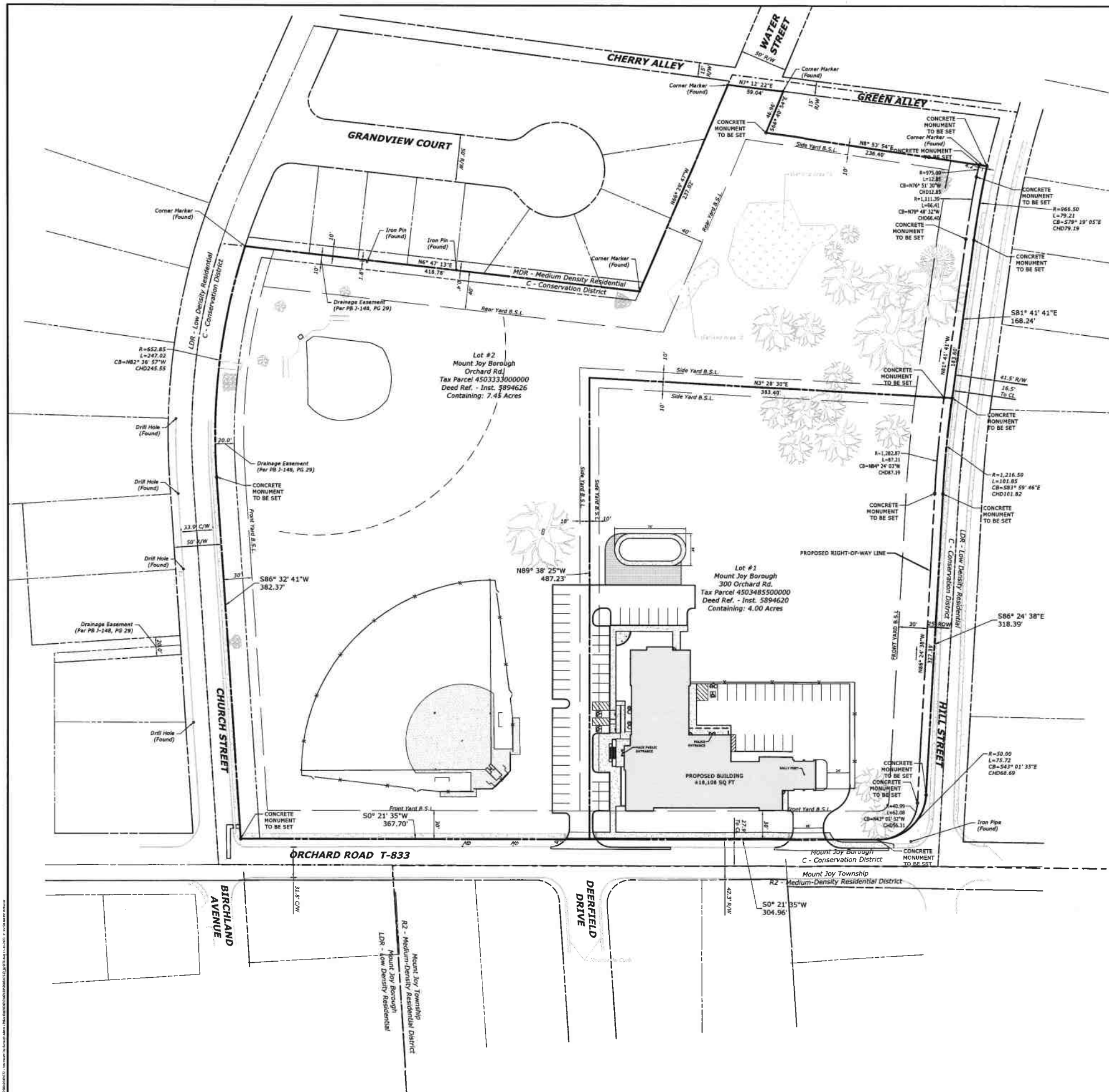
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
MOUNT JOY BOROUGH
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
X&W PROJECT: 2003-072
DRAWN BY: PKS
CAD DRAWING: 2003-072-C (1 DEMO.DWG)

NO.	DATE	DESCRIPTION
1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23
3		
4		
5		
6		
7		

PLAN TYPE: **DEMOLITION PLAN**

SHEET: **4 OF 13**



LEGEND

PROPOSED SITE FEATURES

- BUILDING LINE
- CONCRETE SURFACE
- CURB
- EDGE OF BITUMINOUS PAVEMENT
- STANDARD DUTY PAVEMENT
- PAINTED STRIPE TRAFFIC ISLAND
- FENCE
- EASEMENT LINE
- CONCRETE MONUMENT
- PARKING SPACE COUNT
- STOP SIGN
- PENNDOT DESIGNATION R1-1
- HANDICAP PARKING SIGN
- VAN ACCESSIBLE HANDICAP PARKING SIGN

- SITE PLAN NOTES**
1. REFER TO ARCHITECTURAL PLANS FOR SIZE, TYPE, AND EXACT LAYOUT OF EMERGENCY GENERATOR PAD, ELECTRICAL TRANSFORMER PAD, AND HVAC UNITS.
 2. REFER TO ARCHITECTURAL PLANS FOR CONCRETE PADS OUTSIDE OF EXTERIOR DOORWAYS.
 3. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADII, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
 4. SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.
 5. MAXIMUM SIDEWALK CROSS SLOPE = 2%.

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www.kandwdesign.com

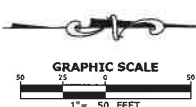
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)

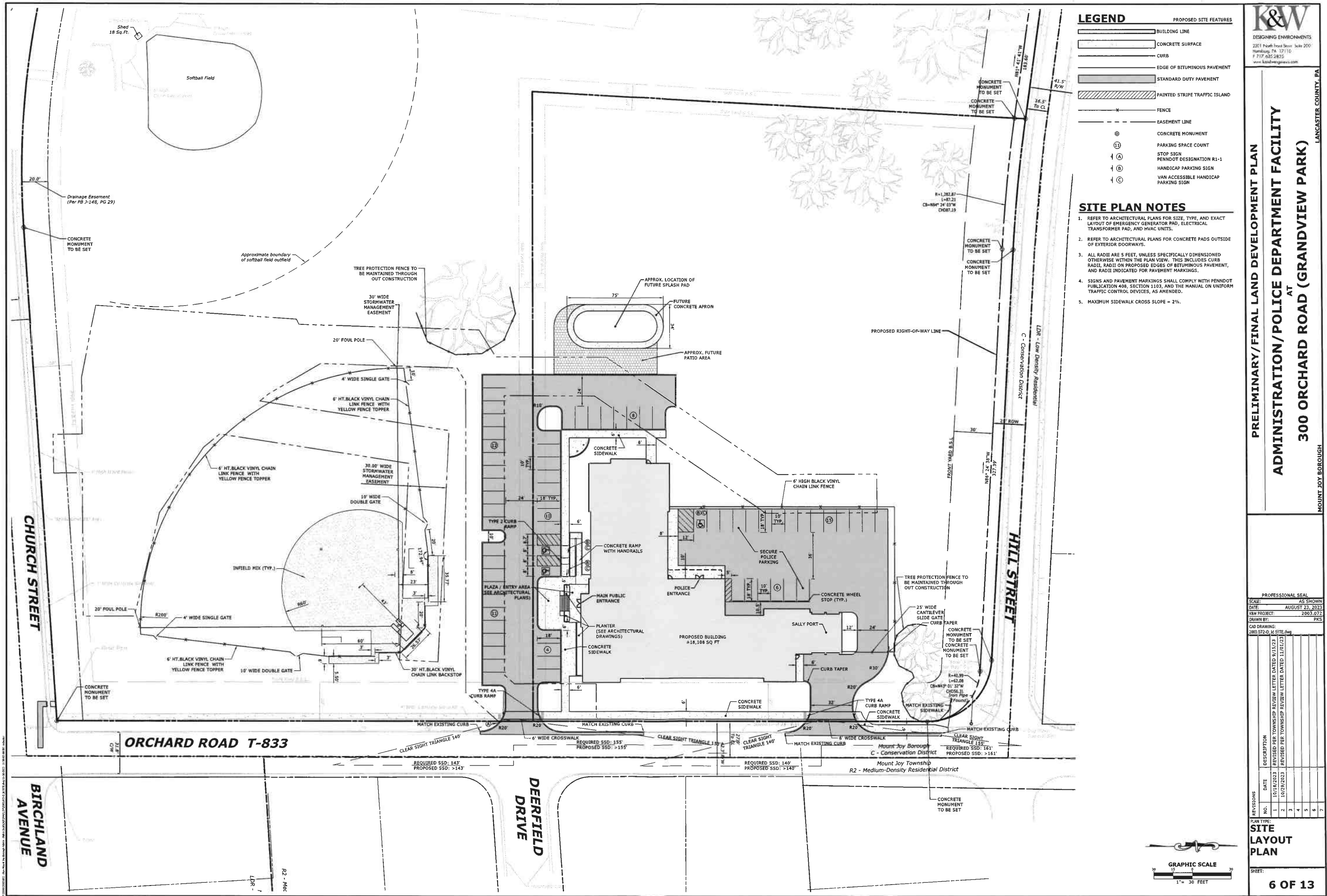
PROFESSIONAL SEAL

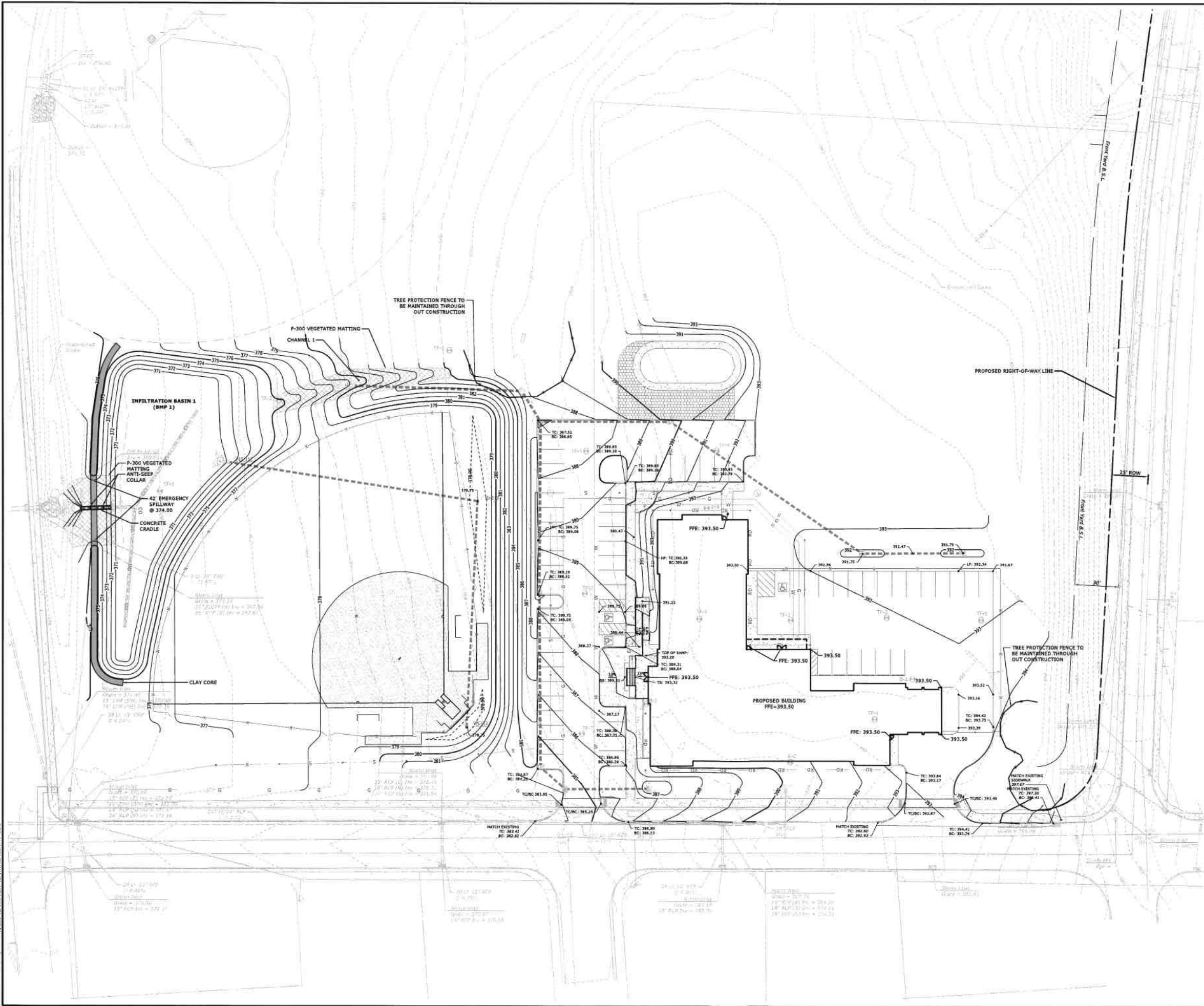
SCALE:	AS SHOWN
DATE:	AUGUST 23, 2023
JOB PROJECT:	2803.072
DRAWN BY:	PKS
CAD DRAWING:	2803.072-0-W SITE.dwg

REVISIONS	NO.	DATE	DESCRIPTION
PLAN TYPE	1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
	2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23
	3		
	4		
	5		
	6		
	7		

OVERALL SITE PLAN







LEGEND

PROPOSED GRADING FEATURES

421 INTERMEDIATE CONTOUR LINES

420 INDEX CONTOUR LINES

422.53 SPOT ELEVATIONS

2.0% SLOPE OR GRADE LABEL

TEST PIT

TC TOP OF CURB

HP HIGH POINT

BC BOTTOM OF CURB

SPOT LABEL ABBREVIATIONS:

- GRADING NOTES**
1. FINISHED GRADE ALONG THE EXTERIOR FACE OF THE BUILDING SHALL BE 393.50 UNLESS OTHERWISE NOTED.

2. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.

K&W

DESIGNING ENVIRONMENTS

2201 North Front Street, Suite 200
Harrisburg, PA 17110
P 717-655-6833
www.kandwdesign.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

ADMINISTRATION/POLICE DEPARTMENT FACILITY

AT

300 ORCHARD ROAD (GRANDVIEW PARK)

MOUNT JOY BOROUGH

LANCASTER COUNTY, PA

PROFESSIONAL SEAL

SCALE: AS SHOWN

DATE: AUGUST 23, 2023

FILE PROJECT: 2003.073

DRAWN BY: PKS

CAD DRAWING: 2003.073-E (J) GRADE.dwg

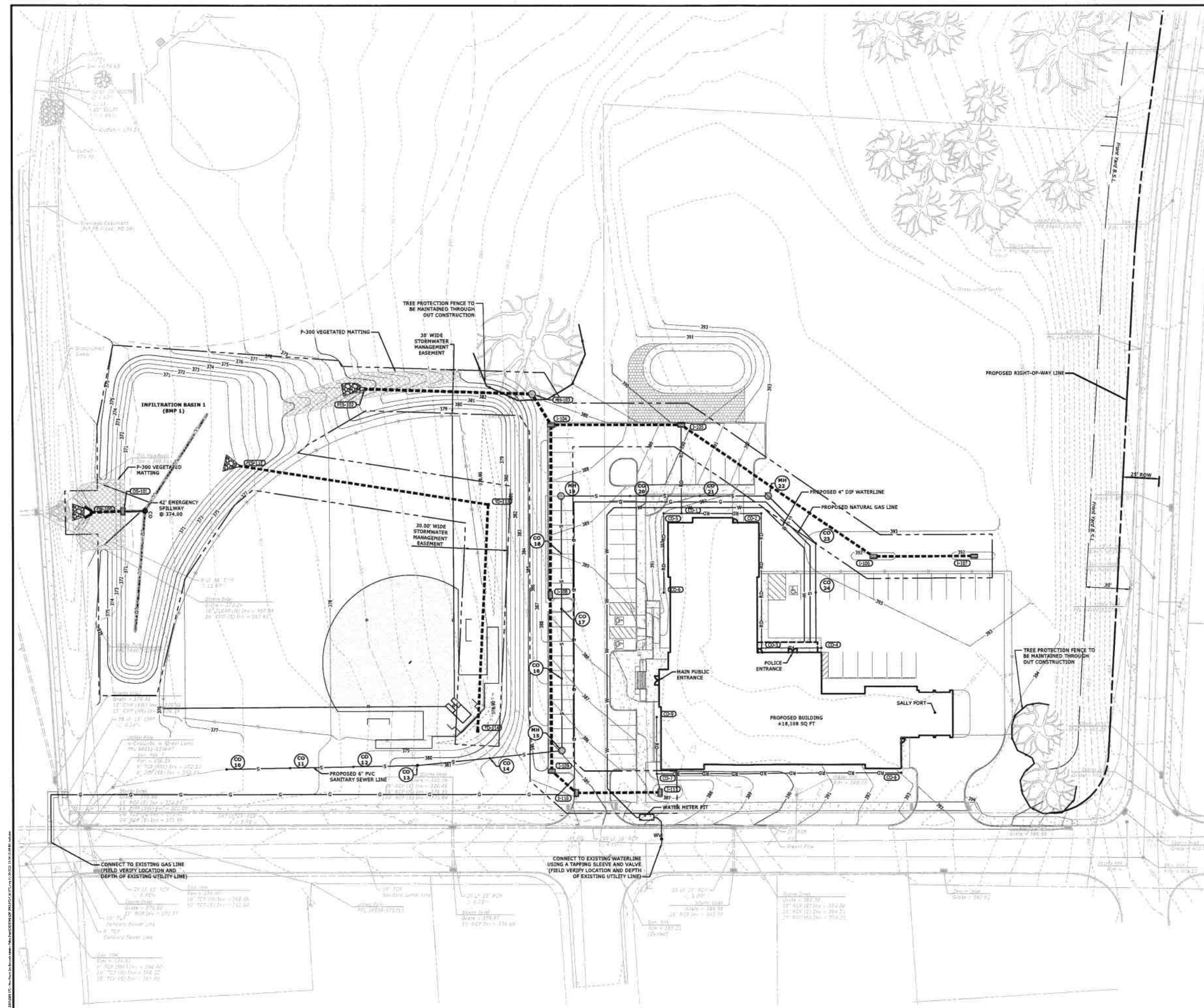
NO.	DATE	DESCRIPTION
1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23
3		
4		
5		
6		
7		

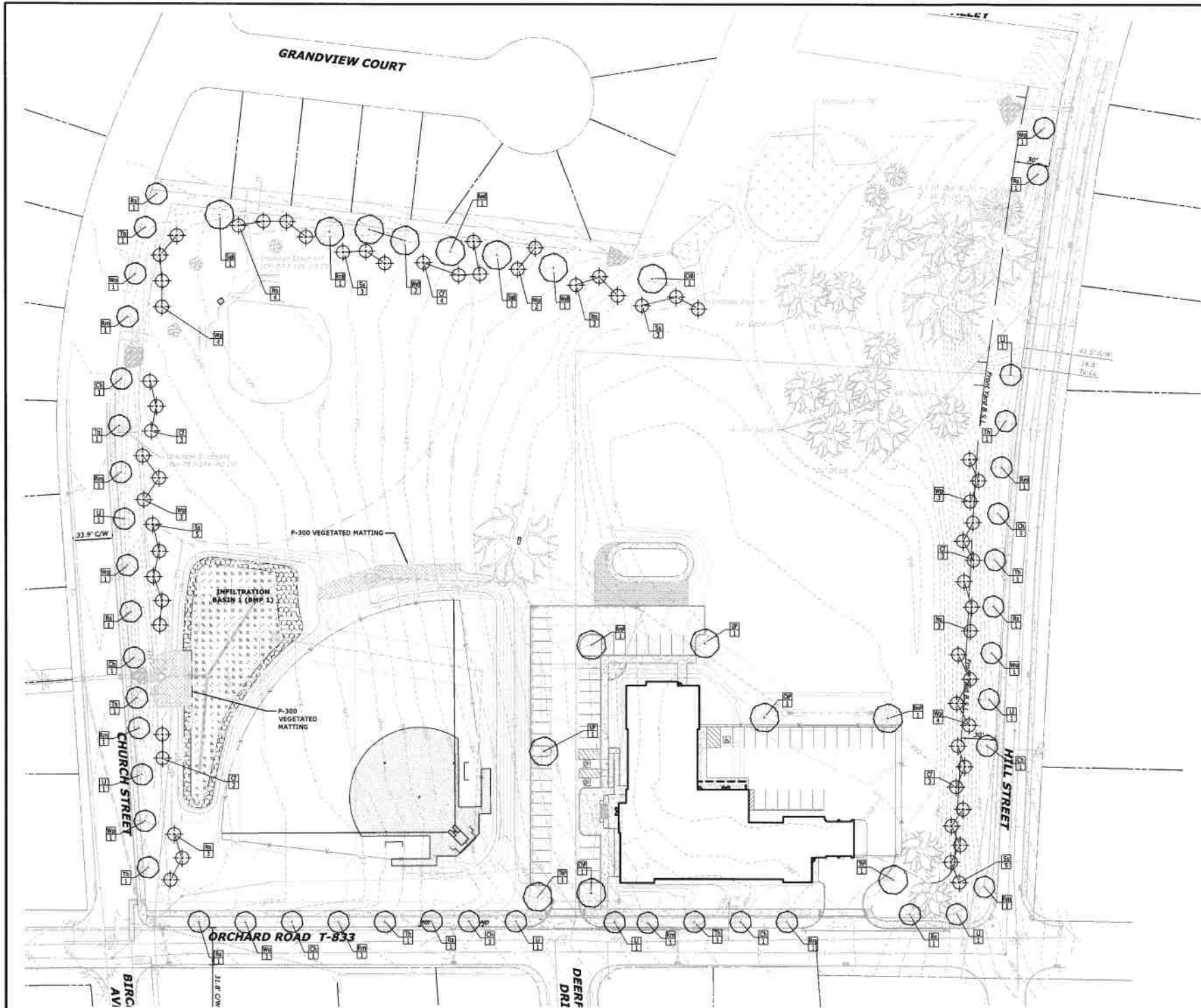
PLAN TYPE:

GRAPHIC SCALE

1" = 30 FEET

7 OF 13





PLANT SCHEDULE

BUFFER TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
Ct	ABIES CONCOLOR/ CONCOLOR FIR	15	6" HT.	CONT.
Ns	PICEA ABIES/ NORWAY SPRUCE	13	6" HT.	CONT.
Ss	PICEA OMORICA/ SERBIAN SPRUCE	16	6" HT.	CONT.
Wp	PINUS STROBUS EASTERN WHITE PINE	16	6" HT.	CONT.
ChB	CELTIS OCCIDENTALIS/ COMMON HACKBERRY	1	2" CAL.	CONT.
RmB	ACER x FREEMANII 'CELAZAM/ CELEBRATION' MAPLE	2	2" CAL.	CONT.
SgB	LIQUIDAMBAR STYRACIFLUA/ SWEETGUM	2	2" CAL.	CONT.
WvB	QUERCUS ALBA/ WHITE OAK	3	2" CAL.	CONT.

PARKING LOT TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
ChP	CELTIS OCCIDENTALIS/ COMMON HACKBERRY	2	2" CAL.	CONT.
LP	TILIA CORDATA/ LITTLE LEAF LINDEN	2	2" CAL.	CONT.
RmP	ACER x FREEMANII 'CELAZAM/ CELEBRATION' MAPLE	2	2" CAL.	CONT.
ThP	GLEDTISIA TRIACANTHOS var. INERMIS 'IMPCOLE' / IMPERIAL HONEYLOCUST	2	2" CAL.	CONT.

STREET TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
Ch	CELTIS OCCIDENTALIS/ COMMON HACKBERRY	7	2" CAL.	CONT.
Li	TILIA CORDATA/ LITTLE LEAF LINDEN	7	2" CAL.	CONT.
Rm	ACER x FREEMANII 'CELAZAM/ CELEBRATION' MAPLE	8	2" CAL.	CONT.
Rs	ACER SACCHARUM 'BAILETA/ FALL FIESTA SUGAR MAPLE	7	2" CAL.	CONT.
Th	GLEDTISIA TRIACANTHOS var. INERMIS 'IMPCOLE' / IMPERIAL HONEYLOCUST	8	2" CAL.	CONT.
Wo	QUERCUS ALBA/ WHITE OAK	6	2" CAL.	CONT.

NOTES

- EXISTING SUBSTANTIAL HEALTHY TREES THAT CAN BE PRESERVED SHALL, TO THE EXTENT REASONABLE, BE PRESERVED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION BY PLACING TEMPORARY CHAIN LINK FENCE AROUND THE DRIP LINE OF THE TREE OR BEYOND WHEN FEASIBLE, AND NO HEAVY EQUIPMENT SHALL ENCRDACH WITHIN THE AREA OF THE DRIP LINE.
- NO ROOT SEVERANCE MAY OCCUR WITHIN 10' OF AN EXISTING TREE TRUNK.
- ESTABLISH TREE PROTECTION ZONE (TPZ) FOR EVERY INCH DIAMETER OF TRUNK AT BREAST HEIGHT, MINIMALLY 1' OF RADIUS TO DEFINE THE TPZ.
- ALL DISTURBED AREAS TO BE SEEDDED WITH THE SPECIFIED SEED MIXES AND MULCHED UNLESS OTHERWISE NOTED.
- DECIDUOUS TREE CALIPER TO BE MEASURED AT 6" ABOVE THE ROOT FLARE.

SEED MIXES

- ALL LAWN AREAS TO BE SEEDDED WITH:
5311 CONSERVATION MIX (3-5 LBS/1,000SF)
30.0% FESTUCA RUBRA (CREEPING RED FESCUE)
15.0% POA PRATENSIS 'SLINGSHOT' (KENTUCKY BLUEGRASS 'SLINGSHOT')
25.0% POA PRATENSIS 'VOLT' (KENTUCKY BLUEGRASS 'VOLT')
10.0% LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)
10.0% LOLIUM PERENNE 'SHINING STAR' (PERENNIAL RYEGRASS, SHINING STAR TURF TYPE)
- BASIN FLOOR AREA TO BE SEEDDED WITH:
RETENTION BASIN FLOOR MIX (126) (1 LB/1,000 SF)
20.0% ELYMUS RIPARIUS, PA ECOTYPE (RIVERBANK WILDTYPE, PA ECOTYPE)
20.0% PIPERIDELLA DISTANS 'PILTS' (ALASKA LIGUMS 'PILTS')
18.0% AGROSTIS STOLONIFERA (CREEPING BENTONASS)
17.0% PANDION CLANDISTINUS 'TODGA' (OERTONGUE, TODGA)
15.0% POA PALUSTRIS (FOWL BLUEGRASS)
5.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
5.0% JUNCUS SPREPUS ECOTYPUS (FOX SEDGE, PA ECOTYPE)
5.0% CAREX SCORPAA, PA ECOTYPE (SLANT BROOM SEDGE, PA ECOTYPE)
5.0% JUNCUS TENUI, PA ECOTYPE (PITH-RUSH, PA ECOTYPE)
- BASIN SLOPES TO BE SEEDDED WITH:
NATIVE STEEP SLOPE W/ ANNUAL RYEGRASS (1 LB/1,000 SF)
27.0% SORGHASTRUM NUTANS, NY ECOTYPE (INDIANGRASS, NY ECOTYPE)
20.0% LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)
11.0% AGROSTIS STOLONIFERA 'NAGARA' (BIG BLUESTEM, 'NAGARA')
10.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDOAT, PA ECOTYPE)
7.0% ELYMUS CANADENSIS (CANADA WILDOAT)
6.0% SORGHASTRUM SCORPAA, ALBANY PINE BUSH-NY ECOTYPE (LITTLE BLUESTEM, ALBANY PINE BUSH)
5.0% TRIDENS FLAVUS (PURPLETOP)
4.0% AGROSTIS FERRUGINEA, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTONASS, ALBANY PINE BUSH-NY ECOTYPE)
3.0% PANICUM VEGUTUM-SHELTER (SHELTER)
1.0% CHAMAECRISTA PASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
1.0% ERYNCEA PURPUREA (PURPLE COMPOUND)
1.0% COREOPSIS (LANCETLEAF COREOPSIS)
1.0% RUDECKIA HIRT, COASTAL PLAIN NC ECOTYPE (BLACK-EYED SUSAN, COASTAL PLAIN NC ECOTYPE)
0.8% HELIOPSIS HILANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE)
0.8% ASTER LATIFOL, CALICO (CALICO ASTER)
0.3% ASCLEPIAS SYRIACA, PA ECOTYPE (COMMON MILKWED, PA ECOTYPE)
0.3% LANTUS SPECIATA (WILD BURNING BUSH) (WILD BURNING BUSH)
0.3% NICHARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE (WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE)

ABOVE SEED MIXES TO BE SUPPLIED BY:
ERNST CONSERVATION SEEDS, INC.
8884 MERCER PIKE
MEADVILLE, PA 16335
800-373-3333

NOTE: ALL DISTURBED AREAS NOT IDENTIFIED TO RECEIVE SEED MIXES 2 OR 3 SHALL BE SEEDDED WITH SEED MIX 1.

LEGEND

PROPOSED LANDSCAPE PLAN FEATURES

- EVERGREEN TREES
- DECIDUOUS TREES
- SHRUBS & ORNAMENTAL GRASSES
- PLANTING LABEL

LANDSCAPE NOTES

SITE PREPARATION

- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWN AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. CONTACT PA-1-CALL 1-800-242-1778 AT A MINIMUM OF THREE WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE EROSION CONTROL MEASURE TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUN-OFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- ALL TREE AND SHRUB REMOVALS SHOWN ON THE DEMOLITION PLAN SHALL HAVE ALL STUMPS AND ROOTS REMOVED BY MEANS OF STUMP GRINDING AND/OR BACKHOE. ALL BIODEGRADABLE PLANT MATERIAL FROM THE REMOVAL PROCESS SHALL BE COLLECTED AND REMOVED FROM THE SITE.

PLANT BED ESTABLISHMENT

- CONTRACTOR TO CONFIRM EXISTING TOPSOIL DEPTH AND SHALL FURNISH SOIL ANALYSIS BY QUALIFIED LAB STATING PERCENTAGES OF ORGANIC MATTER, GRADUATION OF SAND, SILT AND CLAY CONTENT, DELETERIOUS MATERIAL, PH AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. CONTRACTOR TO PROVIDE DATA AT A MINIMUM OF 5 DIFFERENT PLANTING AREAS. CONTRACTOR TO SUBMIT EXISTING TOPSOIL DEPTH AND RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS AND POTASH INGREDIENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL TO LANDSCAPE ARCHITECT FOR APPROVAL.
- TOPSOIL SHALL HAVE ACIDITY RANGE OF PH 5.0 TO PH 7.0 AND AN ORGANIC CONTENT OF AT LEAST 3-4%. MINIMUM TOPSOIL DEPTH IN PLANTING BEDS SHALL BE 12" BUT 18" IS RECOMMENDED. ADDITIONAL TOPSOIL SHALL BE ADDED WHEN POSSIBLE.
- APPLY APPROVED SOIL AMENDMENTS AND FERTILIZER ON SURFACE AND THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BACKFILL.
- LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.

PLANT MATERIAL

- FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK-FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCL, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- PROVIDE TREES AND SHRUBS OR SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR THE TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

CLEANUP AND PROTECTION

- DURING EXTERIOR PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.

DISPOSAL

- REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

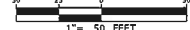
WARRANTY

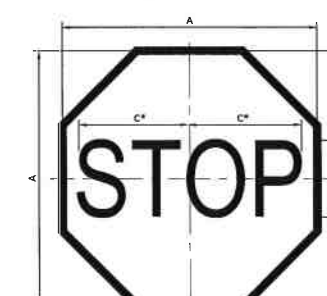
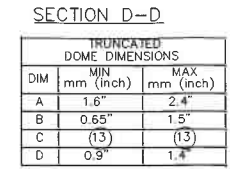
- WARRANT THE FOLLOWING EXTERIOR PLANTS FOR THE WARRANTY PERIOD INDICATED IN THE SPECIFICATIONS, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. WARRANTY PERIOD FOR ALL PLANT MATERIAL AND SOD: 18 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.
- REMOVE DEAD EXTERIOR PLANTS IMMEDIATELY. REPLACE IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- REPLACE EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
- A LIMIT OF ONE REPLACEMENT OF EACH EXTERIOR PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENT DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- REPLACEMENT PLANTS SHALL CONFORM TO ALL REQUIREMENTS AND SHALL BE MAINTAINED AFTER REPLANTING FOR AN ADDITIONAL 18 MONTHS.

MISC. PLANTING NOTES

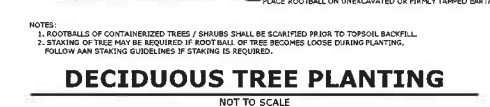
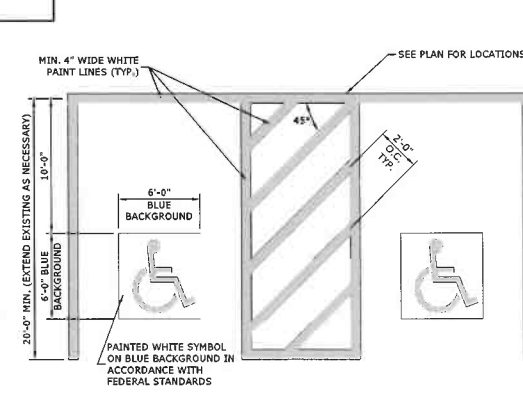
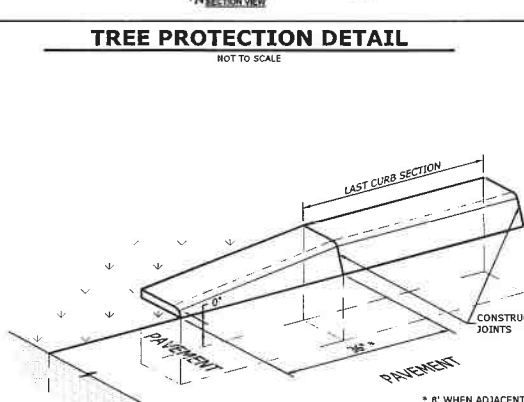
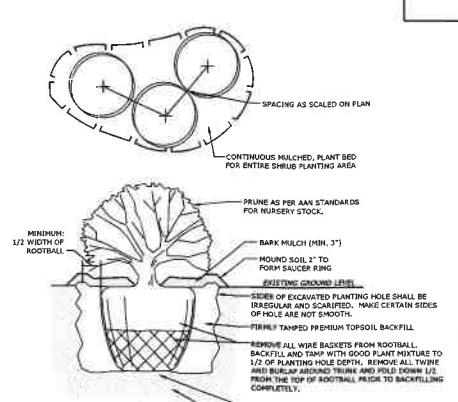
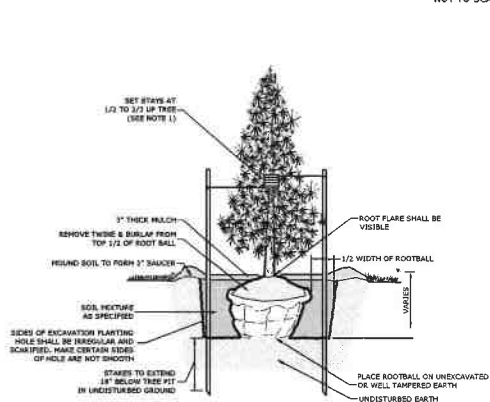
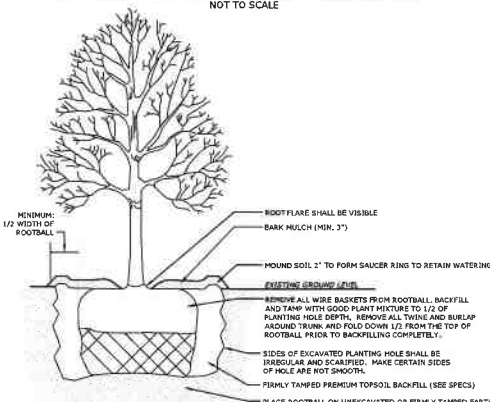
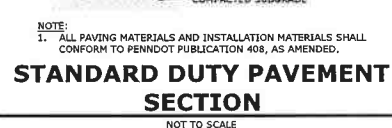
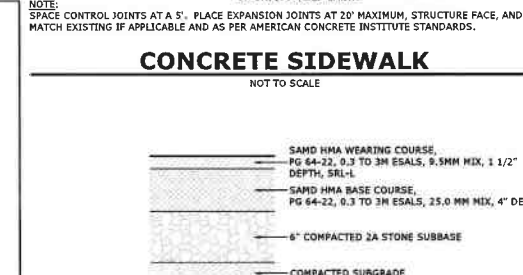
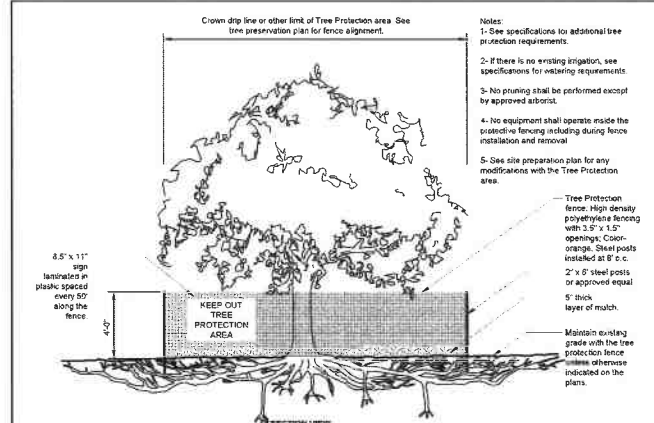
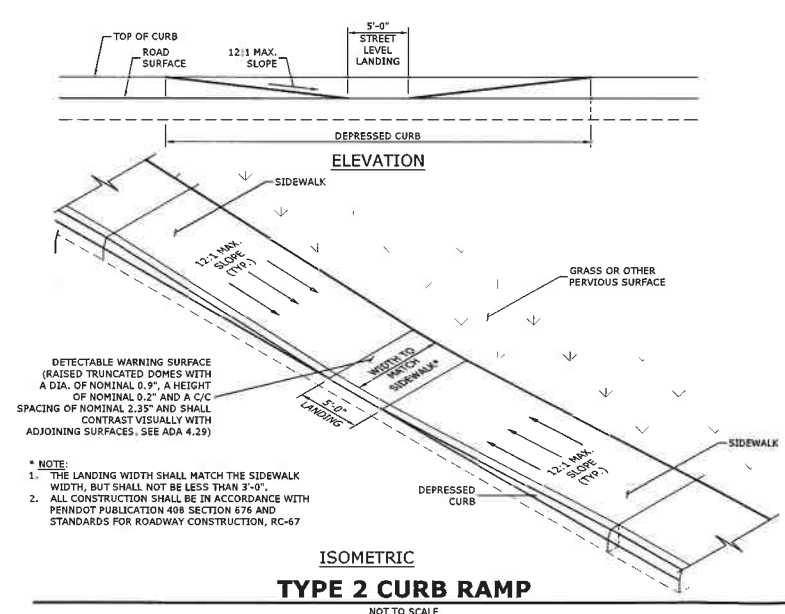
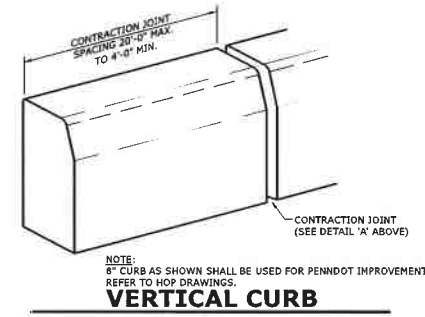
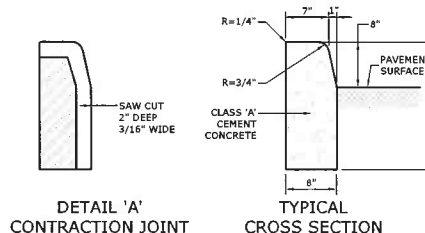
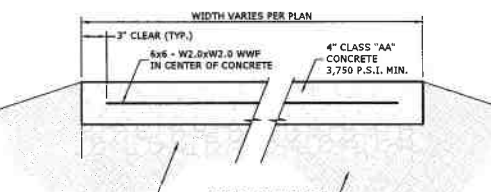
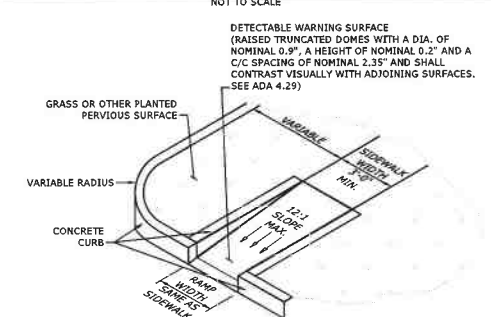
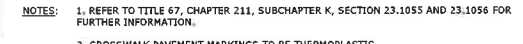
- ALL PLANTING MATERIAL TO BE INSTALLED AS PER SIZE INDICATED ON PLANT SCHEDULE.
- ANY SUBSTITUTIONS THAT MAY BE REQUIRED SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL.
- ALL PLANTINGS AND PLANTING PROCEDURES SHALL CONFORM TO GOOD NURSERY AND LANDSCAPE PRACTICE AND THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PRIOR TO COMMENCEMENT OF WORK ALL UTILITIES BOTH ABOVE AND BELOW GROUND SHALL BE LOCATED THROUGH THE PA LOCAL SYSTEM AND/OR THE GENERAL CONTRACTOR ON SITE. IF ANY CONFLICTS DO OCCUR THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR RELOCATION.
- CONTRACTOR TO VERIFY ALL PLANT CODES AND LOCATIONS PRIOR TO ORDERING MATERIAL. PAW AND THE OWNER ACCEPT NO RESPONSIBILITY FOR TYPOGRAPHICAL ERRORS AND MISCOUNTS.
- ALL PLANTINGS SHALL HAVE WATER RETAINING CRYSTALS SUCH AS TERRASORB, OR APPROVED EQUAL, INCORPORATED INTO PLANTING SOIL AS RECOMMENDED BY MANUFACTURER.
- ANY PLANT NOT INCLUDED IN A PLANTING BED SHALL HAVE A MULCHED CIRCLE. THE SIZE OF THE MULCHED CIRCLE SHALL BE DETERMINED ACCORDING TO THE OVERALL PLANT SIZE OR CALIPER. CONSULT THE LANDSCAPE ARCHITECT FOR CLARIFICATION IF REQUIRED.
- EACH PLANT SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT, AT ANY TIME, COVER THE ROOTBALL WITH TOPSOIL BACKFILL.
- THE TOP OF THE MAIN ORDER ROOT (FIRST LARGE SET OF ROOTS THAT DIVIDE FROM THE TRUNK) SHALL BE PLANTED NO LOWER THAN ONE TO TWO INCHES INTO THE SOIL.
- THE TOPSOIL BACKFILL SHALL BE FIRMLY TAMPED, COMPARABLE TO FOOT PRESSURE, IN 3" LIFTS TO STABILIZE THE ROOT BALL AND TO PREVENT AIR ROCKETS.
- WATER ALL PLANTINGS INDIVIDUALLY WITH AN OPEN ENDED GARDEN HOSE SUBSEQUENT TO INSTALLATION. DO NOT USE MECHANICAL SPRINKLERS TO WATER PLANTINGS.
- ALL TREE STAKING AND WIRING TO BE REMOVED WITHIN ONE YEAR OF PLANTING.

GRAPHIC SCALE

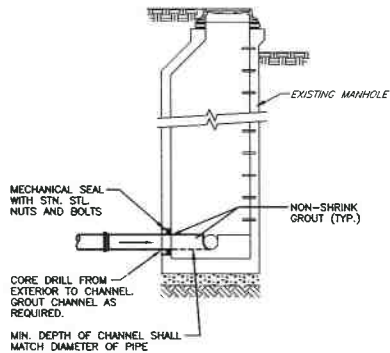




COLOR: LEGEND AND BORDER BACKGROUND				WHITE (REFLECTORIZED) RED (REFLECTORIZED)		
SIGN SIZE	DIMENSIONS			SERIES LINE	BOR- DER	BLANK STD
	A	B	C			
24 X 24	24	8	10	C	3/8	B1-24
30 X 30	30	10	12.5	C	3/4	B1-30
36 X 36	35	12	15	C	7/8	B1-36
48 X 48	48	16	20	C	1-3/8	B1-48



NOTE:
1. TOP OF PROPOSED PIPE ELEV. SHALL MATCH TOP OF EXISTING PIPE ELEVATION.

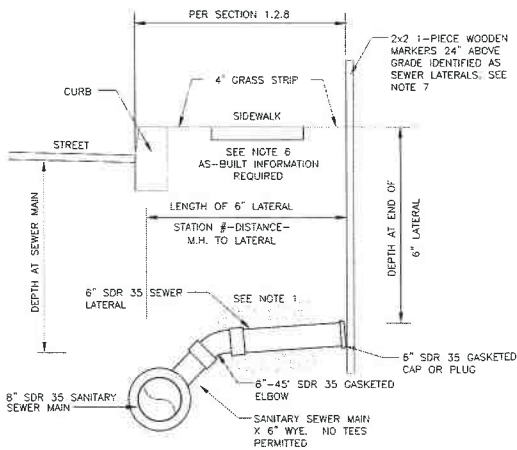


Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



GRAVITY SEWER CONNECTION
TO EXISTING MANHOLE DETAIL

DATE: DECEMBER 2008
DETAIL: 17



NOTES:

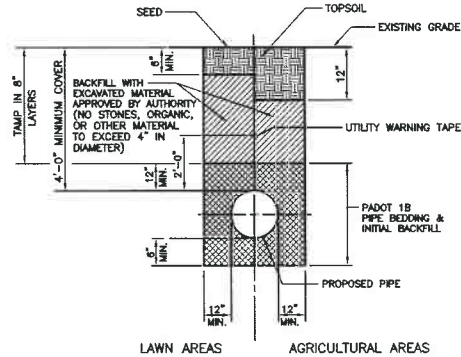
- 1) PROVIDE 6" OF AASHTO NO. 8 (18) STONE BELOW PIPE AND 12" ABOVE PIPE (TYPICAL ENTIRE LENGTH OF LATERAL).
- 2) MINIMUM SLOPE = 1% (1/8" PER FT.)
- 3) MINIMUM DEPTH OF COVER = 4 FT
- 4) PIPE MATERIALS:
LATERAL SEWERS-GASKETED PVC SDR 35
ADAPTERS-GASKETED PVC
- 5) DEVELOPER SHALL TEST AGAINST 6" SDR 35 GASKETED CAP OR PLUG.
- 6) INFORMATION THAT IS REQUIRED FOR RECORD PLANS (SEE DETAIL 29)
- 7) DEVELOPER/CONTRACTOR RESPONSIBLE TO MAINTAIN THE LATERAL MARKER

Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



SEWER LATERAL INSTALLATION DETAIL

DATE: JULY 2012
DETAIL: 24

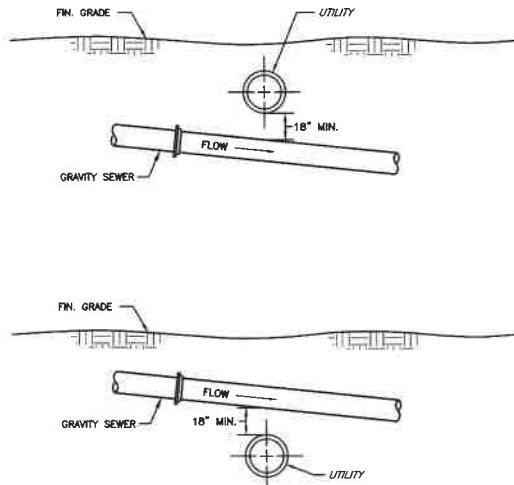


Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



TRENCH RESTORATION
LAWN/AGRICULTURAL AREAS

DATE: FEBRUARY 2010
DETAIL: 2

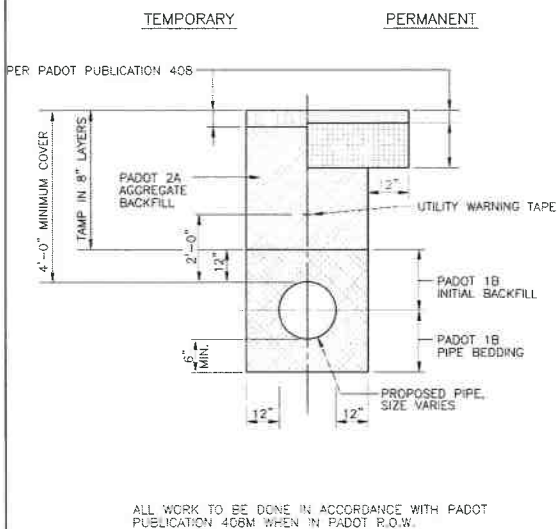


Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



GRAVITY SEWER CROSSING
UTILITIES DETAIL

DATE: DECEMBER 2008
DETAIL: 7

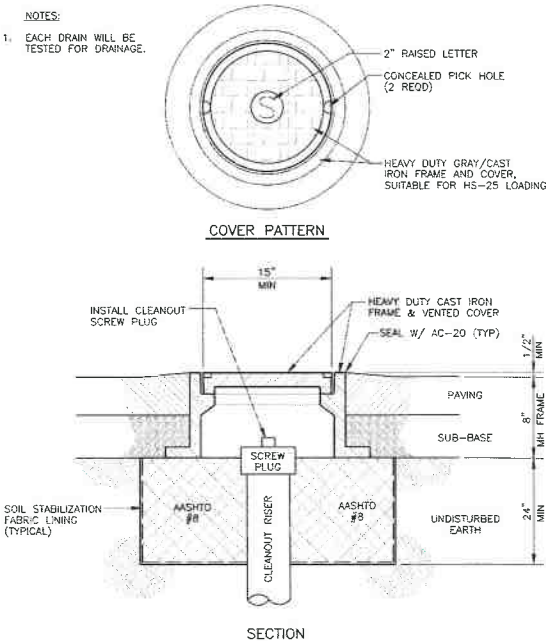


Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



BACKFILL AND PAVEMENT RESTORATION
DETAIL FOR STATE/BORO/TWP ROADS

DATE: JULY 2020
DETAIL: 18

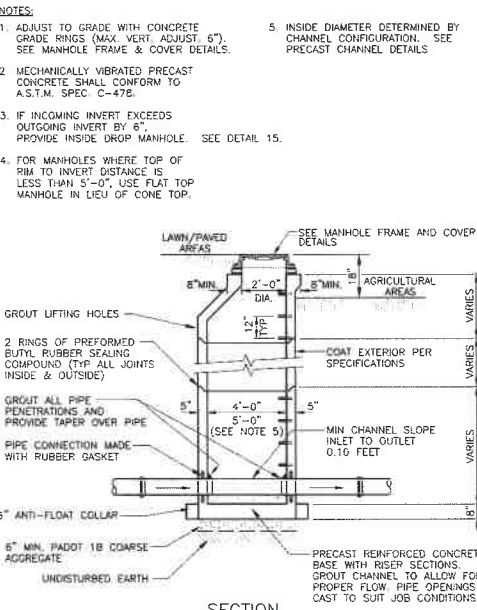


Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



CLEANOUTS
IN PAVED AREA DETAIL

DATE: JULY 2020
DETAIL: 31

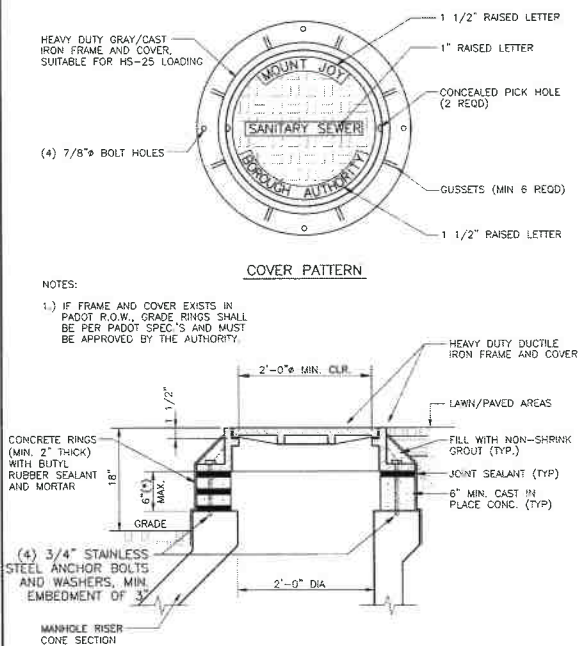


Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



PRECAST MANHOLE DETAIL
8" THRU 24" SEWERS

DATE: JULY 2020
DETAIL: 11



Mount Joy Borough Authority
STANDARD DETAIL - SEWER SYSTEM



STANDARD MANHOLE
FRAME & COVER DETAIL

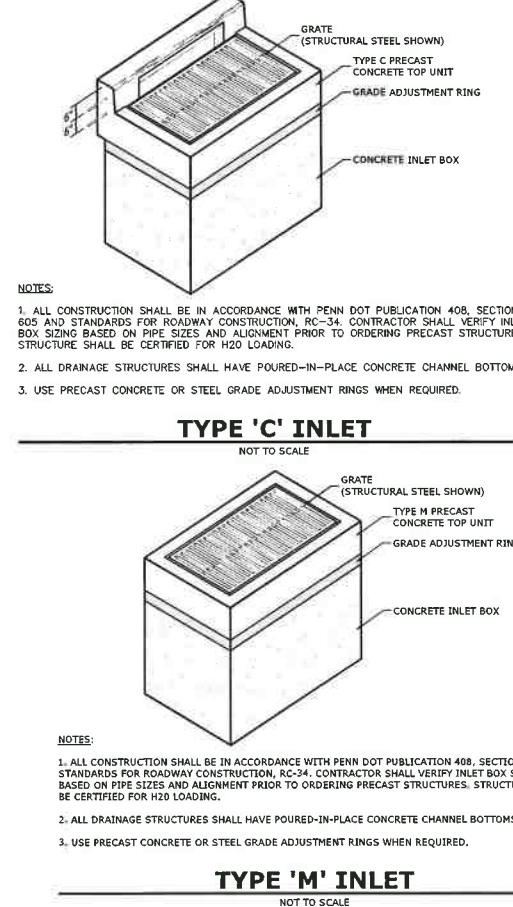
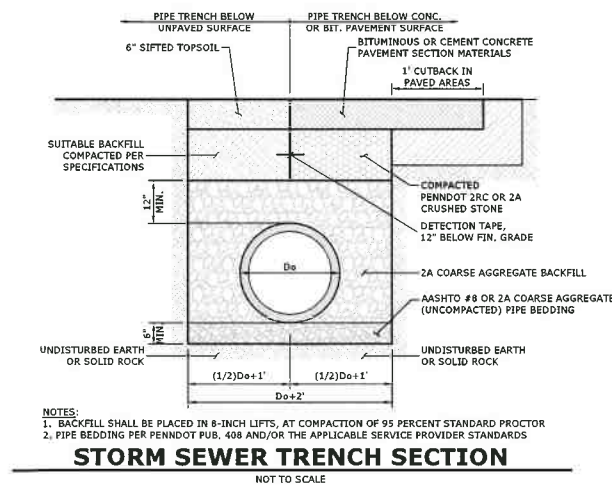
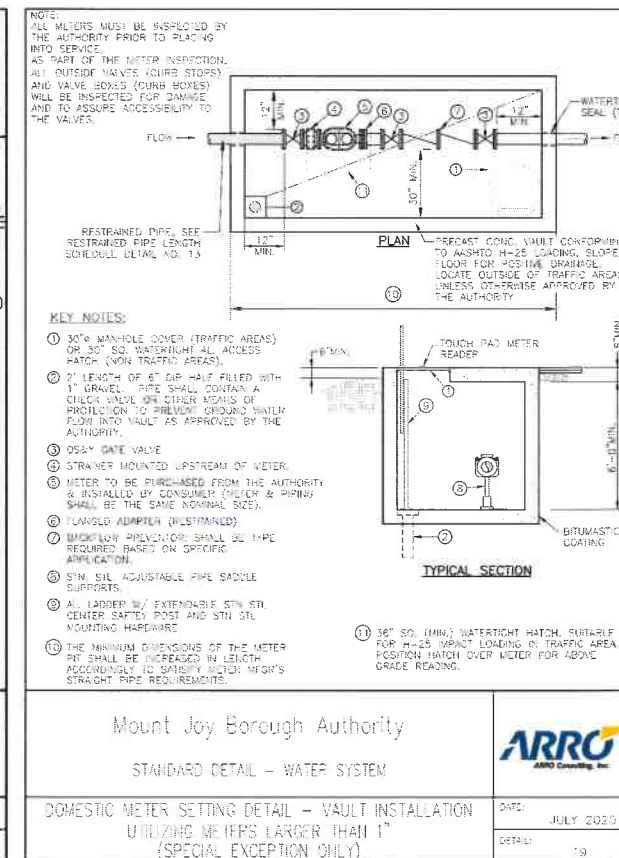
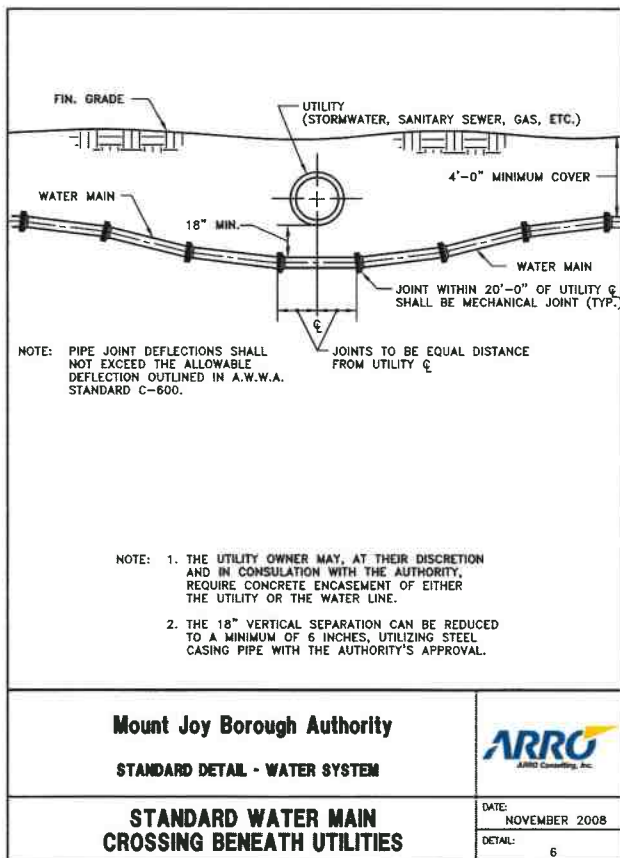
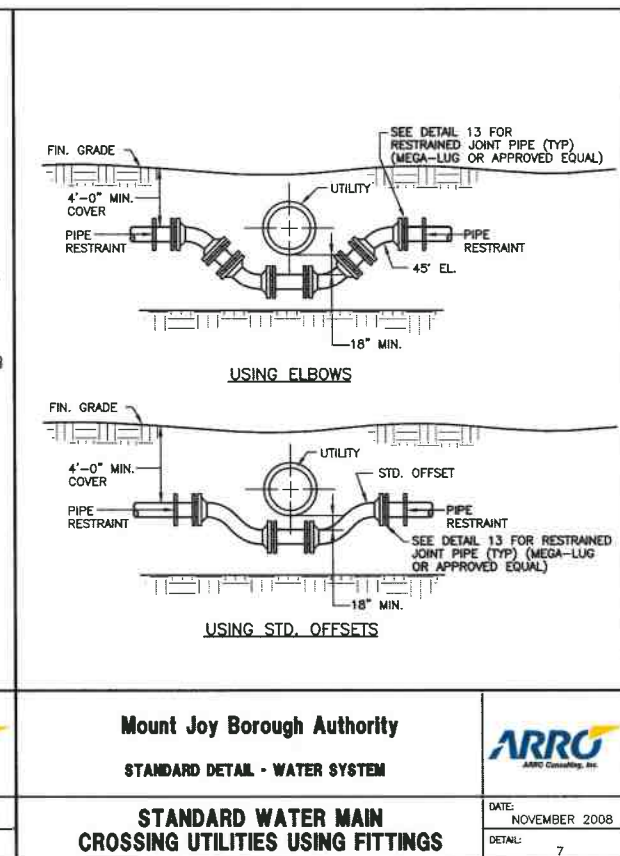
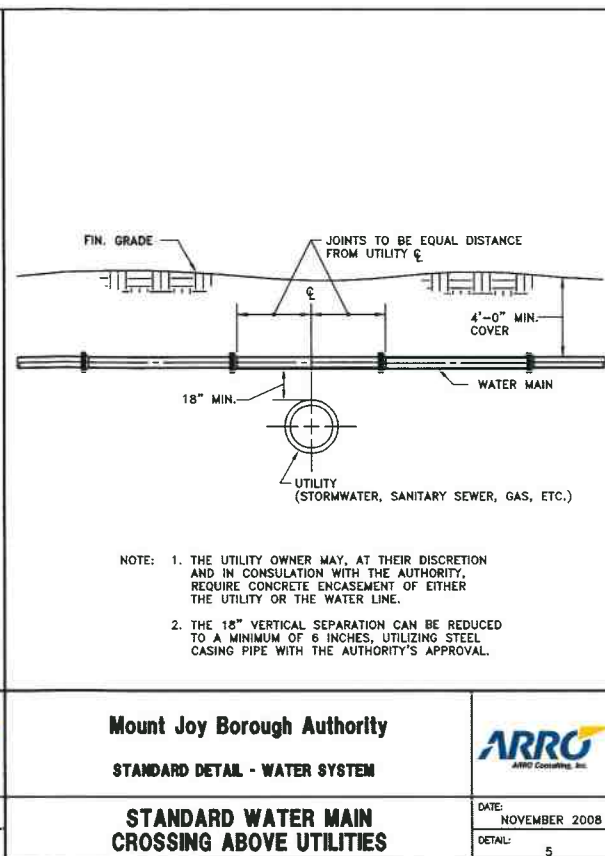
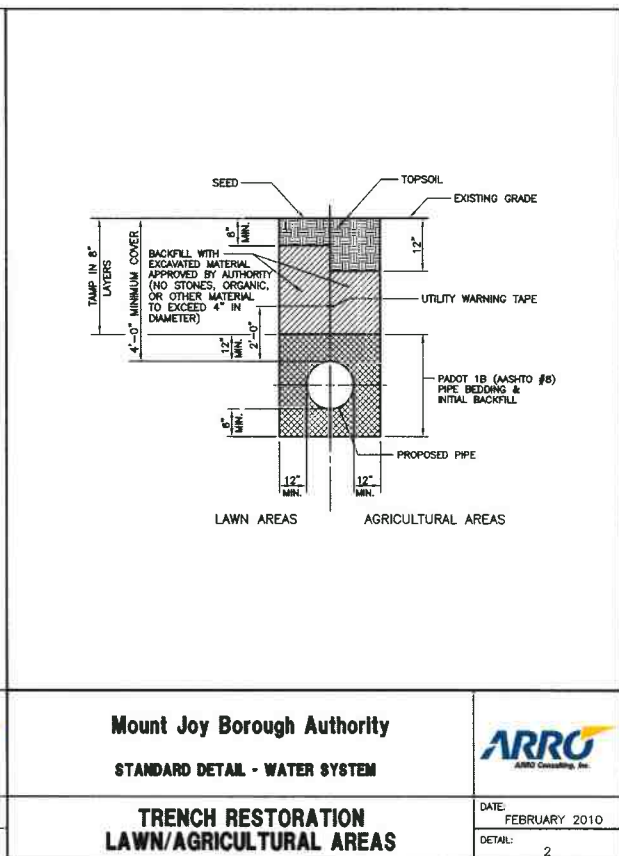
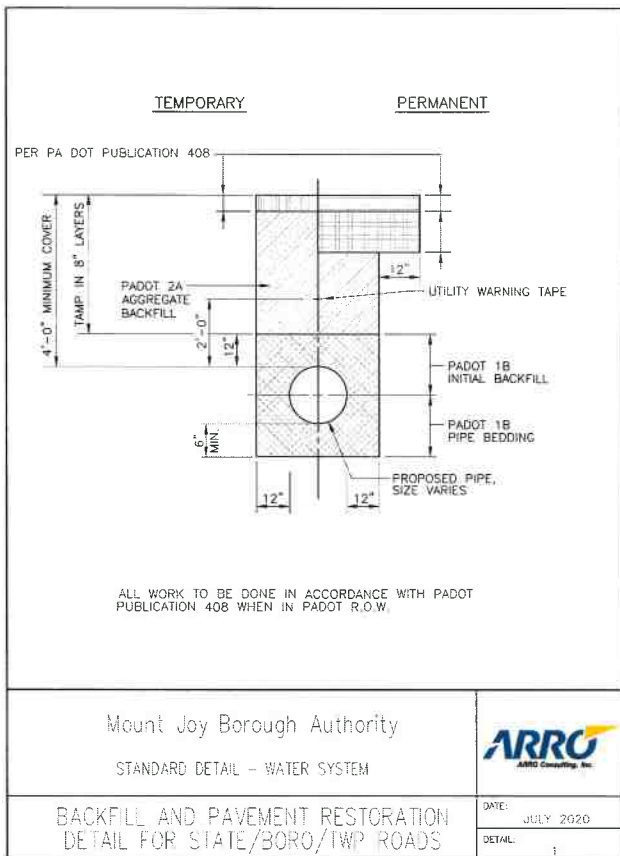
DATE: JULY 2020
DETAIL: 12

REVISIONS	NO.	DATE	DESCRIPTION
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2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23	
3			
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6			
7			

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)

MOUNT JOY BOROUGH

LANCASTER COUNTY, PA



PROFESSIONAL SEAL		
SCALE:		AS SHOWN
DATE:		AUGUST 23, 2023
RAW PROJECT:		2003.07
DRAWN BY:		PK
CAD DRAWING:		2003.072-1 (6 DETAIL.dwg)
REVISIONS		
NO.	DATE	DESCRIPTION
1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 11/01/23
3		
4		
5		
6		
PLAN TYPE:		
UTILITY		
DETAILS		
SHEET:		
12 OF 13		

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
MOUNT JOY BOROUGH
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
K&W PROJECT: 2003.072
DRAWN BY: PKS

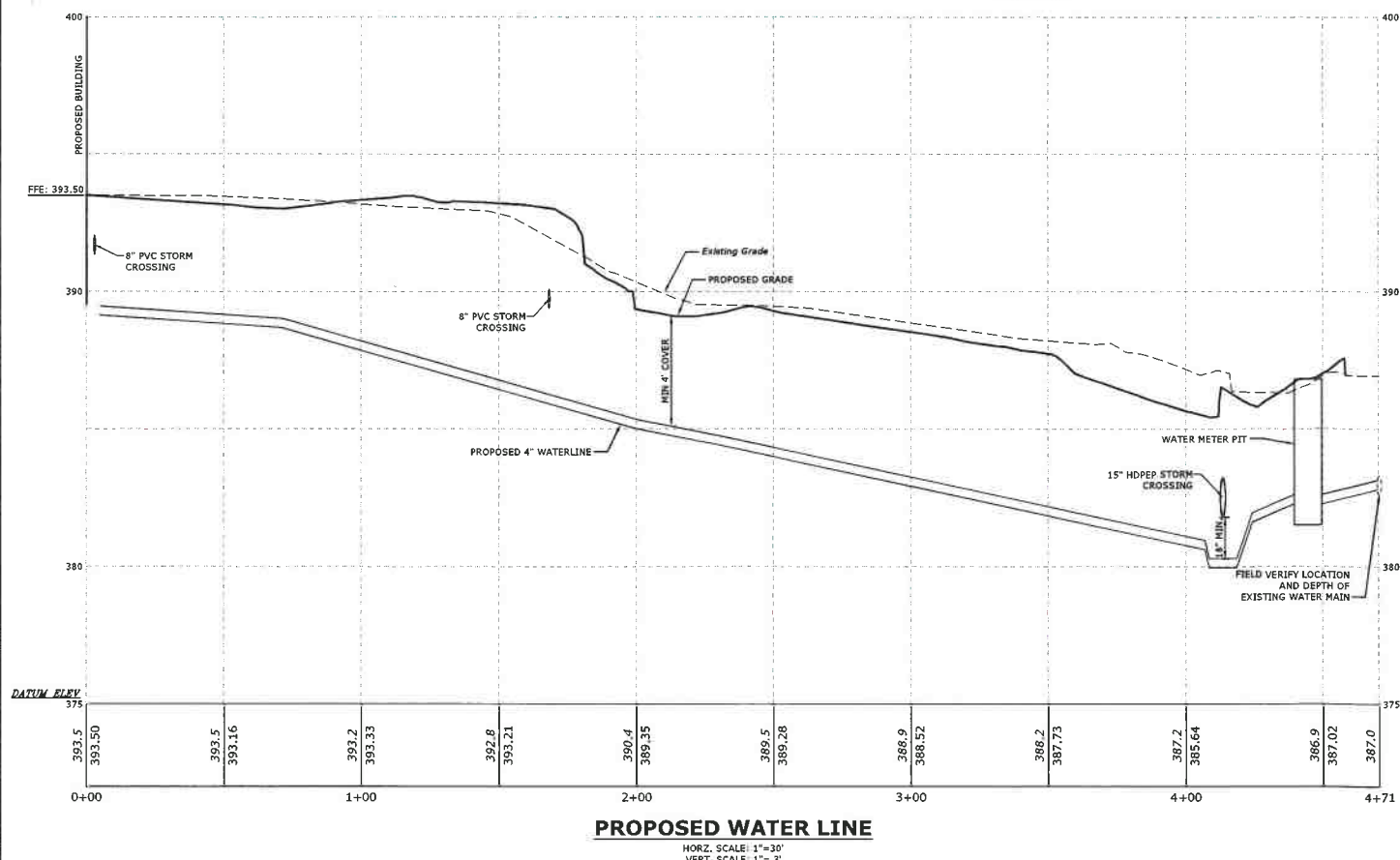
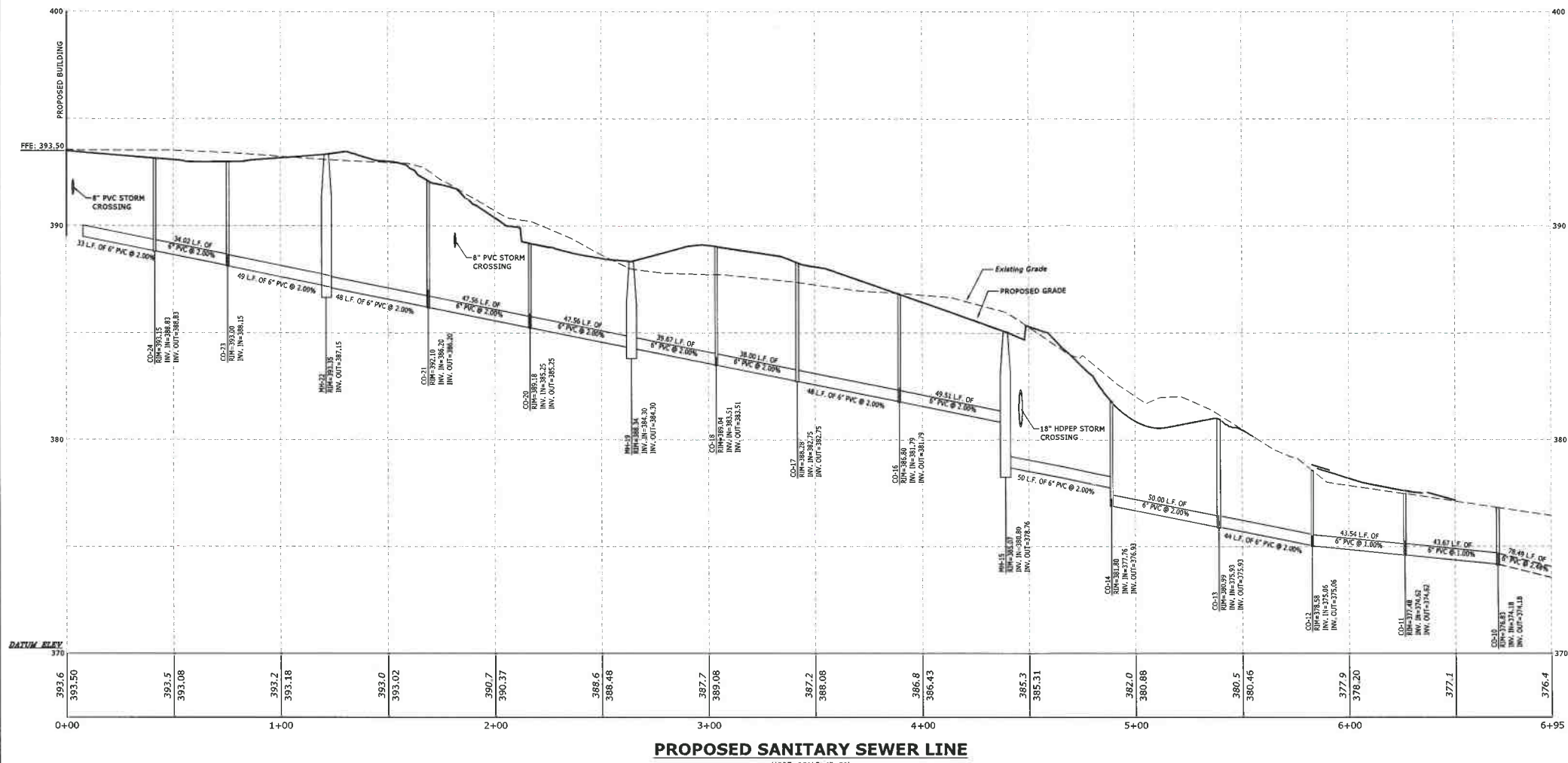
CAD DRAWING:
2003.072-1, 0 PROOF.dwg

NO.	DATE	DESCRIPTION
1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/29/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 10/12/23
3		
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PLAN TYPE:
**UTILITY
PROFILES**

SHEET:

13 OF 13



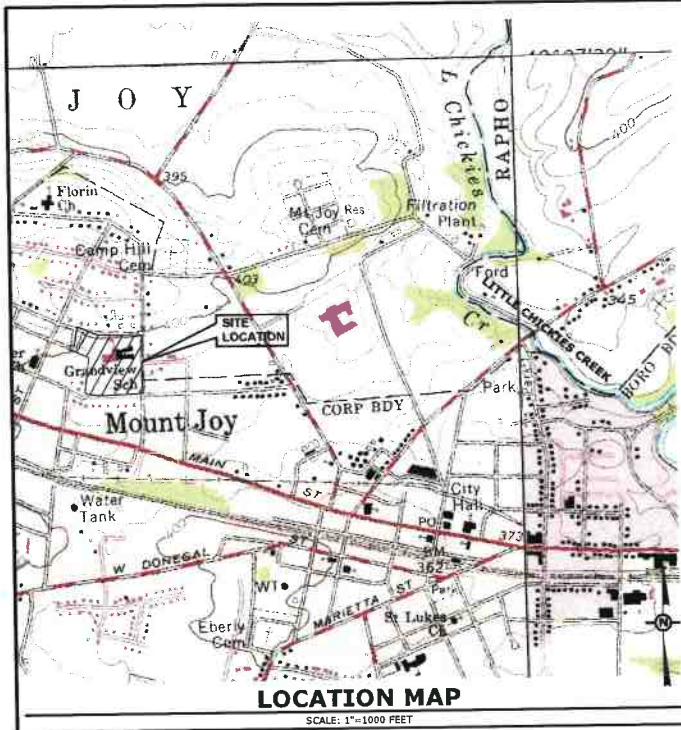
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

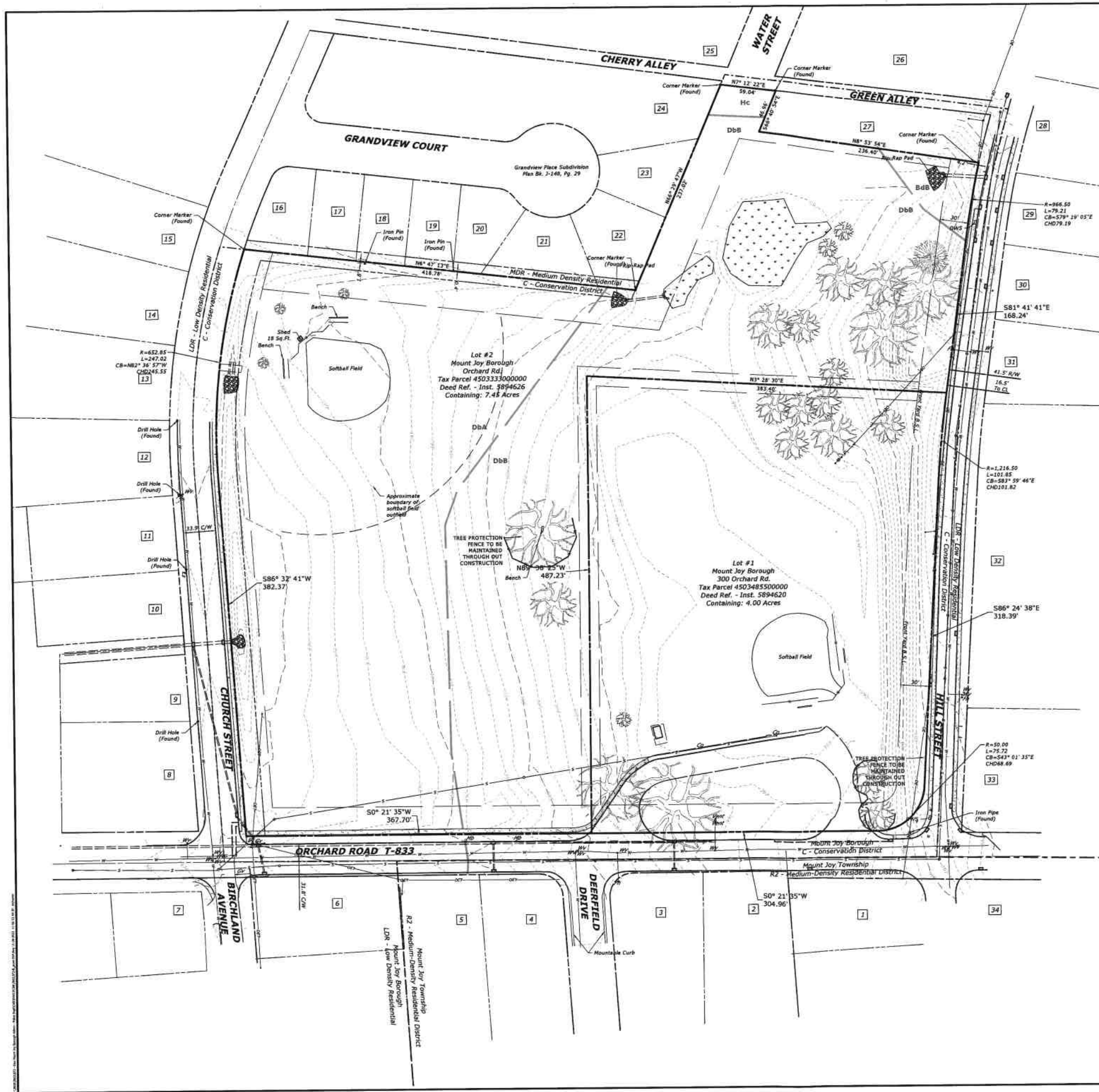
ADMINISTRATION/POLICE DEPARTMENT FACILITY

AT

300 ORCHARD ROAD (GRANDVIEW PARK)

MOUNT JOY BOROUGH
LANCASTER COUNTY, PENNSYLVANIA





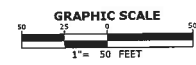
LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- BUILDING
- CONCRETE SURFACE
- CURB
- OVERHEAD ELECTRIC LINES
- OVERHEAD ELECTRIC & TELECOM LINES
- UNDERGROUND ELECTRIC LINES
- MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT STANDARD OR LAMPPOST
- ELECTRIC METER
- ELECTRIC BOX
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- GAS VALVE
- GAS METER
- TREELINE
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCEMAIN LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- FENCE
- MAILBOX
- SIGN
- SOIL TYPE BOUNDARY LINE

Adjacent Parcel Information:

- | | | |
|--|---|--|
| 1) Jason A. & Lisa A. Hentges
448 Hill St.
Tax Parcel 450212500000
Deed Ref. - 3704158
Plan Ref. - J-148-29 | 13) Richard L. Jr. & Michelle L. Ober
564 Church St.
Tax Parcel 450925300000
Deed Ref. - 05749363
Plan Ref. - J-148-29 | 24) Leonard P. Shank
226 Grandview Cir.
Tax Parcel 450962500000
Deed Ref. - 05749363
Plan Ref. - J-148-29 |
| 2) Charles T. & Beverly L. Hower
311 Orchard Rd.
Tax Parcel 4618593900000
Deed Ref. - X-890427
Plan Ref. - J-133-143 | 14) Phyllis F. Grube
568 Church St.
Tax Parcel 4501575000000
Deed Ref. - Inst. 5955034
Plan Ref. - J-148-29 | 25) Scott A. & Nita K. Nissley
600 Water St.
Tax Parcel 450867200000
Deed Ref. - 3166258
Plan Ref. - J-148-29 |
| 3) Dennis E. & Emily K. Brown
301 Orchard Rd.
Tax Parcel 4618634400000
Deed Ref. - X-890435
Plan Ref. - J-133-143 | 15) Charles Walter Jr. & Robin Annette Rieck
572 Church St.
Tax Parcel 4500676900000
Deed Ref. - 0557288
Plan Ref. - J-148-29 | 26) Corey D. & Nadezhda P. Imgrund
607 Water St.
Tax Parcel 450895700000
Deed Ref. - Inst. 6267925
Plan Ref. - J-148-29 |
| 4) Cheryl A. Shannon
205 Orchard Rd.
Tax Parcel 4618669600000
Deed Ref. - Inst. 6553056
Plan Ref. - J-133-143 | 16) Dewayne R. & Jennifer J. McCutcheon
203 Grandview Cir.
Tax Parcel 4500576100000
Deed Ref. - 22350547
Plan Ref. - J-148-29 | 27) David A. April Barber
610 Hill St.
Tax Parcel 4509747500000
Deed Ref. - 6353021
Plan Ref. - J-148-29 |
| 5) George E. & Sheri L. Rice
201 Orchard Rd.
Tax Parcel 4618669600000
Deed Ref. - Inst. 5152222
Plan Ref. - J-133-143 | 17) Bryan Kolp
207 Grandview Cir.
Tax Parcel 4500591300000
Deed Ref. - 6506021
Plan Ref. - J-148-29 | 28) Rodney P. & Mary E. Wolf
611 Hill St.
Tax Parcel 4509922600000
Deed Ref. - N-710210
Plan Ref. - J-148-29 |
| 6) Jennifer Andrews
423 Birchland Ave.
Tax Parcel 4508136000000
Deed Ref. - Inst. 6674772
Plan Ref. - J-148-29 | 18) Sherry L. & Luke N. Quikel
211 Grandview Cir.
Tax Parcel 4506644000000
Deed Ref. - Inst. 5236734
Plan Ref. - J-148-29 | 29) Chad D. & Marcy L. Risberg
607 Hill St.
Tax Parcel 4500790700000
Deed Ref. - Inst. 5363915
Plan Ref. - J-148-29 |
| 7) Whitney L. Huff
424 Birchland Ave.
Tax Parcel 4508251000000
Deed Ref. - Inst. 6191702
Plan Ref. - J-148-29 | 19) Paul M. Heddinger
215 Grandview Cir.
Tax Parcel 4500721400000
Deed Ref. - Inst. 6087189
Plan Ref. - J-148-29 | 30) Suzanne G. McKnight
605 Hill St.
Tax Parcel 4501559300000
Deed Ref. - 05422452
Plan Ref. - J-148-29 |
| 8) Dustin M. Buller
40 Orchard Rd.
Tax Parcel 4506597700000
Deed Ref. - Inst. 5318548
Plan Ref. - J-148-29 | 20) Joanne M. Bailey
219 Grandview Cir.
Tax Parcel 4500756700000
Deed Ref. - 05638470
Plan Ref. - J-148-29 | 31) Scott W. & Kelly E. Parker
603 Hill St.
Tax Parcel 4502358100000
Deed Ref. - Inst. 6476507
Plan Ref. - J-148-29 |
| 9) Harold W. Jr. & Tracey Buller
548 Church St.
Tax Parcel 4505617500000
Deed Ref. - DB. 2237, Pg. 0063
Plan Ref. - J-148-29 | 21) Keith Brodhuener
223 Grandview Cir.
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Deed Ref. - Inst. 6440988
Plan Ref. - J-148-29 | 32) Gina H. Gouse
539 Hill St.
Tax Parcel 4504404200000
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Plan Ref. - J-148-29 |
| 10) Rodney Edward & Ty Ann Myers
552 Church St.
Tax Parcel 4504921200000
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Plan Ref. - J-148-29 | 22) Karl E. & Barbara A. Miller
227 Grandview Cir.
Tax Parcel 4500871000000
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Plan Ref. - J-148-29 | 33) J. Walter & Rachel S. Heisey
& Cindy S. Harder
Hill St.
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Plan Ref. - J-148-29 |
| 11) Dale & Maryalice Vega
556 Church St.
Tax Parcel 4504062300000
Deed Ref. - Inst. 6349786
Plan Ref. - J-148-29 | 23) Karl E. & Barbara A. Miller
230 Grandview Cir.
Tax Parcel 4500214100000
Deed Ref. - 2193-632
Plan Ref. - J-148-29 | 34) Gerald B. & Starr L. Waltz
411 Orchard Rd.
Tax Parcel 4618623000000
Deed Ref. - 6457648
Plan Ref. - J-111-141 |
| 12) Robert T. & Melissa M. Bradfield
560 Church St.
Tax Parcel 4503228000000
Deed Ref. - Q 960617
Plan Ref. - J-148-29 | | |



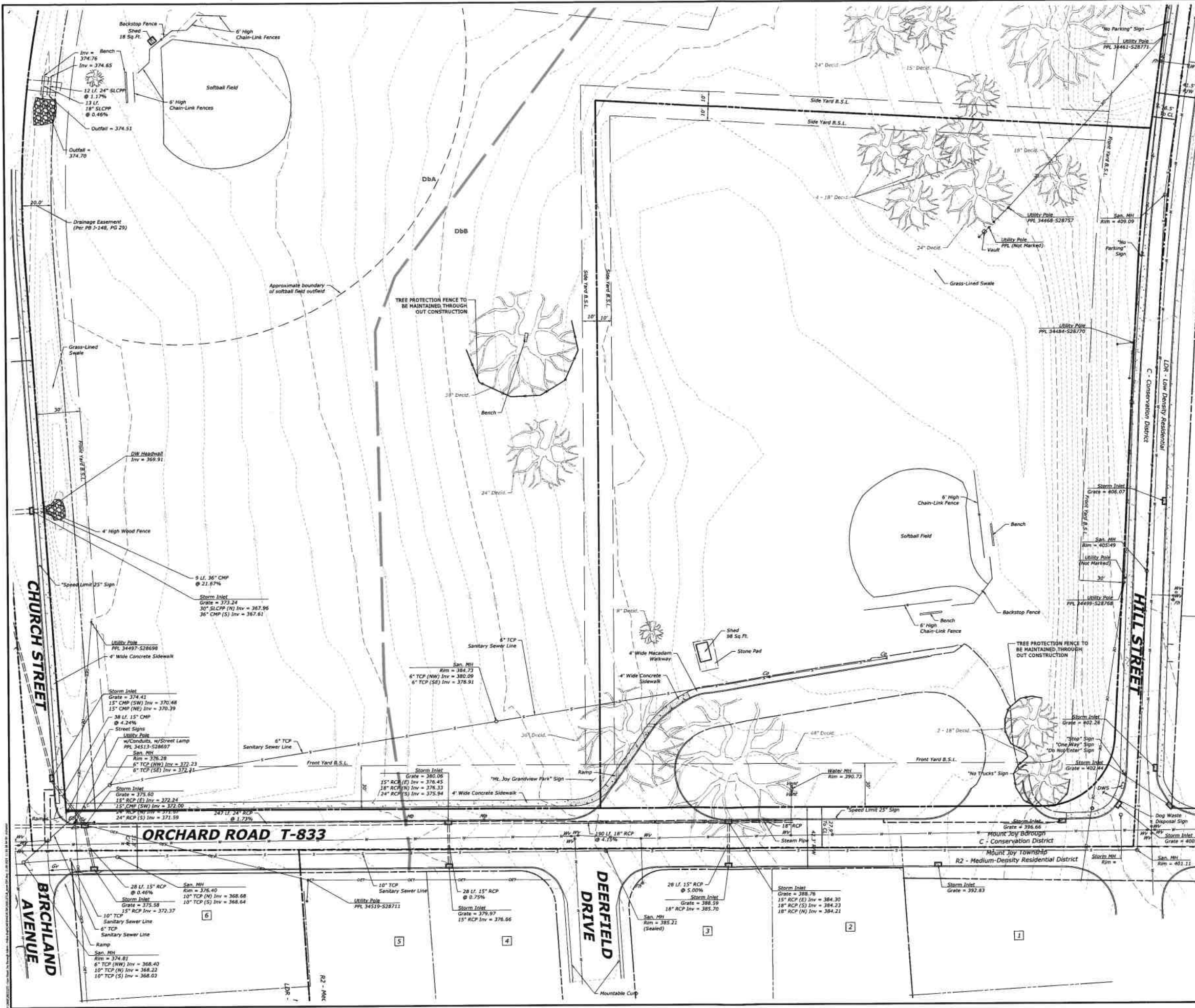
K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Horseshoe, PA 17110
P 717 635 4835
www.kandwdesign.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
K&W PROJECT: 2003.072
DRAWN BY: PKS
C&D DRAWING: 10/1/23
10/1/23 4:00 PM (K&W)

REVISIONS	NO.	DATE	DESCRIPTION
1	10/15/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 8/15/23	
2	10/21/2023	REVISED PER LCCD REVIEW LETTER DATED 10/1/23	
3			
4			
5			
6			
7			

OVERALL EXISTING FEATURES PLAN
SHEET: 2 OF 9



LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
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- CURB
- OVERHEAD ELECTRIC LINES
- OVERHEAD ELECTRIC & TELECOM LINES
- UNDERGROUND ELECTRIC LINES
- MANHOLE
- UTILITY POLE
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- ELECTRIC BOX
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- GAS VALVE
- GAS METER
- TREELINE
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCEMAIN LINE
- SANITARY SEWER CLEANSUIT WATER LINE
- WATER VALVE
- FIRE HYDRANT
- FENCE
- MAILBOX
- SIGN
- SOIL TYPE BOUNDARY LINE

- SURVEY NOTES**
- THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN JUNE, 2022.
 - PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN(S):
PB. 1-37-28
PB. 1-1-47
PB. 1-133-143
 - CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). LIDAR DATA WAS OBTAINED THROUGH PASDA FOR CONTOURS AND ELEVATIONS BEYOND "LIMIT OF DETAILED TOPOGRAPHIC SURVEY", AS SHOWN ON PLAN.
 - BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
 - RIGHT-OF-WAY LINES SHOWN FOR ALL STREETS SHOWN ARE BASED ON FIELD SURVEY LOCATIONS, AND APREMENTIONED RECORDED PLANS.
 - UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20221644122 WAS ASSIGNED ON JUNE 15, 2022.
 - SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON SURVEY EVIDENCE AND UTILITY MARKINGS.
 - THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE BOROUGH OF MOUNT JOY & MOUNT JOY TOWNSHIP, MAP NUMBER FM42071C83076, EFFECTIVE DATE APRIL 5, 2016.

SOILS INFORMATION

Bedding all loam, 3 to 8 percent slopes [HYDROLOGIC GROUP B]
BdB

Duffield silt loam, 0 to 3 percent slopes [HYDROLOGIC GROUP B]
DbA

Duffield silt loam, 3 to 8 percent slopes [HYDROLOGIC GROUP B]
DdB

Hagerstown-Urban land complex [HYDROLOGIC GROUP D]
Hc

GRAPHIC SCALE
1" = 30 FEET

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street Suite 200
Harrisburg, PA 17110
P 717.635.2035
www.kandweng.com

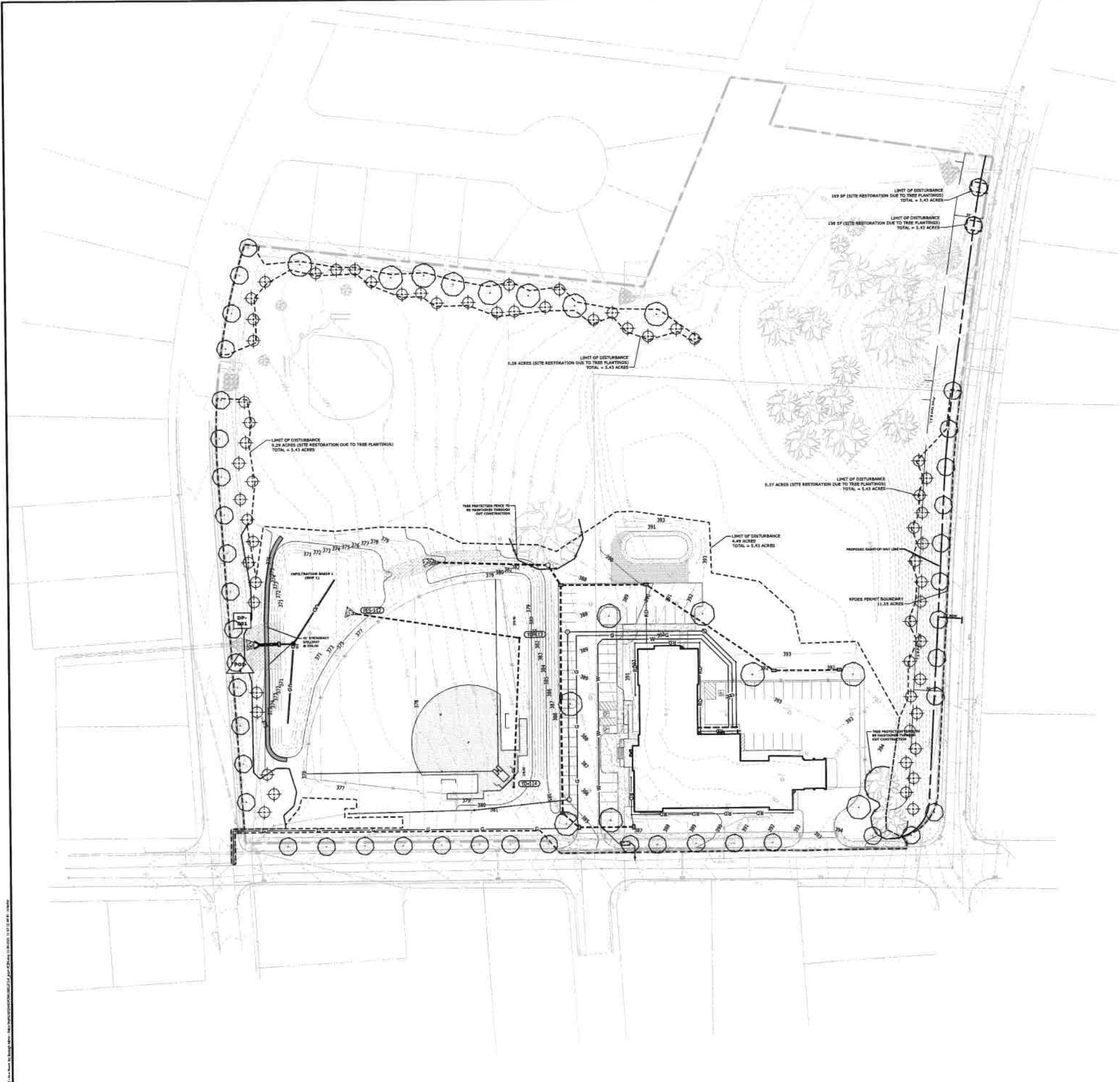
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
MOUNT JOY BOROUGH
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
JOB PROJECT: 2003.073
DRAWN BY: PKS
CAD DRAWING: 2003.073-6.dwg

NO.	DATE	DESCRIPTION
1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/31/2023	REVISED PER LCED REVIEW LETTER DATED 10/11/23

PLAN TYPE: **EXISTING FEATURES PLAN**

SHEET: **3 OF 9**



LEGEND PROPOSED PCSM CONTROL PLAN FEATURES

NPDES PERMIT BOUNDARY

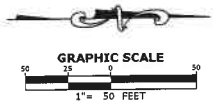
LIMIT OF DISTURBANCE

DP-001

BMP DISCHARGE POINT

POI-1

WATERSHED POINT OF INTEREST



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DESIGNING ENVIRONMENTS
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Harrisburg, PA 17110
P 717-635-2825
www.kandwdesign.com

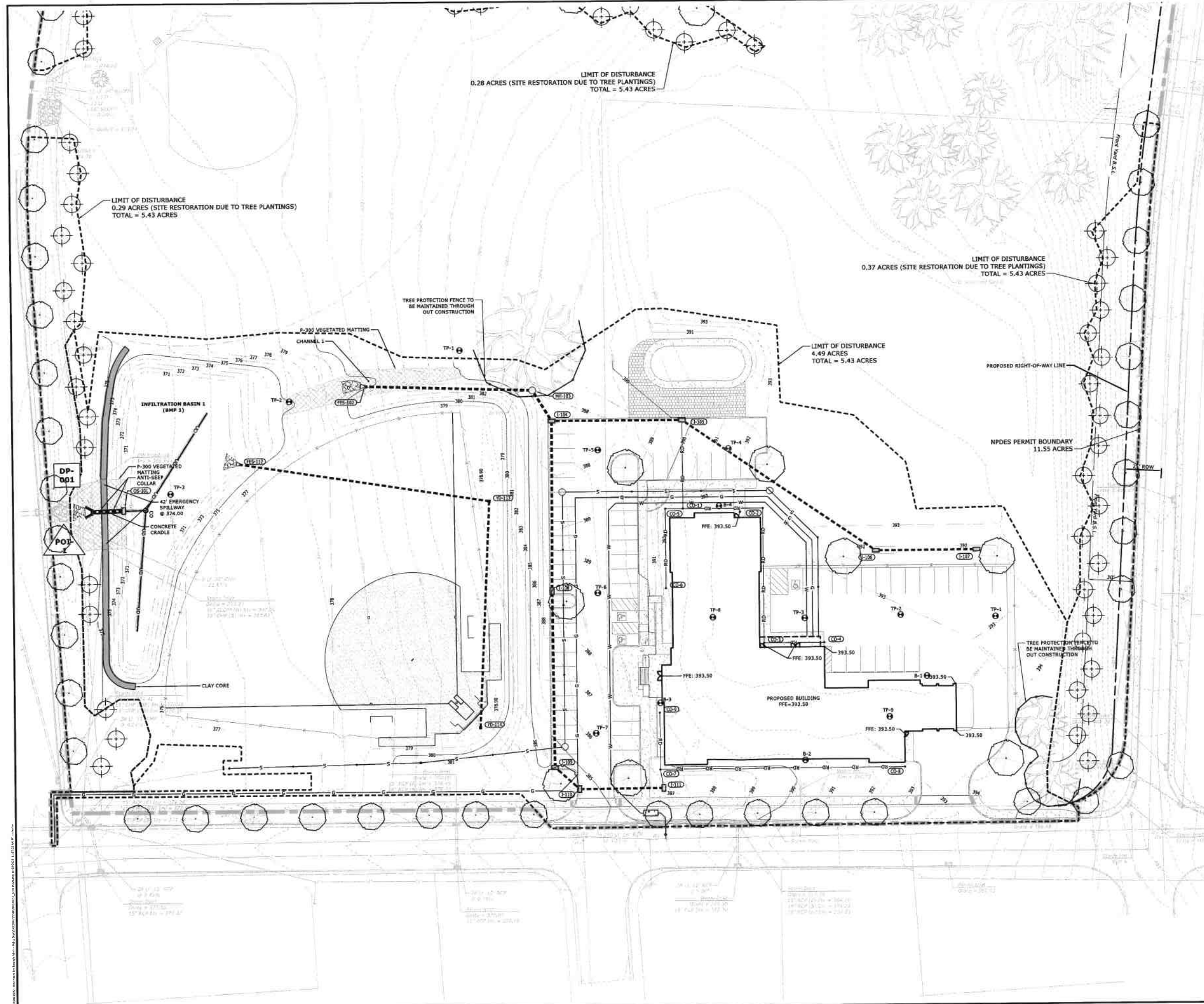
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
K&W PROJECT: 2003.072
DRAWN BY: PKS
CAD DRAWING: 2003.072.dwg

REVISIONS	DATE	DESCRIPTION
1	10/17/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/21/2023	REVISED PER LCD REVIEW LETTER DATED 10/17/23
3		
4		
5		
6		
7		

PLAN TYPE:
OVERALL PCSM PLAN

SHEET:
4 OF 9



LEGEND PROPOSED PCSM CONTROL PLAN FEATURES

--- NPDES PERMIT BOUNDARY
--- LIMIT OF DISTURBANCE

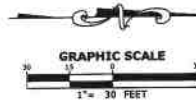
DP-001 BMP DISCHARGE POINT
POI-1 WATERSHED POINT OF INTEREST

LEGEND PROPOSED UTILITY FEATURES

○ SANITARY SEWER MANHOLE
○ SANITARY SEWER STRUCTURE LABEL
--- SANITARY SEWER MAIN
--- SANITARY SEWER SERVICE LATERAL
○ DRAINAGE MANHOLE
--- DRAINAGE INLET
--- YARD DRAINAGE INLET
--- ENDWALL
--- FLARED END SECTION
--- DRAINAGE CULVERT OR PIPE
--- DRAINAGE STRUCTURE LABEL
--- ROOF DRAIN PIPE
--- RIPRAP
--- UNDERDRAIN
--- WATER VALVE
--- WATER LINE
--- FIRE WATER LINE
--- FIRE HYDRANT
--- NATURAL GAS LINE
--- NATURAL GAS VALVE
--- NATURAL GAS METER

- UTILITY NOTES**
1. ALL ROOF DRAIN PIPING SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1% AND SHALL CONNECT TO STUBS LEFT BY P.C. AT FIVE (5) FEET OUTSIDE THE BUILDING.
 2. REFER TO M.E.P. DRAWINGS FOR SITE LIGHTING, TRANSFORMER, AND BUILDING ELECTRICAL LAYOUT AND CONNECTION TO EXISTING UTILITY POLE.
 3. REFER TO M.E.P. DRAWINGS FOR WATER AND GAS SERVICE LINES AND ROOF DRAIN PIPING FROM BUILDING TO 5'-0" BEYOND BUILDING FACE.
 4. SANITARY SEWER CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE TO MOUNT JOY BOROUGH AUTHORITY'S SPECIFICATIONS.
 5. ALL SANITARY SEWER LATERAL SECTIONS SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1%.
 6. WATER VALVE BOXES ARE REQUIRED OVER ALL WATER LINE VALVES AND MUST CONFORM TO THE AUTHORITY'S DETAILS.
 7. REFER TO ARCHITECTURAL DRAWINGS FOR INSTALLATION OF NATURAL GAS EMERGENCY GENERATOR AND RELATED GAS SERVICE LINE AND ELECTRICAL CONNECTIONS.
 8. EXACT NATURAL GAS CONNECTION POINT TO EXISTING DISTRIBUTION SYSTEM TO BE DETERMINED BY UGI UTILITIES, INC. CONTRACTOR IS RESPONSIBLE FOR EXCAVATING THE ENTIRE SERVICE TRENCH. SEE UGI GAS TRENCH DETAIL ON UTILITY DETAIL SHEET FOR LIMIT OF WORK BY CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE GAS LINE INSTALLATION WITH UGI UTILITIES, INC.
 9. ALL DRAINAGE STRUCTURES (INCLUDING INLETS, MANHOLES, ENDWALLS, ETC.) PROPOSED FOR DEDICATION OR LOCATED WITHIN A STREET SECTION SHALL BE CAPABLE OF HANDLING AN HS-20 LOADING.
 10. ALL STORMWATER PIPES, CULVERTS, MANHOLES, INLETS, ENDWALLS AND END SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT PUBLICATION 404, AS AMENDED, AND SHALL CONFORM TO THE REQUIREMENTS OF THE PENNDOT, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION (RC), PUBLICATION NO. 72, IN EFFECT AT THE TIME THE DESIGN IS SUBMITTED.
 11. ALL PADEP WATER SUPPLY REGULATIONS SHALL APPLY.
 12. WATER LINES SHALL BE KEPT SEPARATED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM ANY OTHER UTILITY, EXCEPT SANITARY SEWER LINES, THE SEPARATION FOR WHICH SHALL BE IN ACCORDANCE WITH PADEP REGULATIONS.
 13. ALL WATER MAINS ARE TO BE PRESSURE TESTED WITH A REPRESENTATIVE OF THE WATER DEPARTMENT PRESENT DURING THE TESTING.
 14. AS-BUILT PLANS FOR THE WATER AND SANITARY SEWER INSTALLATIONS WILL NEED TO BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO PROJECT CLOSEOUT.
 15. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE AUTHORITY PRIOR TO THE START OF INSTALLING ANY OF THE WATER AND SANITARY SEWER UTILITIES.
 16. SHOP DRAWINGS FOR ALL WATER AND SANITARY SEWER MATERIALS WILL NEED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO START OF UTILITY INSTALLATION.
 17. WATER AND SANITARY SEWER INSTALLATION SHALL NOT BEGIN UNTIL THE FINAL PLAN IS APPROVED BY THE AUTHORITY.
 18. THE AUTHORITY SHALL BE ADVISED ONE WEEK PRIOR TO THE START OF WATER AND SANITARY SEWER CONSTRUCTION.

EXISTING	13,138 SF (0.24 ac)
PROPOSED	63,723 SF (1.46 ac)



K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.633.2833
www.kandwdesign.com

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
MOUNT JOY BOROUGH
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
NEW PROJECT: 2003.072
DRAWN BY: PKS
CAD DRAWING: 2003.072.dwg

NO.	DATE	DESCRIPTION
1	10/17/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/17/2023	REVISED PER LCCD REVIEW LETTER DATED 10/12/23
3		
4		
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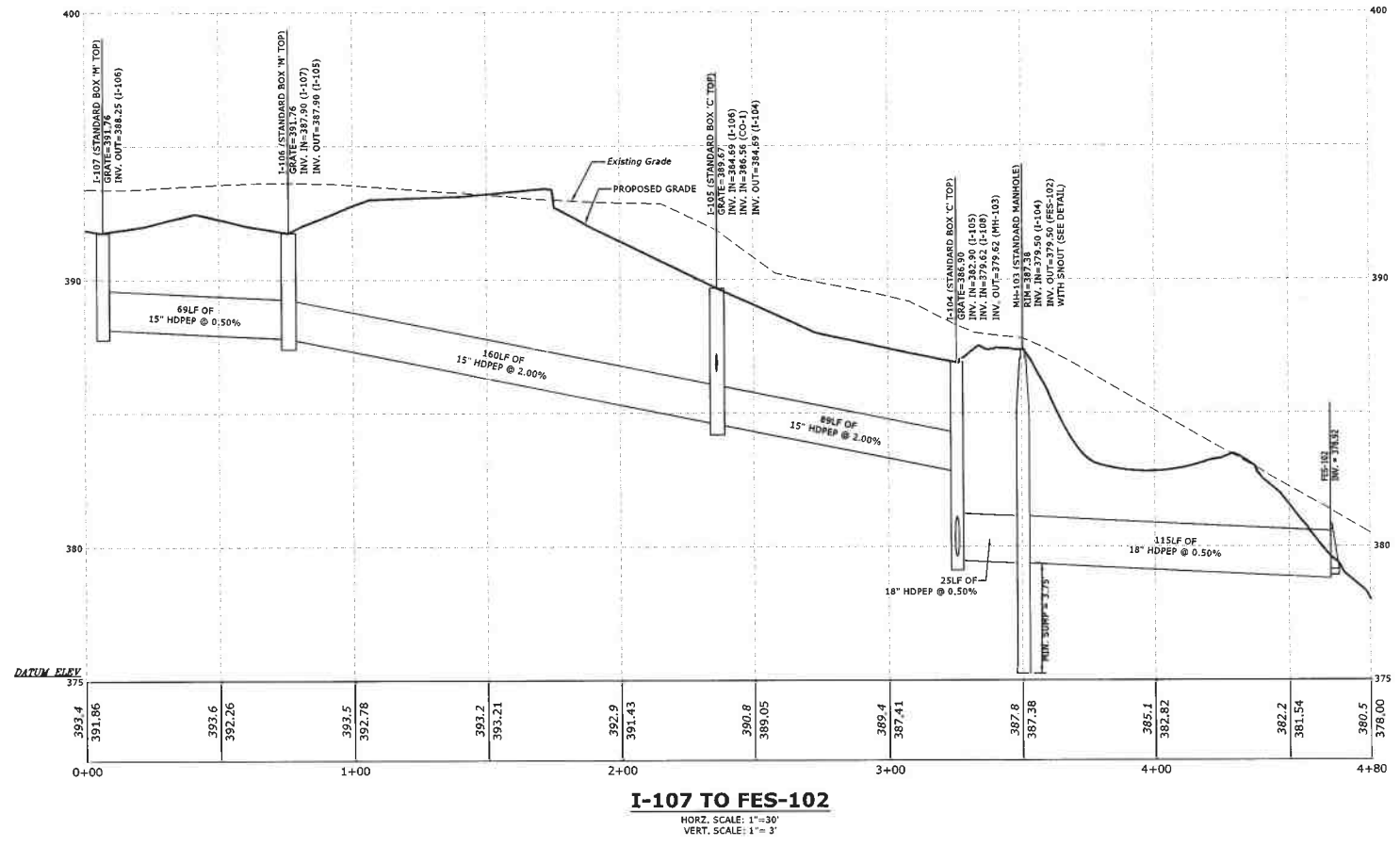
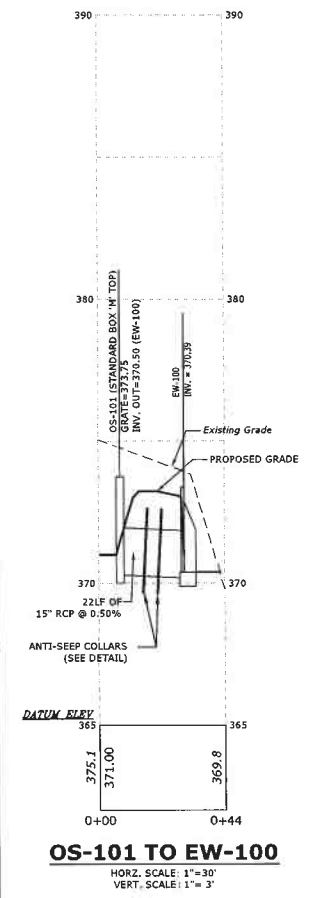
PLAN TYPE:
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEET:
5 OF 9

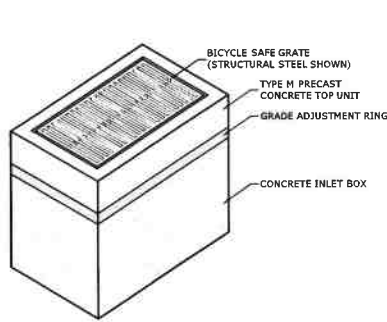
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
LANCASTER COUNTY, PA

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
RAW PROJECT: 2003.072
DRAWN BY: PKS
CADD DRAWING: 2003.072-C (plan) MFGP.dwg

NO.	DATE	DESCRIPTION
1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/27/2023	REVISED PER LCCD REVIEW LETTER DATED 10/11/23
3		
4		
5		
6		
7		

PLAN TYPE:
PROFILES



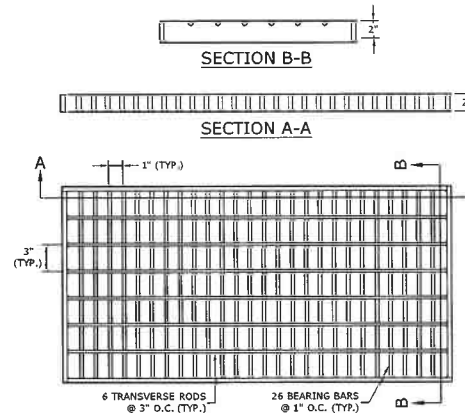


NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-40M. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES. STRUCTURE SHALL BE CERTIFIED FOR H20 LOADING.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. USE PRECAST CONCRETE OR STEEL GRADE ADJUSTMENT RINGS WHEN REQUIRED.
4. ALL INLETS IN PARKED AREAS SHALL HAVE HEAVY-DUTY BICYCLE SAFE GRATING.
5. ALL INLETS IN PEDESTRIAN/PLAYGROUND AREAS SHALL HAVE ADA COMPLIANT GRATING.
6. ALL INLETS SHALL BE SUMPED BELOW GRADE (2 INCHES) TO AID IN THE RUNOFF FLOW TO THE INLETS.
7. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENTS RINGS SHALL BE SET IN A BED OF FULL MORTAR IN ACCORDANCE WITH PENNDOT PUBLICATION 408.
8. ALL INLETS DEEPER THAN FIVE FEET SHALL BE PROVIDED WITH MANHOLE-TYPE STEPS FOR ACCESS.

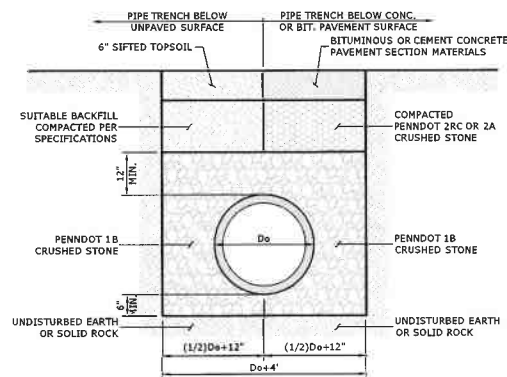
TYPE 'M' INLET

NOT TO SCALE



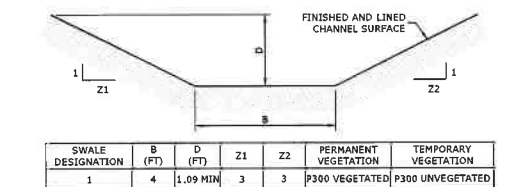
STRUCTURAL STEEL BICYCLE SAFE GRATE

NOT TO SCALE



STORM PIPE TRENCH SECTION

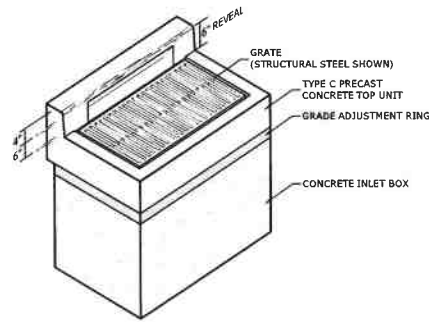
NOT TO SCALE



VEGETATED CHANNEL SECTION

NOT TO SCALE

SWALE DESIGNATION	B (FT)	D (FT)	Z1	Z2	PERMANENT VEGETATION	TEMPORARY VEGETATION
1	4	1.09 MIN	3	3	P300 VEGETATED	P300 UNVEGETATED

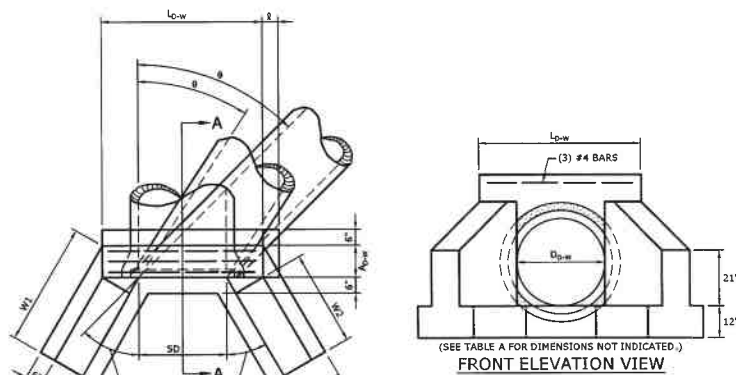


NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45M. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES. STRUCTURE SHALL BE CERTIFIED FOR H20 LOADING.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. USE PRECAST CONCRETE OR STEEL GRADE ADJUSTMENT RINGS WHEN REQUIRED.
4. ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.
5. ALL INLETS SHALL BE SUMPED BELOW GRADE (2 INCHES) TO AID IN THE RUNOFF FLOW TO THE INLETS.
6. ALL FRAMES, CONCRETE TOP UNITS, AND GRADE ADJUSTMENTS RINGS SHALL BE SET IN A BED OF FULL MORTAR IN ACCORDANCE WITH PENNDOT PUBLICATION 408.
7. ALL INLETS OVER FOUR FEET IN DEPTH, AS DETERMINED FROM FINISHED GRADE TO THE BOTTOM OF THE INLET, SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

TYPE 'C' INLET

NOT TO SCALE



PLAN VIEW

FRONT ELEVATION VIEW

SECTION A-A

(SEE TABLE A FOR DIMENSIONS NOT INDICATED.)

(SEE TABLE A FOR DIMENSIONS NOT INDICATED.)

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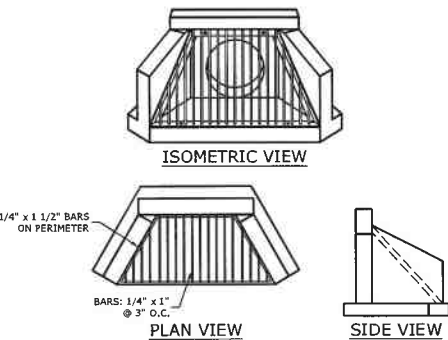
TABLE A				
PIPE DIAM	L	W	A	
18" < 24"	4.0'	4.0'	12"	
24"	4.0'	4.25'	12"	
30"	5.0'	4.5'	12"	
42"	6.3'	5.8'	12"	
48"	6.9'	6.9'	12"	
54"	7.5'	8.0'	12"	
60"	8.1'	9.2'	15"	
72"	9.2'	11.5'	15"	

NOTES:
-CONCRETE SHALL BE CLASS "AA"
-EXPOSED EDGES SHALL BE CHAMFERED ONE (1) INCH

NOTE: ALL ENDWALLS AND HEADWALLS SHALL HAVE A TRASH SCREEN (SEE DETAIL)

TYPE 'DW' ENDWALL

NOT TO SCALE



ISOMETRIC VIEW

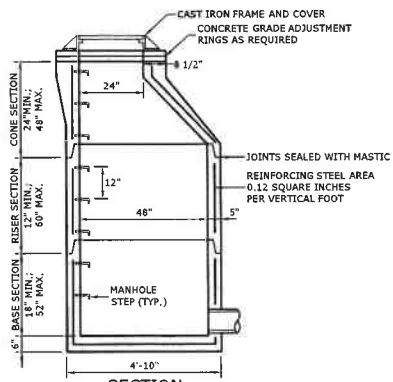
PLAN VIEW

SIDE VIEW

1. TRASH RACK MATERIAL TO BE HOT DIPPED GALVANIZED STEEL.
2. ATTACH TRASH RACK TO HEADWALL WITH 3/8" DIA. S.S. ANCHOR BOLTS.
3. HINGED VERSION AVAILABLE.

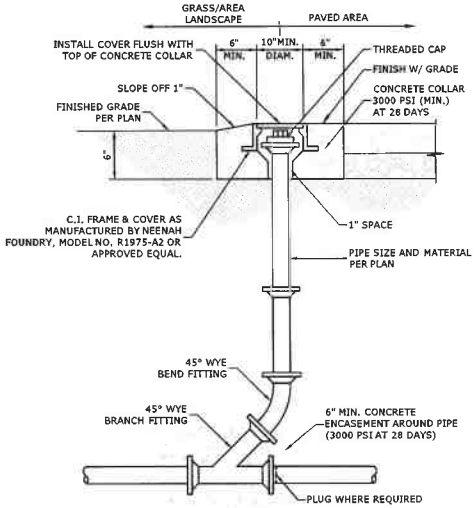
TYPE 'DW' ENDWALL WITH TRASH RACK

NOT TO SCALE



4' DIAMETER PRECAST CONCRETE MANHOLE

NOT TO SCALE



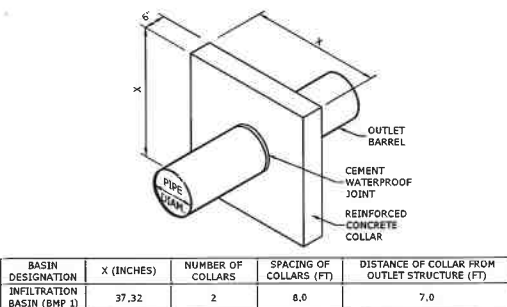
STORM SEWER CLEANOUT

NOT TO SCALE

SPILLWAY DESIGNATION	DURING CONSTRUCTION				POST-CONSTRUCTION			
	CREST LENGTH (FEET)	CREST ELEV. (FEET)	TOP OF BERM ELEV. (FEET)	Z	TEMPORARY SPILLWAY SURFACE LINING	CREST LENGTH (FEET)	CREST ELEV. (FEET)	TOP OF BERM ELEV. (FEET)
INFILTRATION BASIN (BMP 1)	42	373.85	375.00	3	NORTH AMERICAN GREEN P300 - UNVEGETATED	42	374.00	375.00

BASIN SPILLWAY

NOT TO SCALE

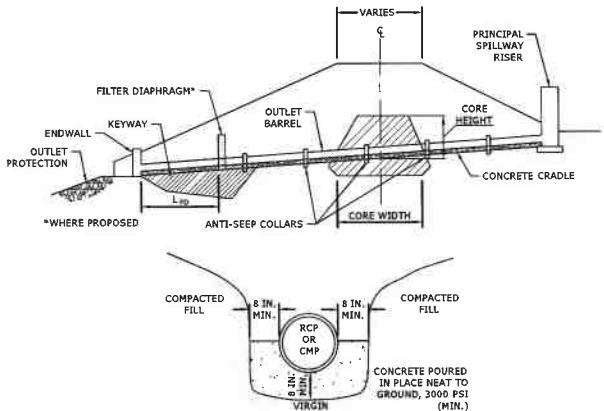


BASIN DESIGNATION	X (INCHES)	NUMBER OF COLLARS	SPACING OF COLLARS (FT)	DISTANCE OF COLLAR FROM OUTLET STRUCTURE (FT)
INFILTRATION BASIN (BMP 1)	37.32	2	8.0	7.0

1. MIN. CONCRETE COMPRESSIVE STRENGTH = 3,750 P.S.I.
2. REINFORCEMENT SHALL BE 6x6 W4.0x4.0 OR #3 REBAR SPACED 12" EACH WAY, CENTERED WITHIN COLLAR, 3" MIN. COVER.
3. SEE OUTLET STRUCTURE PROFILE FOR LOCATION.

CONCRETE ANTI-SEEP COLLAR

NOT TO SCALE



CROSS-SECTION AT OUTLET BARREL

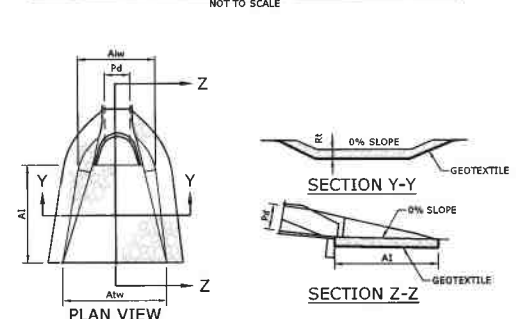
NOTES:

1. A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.
2. ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.
3. FILTER DIAPHRAGM LOCATION (L/D) SHALL BE AS SHOWN IN FIGURE 7.8 OF THE PA DEF EROSION CONTROL MANUAL.
4. ALL BASINS WITH A DRAINAGE AREA OF 10 ACRES OR GREATER SHALL UTILIZE THE CONCRETE CRADLE.

STANDARD CONSTRUCTION DETAIL #7-17

CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL

NOT TO SCALE



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON	
		SIZE (R-)	THICK Rt (IN)	LENGTH Lt (FT)	INITIAL WIDTH Aw (FT)	TERMINAL WIDTH Atw (FT)
EW-100	15	3	9	8	3.75	11.75
PES-102	18	3	9	12	4.50	9.30
PES-112	15	3	9	8	3.75	11.75

NOTES:

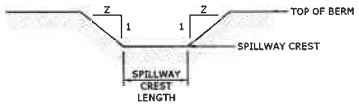
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1

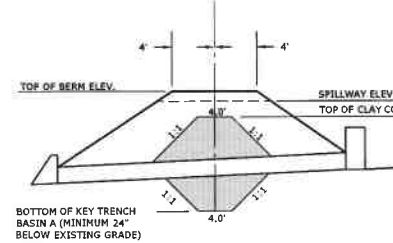
RIPRAP APRONS AT PIPE OUTLETS

NOT TO SCALE



BASIN SPILLWAY

NOT TO SCALE

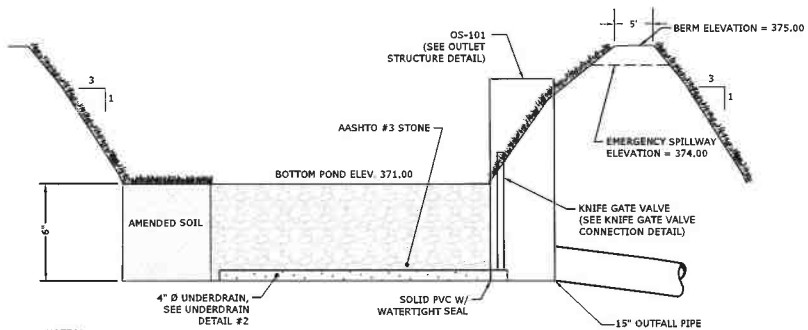


BASIN DESIGNATION	TOP OF BERM ELEV.	SPILLWAY ELEV.	TOP OF CLAY CORE ELEV. (FT)
INFILTRATION BASIN (BMP 1)	375.00	374.00	373.50

1. CLAY CORE SHALL BE COMPOSED OF IMPORTED CL, CH, MH OR CL-MH SOILS WITH A PERMEABILITY LESS THAN OR EQUAL TO 1.0x10⁻⁸ CM/S. MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM-D 1557, WITHIN ± 3% OPTIMUM MOISTURE CONTENT.

CLAY CORE DETAIL

NOT TO SCALE



- NOTES:
1. CONTRACTOR SHALL OVER EXCAVATE STORMWATER FACILITY TO ACCEPT SOIL MIXTURE.
 2. EXISTING SUBGRADE WITHIN INFILTRATION BASIN AREA SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC.
 3. SOILS AMENDMENTS SHALL BE COMPLETED BY TREATING COMPACTION PER THE SOILS RESTORATION METHOD AS DIRECTED WITHIN THE PENNSYLVANIA BMP MANUAL SECTION 6.7.3.
 4. SPREAD AMENDED SOIL MIXTURE WITHIN THE FACILITY TO BRING THE AREA UP TO FINAL GRADE. AMENDED SOIL MIXTURE SHALL BE IN ACCORDANCE WITH SPECIFICATION AND AMENDED SOIL NOTES ON THIS PLAN.
 5. INSTALL BASIN SEEDING IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 6. PROVIDE NATURAL JUTE NETTING AND WATER TO PROMOTE VEGETATIVE GROWTH.
 7. DO NOT INSTALL SOIL AMENDMENTS OR SEEDING DURING NON-GERMINATION PERIODS.
 8. UNDERDRAIN VALVE WILL BE OPENED ONLY FOR REQUIRED MAINTENANCE AND IF THE RAIN GARDEN HAS NOT COMPLETELY DEWATERED WITHIN 72 HOURS.
 9. OUTLET BARREL SHOULD BE CONSTRUCTED OF A MATERIAL THAT IS NOT SUSCEPTIBLE TO CRUSHING OR OTHER DAMAGE DURING CONSTRUCTION.

INFILTRATION BASIN SECTION (BMP 1)

NOT TO SCALE

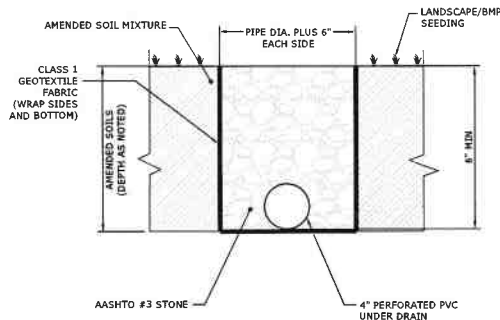
SEED MIXTURES FOR AND BASIN

SEED MIXTURE - LOW MAINTENANCE
ERNST SEED MIX (ERNMX-126)

MIX COMPOSITION

- 20.0% *PANICUM CLANDESTINUM*, TIOGA (DEERTONGUE, TIOGA)
- 20.0% *PUCCINELLIA DISTANS*, FULTS (ALKALIGRASS, FULTS)
- 18.0% *ELYMUS VIRGINICUS*, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
- 15.0% *AGROSTIS STOLONIFERA* (CREEPING BENTGRASS)
- 15.0% *POA PALUSTRIS* (POWL BLUEGRASS)
- 10.0% *CAREX VULPINODIA*, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
- 1.0% *CAREX SCOPARIA*, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
- 1.0% *JUNCUS EFFUSUS* (SOFT RUSH)

SEEDING RATE: 20-40 LBS PER ACRE



UNDERDRAIN DETAIL INFILTRATION BASIN (BMP 1)

NOT TO SCALE

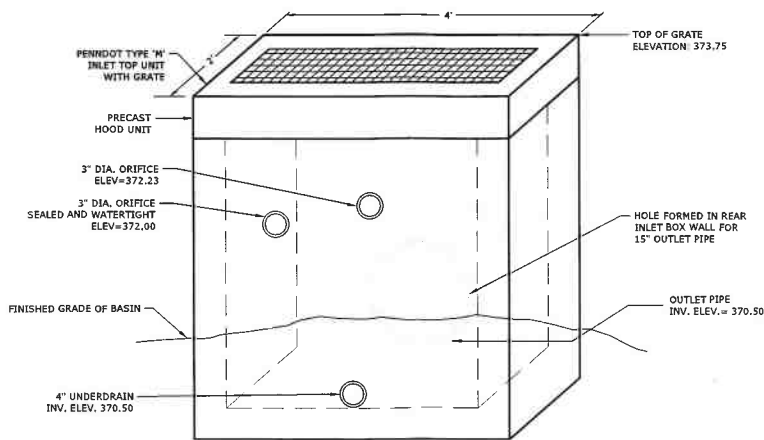
AMENDED SOIL NOTES

AMENDED SOIL AT THE LOCATIONS INDICATED ON THE DRAWINGS COMPLYING WITH THE FOLLOWING PARAMETERS. MINOR VARIATIONS WITH SUPPORTING INDEPENDENT TEST RESULTS FOR HYDRAULIC CONDUCTIVITY, CATION EXCHANGE CAPACITY, PH, SOLUBLE SALT CONTENT AND ORGANIC MATTER MAY BE CONSIDERED FOR APPROVAL AT THE OWNER'S REPRESENTATIVE'S DISCRETION:

1. PARTICLE ANALYSIS MUST BE PER USDA CLASSIFICATION FOR LOAMY SAND WITHIN THE FOLLOWING PARAMETERS:

SIEVE ANALYSIS	MM	SIEVE NO.	% VOLUME
GRAVEL	>2.0	10	
VERY COARSE SAND	2.0-1.0	18	≥65
COARSE SAND	1.0-0.5	35	
MEDIUM SAND	0.5-0.25	60	
FINE SAND	0.25-0.10	140	≤17
VERY FINE SAND	0.10-0.07	200	
SILT	0.07-0.002		≤20
CLAY	<0.002		5-15

2. PH (1 SOIL : 1 WATER): 6.0 - 7.2.
3. ORGANIC MATTER (ASTM F1647, METHOD A): 3% - 7% (BY DRY WEIGHT).
4. HYDRAULIC CONDUCTIVITY (ASTM F1815) AT 75% PROCTOR (ASTM D698): 2.0 - 6.0 IN/HR.
5. SOLUBLE SALT CONTENT (ELECTRICAL CONDUCTIVITY, 1 SOIL : 2 WATER): MAXIMUM 1.60 MMHOS/CM. SODIUM (NA) SALINITY SHALL NOT EXCEED 700 PPM.
6. CATION EXCHANGE CAPACITY (CEC): NOT LESS THAN 12 MEQ/100G.
7. NUTRIENT ANALYSIS INCLUDING MACRONUTRIENTS AND MICRONUTRIENTS (MEHLICH-3) WITH SOIL FERTILITY INTERPRETATION AND RECOMMENDATIONS RELEVANT TO THE SPECIFIED PLANT SPECIES.
8. COMPOST SHALL NOT BE ADDED AT MORE THAN 30% BY VOLUME.
9. REFER TO CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



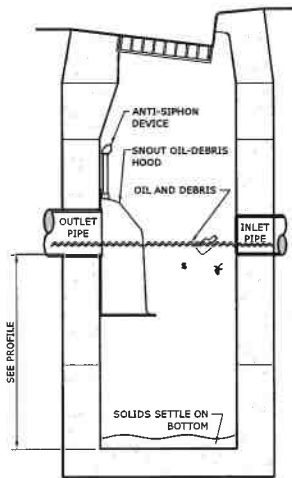
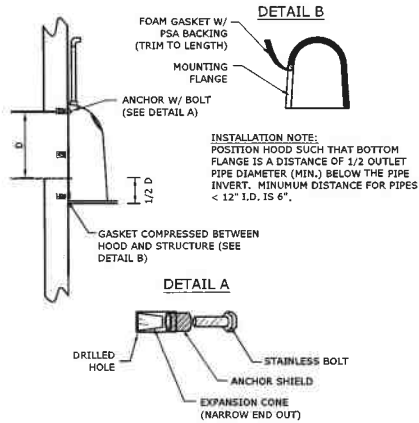
ISOMETRIC VIEW

NOTES:

1. THE PROPOSED OUTLET STRUCTURE SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34.
2. ALL JOINTS SHALL BE GROUTED INSIDE AND OUTSIDE.
3. ALL STORM STRUCTURES OVER FIVE FEET IN DEPTH, AS DETERMINED FROM FINISHED GRADE TO BOTTOM OF THE OUTLET STRUCTURE, SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.
4. AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES AND THE SEDIMENT TRAP HAS BEEN CONVERTED TO A PERMANENT BASIN, THE TEMPORARY STUB CONNECTION HOLE SHALL BE GROUTED OR OTHERWISE SEALED SHUT, ALL TEMPORARILY SEALED ORIFICES MAY BE OPENED.

STORMWATER MANAGEMENT BASIN (BMP 1) PERMANENT OUTLET STRUCTURE (OS-101)

NOT TO SCALE

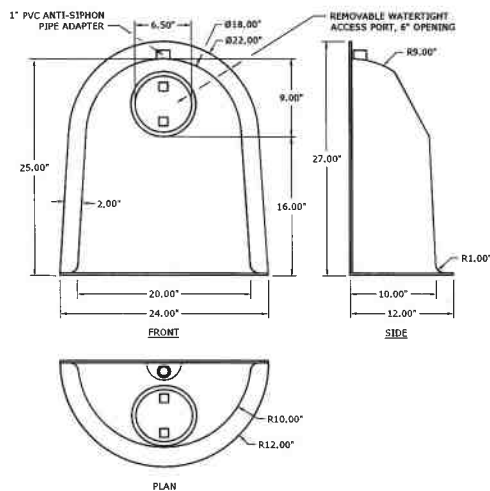


NOTE:

1. SNOUT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
2. SUMP DEPTH OF 36" MIN. FOR < 12" DIAM.
3. SUMP DEPTH FOR OUTLETS > OR = 15", DEPTH = 2.5-3X DIAM.

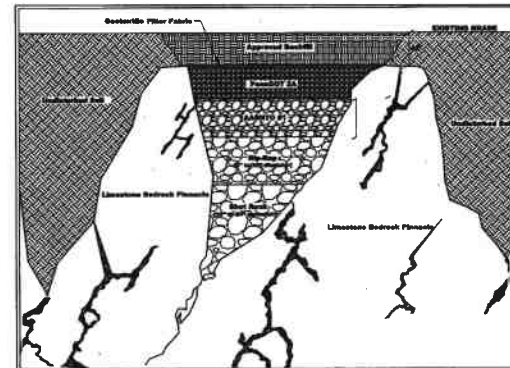
SNOUT WATER QUALITY INSERT INSTALLATION (MH-103, YD-113)

NOT TO SCALE



18F SNOUT WATER QUALITY INSERT (YD-113)

NOT TO SCALE



NOTES:

1. THE REPAIRS OUTLINED BELOW ARE GENERAL GUIDELINES AND EACH SINKHOLE OCCURRENCE SHOULD BE THOROUGHLY REVIEWED BY THE GEOTECHNICAL ENGINEER OF RECORD FOR AN APPROPRIATE REMEDIATION PLAN:

STRUCTURAL AREAS (AREAS WITHIN THE BUILDING FOOTPRINT OR BENEATH PAVEMENT)

- ANY AND ALL LOOSE AND/OR SATURATED SOILS WITHIN THE SINKHOLE SHOULD BE EXCAVATED AND CONTINUE UNTIL STABLE SOILS, A "THROAT" IS IDENTIFIED, OR UNTIL THE EXTENT OF THE EXCAVATION EQUIPMENT IS REACHED.
- UPON REMOVAL OF THE UNSTABLE SOILS, THE EXCAVATION SHOULD BE BACKFILLED USING HIGH MOBILITY, LOW STRENGTH FLOWABLE FILL (500 PSI) TO FINAL SUBGRADE ELEVATION.

NON-STRUCTURAL AREAS (NON-BUILDING/LANDSCAPED AREAS)

- ANY AND ALL LOOSE AND/OR SATURATED SOILS SHOULD BE EXCAVATED FROM THE SINKHOLE. EXCAVATION SHOULD CONTINUE UNTIL STABLE SOILS, A "THROAT" IS IDENTIFIED, OR UNTIL THE EXTENT OF THE EXCAVATION EQUIPMENT IS REACHED.
- THE EXCAVATION SHOULD BE BACKFILLED WITH AGGREGATE OF DECREASING SIZE AS DEPICTED ON THE INVERTED FILTER DETAIL.

SINKHOLE REPAIR DETAIL

NOT TO SCALE

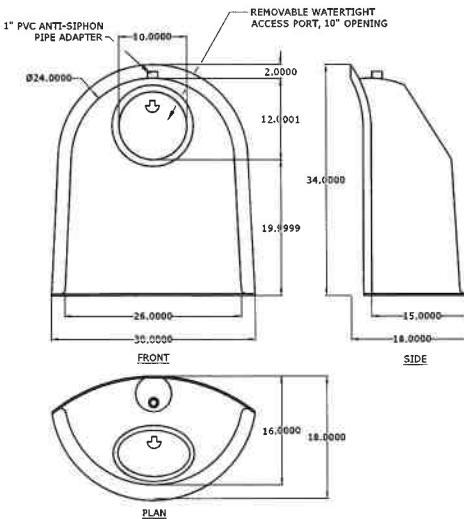
SOIL RESTORATION METHOD (PENNSYLVANIA BMP MANUAL SECTION 6.7.3):

1. SOIL AMENDMENT MEDIA USUALLY CONSISTS OF COMPOST, BUT CAN INCLUDE MULCH, MANURES, SAND, AND MANUFACTURED MICROBIAL SOLUTIONS.
2. COMPOST SHOULD BE ADDED AT A RATE OF 2:1 (SOIL:COMPOST). IF A PROPRIETARY PRODUCT IS USED, THE MANUFACTURER'S INSTRUCTIONS SHOULD BE FOLLOWED IN TERMS OF MIXING AND APPLICATION RATE.
3. SOIL RESTORATION SHOULD NOT BE USED ON SLOPES GREATER THAN 30%. IN THESE AREAS, DEEP-ROOTED VEGETATION CAN BE USED TO INCREASE STABILITY.
4. SOIL RESTORATION SHOULD NOT TAKE PLACE WITHIN THE DRIP-LINE OF A TREE TO AVOID DAMAGING THE ROOT SYSTEM.
5. ON-SITE SOILS WITH AN ORGANIC CONTENT OF AT LEAST 5 PERCENT CAN BE PROPERLY STOCKPILED (TO MAINTAIN ORGANIC CONTENT) AND REUSED.
6. PROCEDURE: ROTOTILL, OR RIP THE SUBGRADE, REMOVE ROCKS, DISTRIBUTE COMPOST, SPREAD THE NUTRIENTS, ROTOTILL AGAIN.
7. ADD 6 INCHES COMPOST / AMENDMENT AND TILL UP TO 8 INCHES FOR MINOR COMPACTION.
8. ADD 10 INCHES OF COMPOST / AMENDMENT AND TILL UP TO 20 INCHES FOR MAJOR COMPACTION.

COMPOST SPECIFICATIONS

THE BASIC MATERIAL SPECIFICATIONS FOR COMPOST AMENDMENTS ARE OUTLINED BELOW:

1. COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND MEET THE GENERAL CRITERIA SET FORTH BY THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE (STA) PROGRAM. SEE WWW.COMPOSTINGCOUNCIL.ORG FOR A LIST OF LOCAL PROVIDERS.
2. THE COMPOST SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT-DERIVED MATERIALS UNDER CONDITIONS THAT PROMOTE ANAEROBIC DECOMPOSITION. THE MATERIAL SHALL BE WELL COMPOSTED, FREE OF VIABLE WEED SEEDS, AND STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. THE COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL. IT SHALL MEET THE FOLLOWING CRITERIA, AS REPORTED BY THE U.S. COMPOSTING COUNCIL STA COMPOST TECHNICAL DATA SHEET PROVIDED BY THE VENDOR:
 - a) 100% OF THE MATERIAL MUST PASS THROUGH A HALF INCH SCREEN
 - b) THE PH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 8.5
 - c) MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1.0% BY WEIGHT
 - d) THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 35% AND 65%
 - e) SOLUBLE SALT CONTENT SHALL BE LESS THAN 5.0 MMHOS/CM
 - f) MATURITY SHOULD BE GREATER THAN 80%
 - g) STABILITY SHALL BE 7 OR LESS
 - h) CARBON/NITROGEN RATIO SHALL BE LESS THAN 25:1
 - i) TRACE METAL TEST RESULT = "PASS"
 - j) THE COMPOST MUST HAVE A DRY BULK DENSITY RANGING FROM 40 TO 50 LBS./CU. FT.



24R SNOUT WATER QUALITY INSERT (MH-103)

NOT TO SCALE

ADJOINING
PROPERTY OWNER

- MYERS RODNEY EDWARD & TY ANN
552 CHURCH ST
Tax Parcel 450-2313492-286812-0-0000
Deed Ref. - Inst. 20860584
- BULLER HAROLD W JR & TRACEY
548 CHURCH ST
Tax Parcel 450-2313561-286875-0-0000
Deed Ref. - Inst. 22370063
- PROPERTY MANAGEMENT ALTERNATIVE
525 W MAIN ST
Tax Parcel 450-2313516-286554-0-0000
Deed Ref. - Inst. 6187617
- JAMES DAGGETT
247 W MAIN ST
Tax Parcel 450-2314427-286262-0-0000
Deed Ref. - Inst. 20410201
- SPACE LEASING INC
325 W MAIN ST
Tax Parcel 450-2314586-286211-0-0000
Deed Ref. - Inst. T-590626
- ZANGARI L THOMAS
334 CEDAR LN
Tax Parcel 450-2314608-286381-0-0000
Deed Ref. - Inst. Y-75-599
- FREEDOM OFFICES LLC
321 W MAIN ST
Tax Parcel 450-2314699-286230-0-0000
Deed Ref. - Inst. 6143136
- MOUNT JOY DINER
307 W MAIN ST
Tax Parcel 450-2314819-286132-0-0000
Deed Ref. - Inst. 5357736
- LEPORE MOYERS PARTNERSHIP &
301 W MAIN ST
Tax Parcel 450-2315094-286490-0-0000
Deed Ref. - Inst. 60560496
- LANCASTER COUNTY VO-TECH SCHOOL
432 OLD MARKET ST
Tax Parcel 461-2315944-287587-0-0000
Deed Ref. - Inst. 0
- REUTER WILLIAM G & JEAN M
209 OLD MARKET ST
Tax Parcel 450-2317099-286805-0-0000
Deed Ref. - Inst. 5567374
- COYLE AUDREY M
210 MIDLAND CIR
Tax Parcel 461-2317197-286984-0-0000
Deed Ref. - Inst. 6455288
- KELLEY MILTON L & DAWN L
216 MIDLAND CIR
Tax Parcel 461-2317271-287042-0-0000
Deed Ref. - Inst. 3003045
- BECKER LAURA M
222 MIDLAND CIR
Tax Parcel 461-2317342-287107-0-0000
Deed Ref. - Inst. 6550084
- GOHN MATT S
230 MIDLAND CIR
Tax Parcel 461-2317414-287167-0-0000
Deed Ref. - Inst. 6568535
- RHOADS BARRY D & JUDY R
238 MIDLAND CIR
Tax Parcel 461-2317478-287227-0-0000
Deed Ref. - Inst. 2635044
- COOPER GUY M III
390 MANHEIM ST
Tax Parcel 461-2317888-287744-0-0000
Deed Ref. - Inst. 05398056

SOILS INFORMATION

DbA Duffield silt loam,
0 to 3 percent slopes
[HYDROLOGIC GROUP B]

Hc Hagerstown-urban land complex,
[HYDROLOGIC GROUP B]

HbC Hagerstown silty clay loam,
8 to 15 percent slopes
[HYDROLOGIC GROUP B]

HaB Hagerstown silty loam,
3 to 8 percent slopes
[HYDROLOGIC GROUP B]

HbD Hagerstown silty clay loam,
15 to 30 percent slopes
[HYDROLOGIC GROUP B]

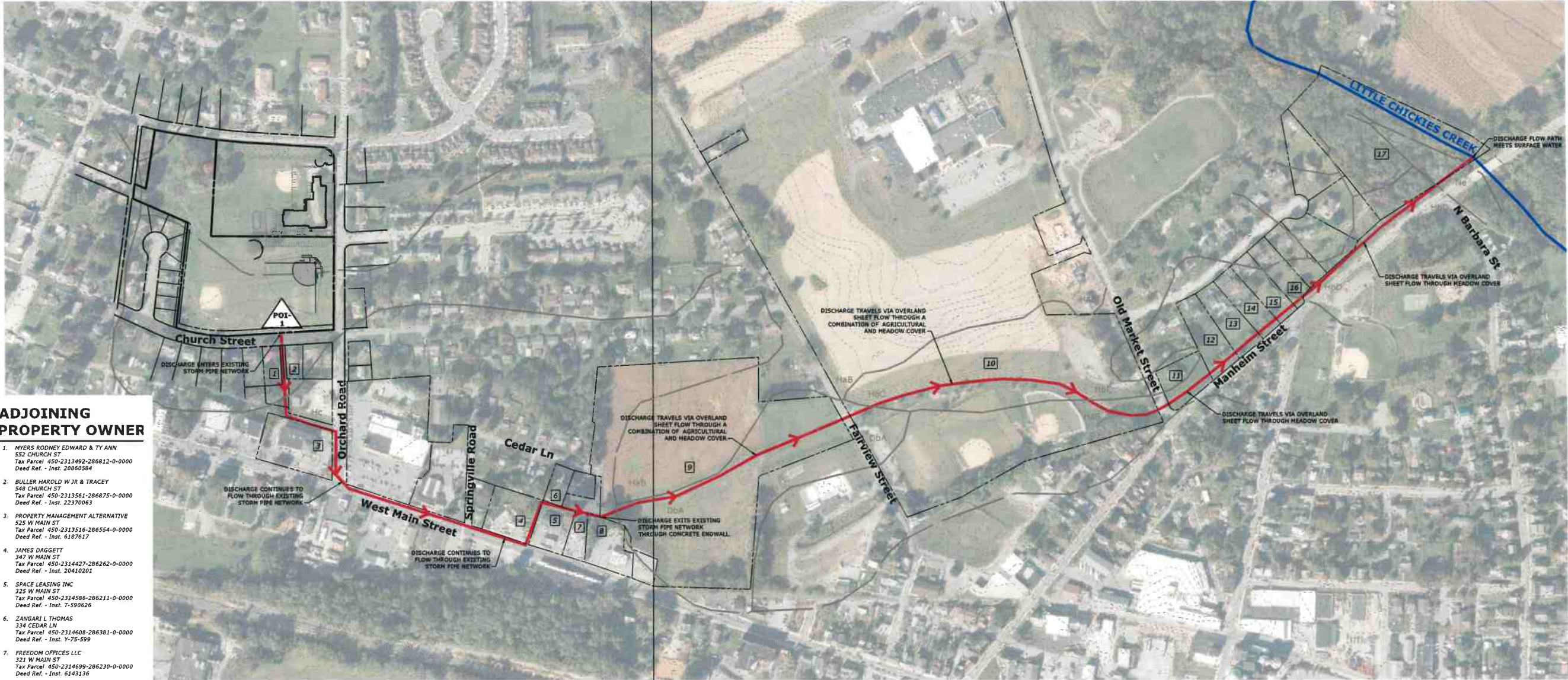
Ne Nolin silt loam,
[HYDROLOGIC GROUP B]

W Water

Soil Name	LIMITATIONS													
	Datums Cave	Corrosive to Concrete / Steel	Prongly	Early Erodive	Flooding	Depth to Saturated Zone / Seasonal High	Hydric / Hydric	Low Strength / Landslide Prone	Slow Percolation	Piping	Poor Source of Topsoil	Root Action	Shrink - Swell	Potential Sinkhole
Duffield (DbA)	X	CIS	X				X	X	X	X	X	X	X	X
Hagerstown -Urban (Hc)	X	S	X	X	X	X	X	X	X	X	X	X	X	
Hagerstown (HbC)	X	S	X	X	X	X	X	X	X	X	X	X	X	
Hagerstown (HaB)	X	S	X	X	X	X	X	X	X	X	X	X	X	
Hagerstown (HbD)	X	S	X	X	X	X	X	X	X	X	X	X	X	
Nolin (Ne)	X	C		X	X	X	X	X	X				X	

LEGEND

- OFFSITE DRAINAGE FLOW PATH
- ADJOINING PROPERTY BOUNDARY LINE
- SOIL TYPE BOUNDARY LINE
- DISCHARGE FLOW PATH
- LIDAR CONTOUR
- SURFACE WATER
- ADJOINING PROPERTY OWNERS



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)

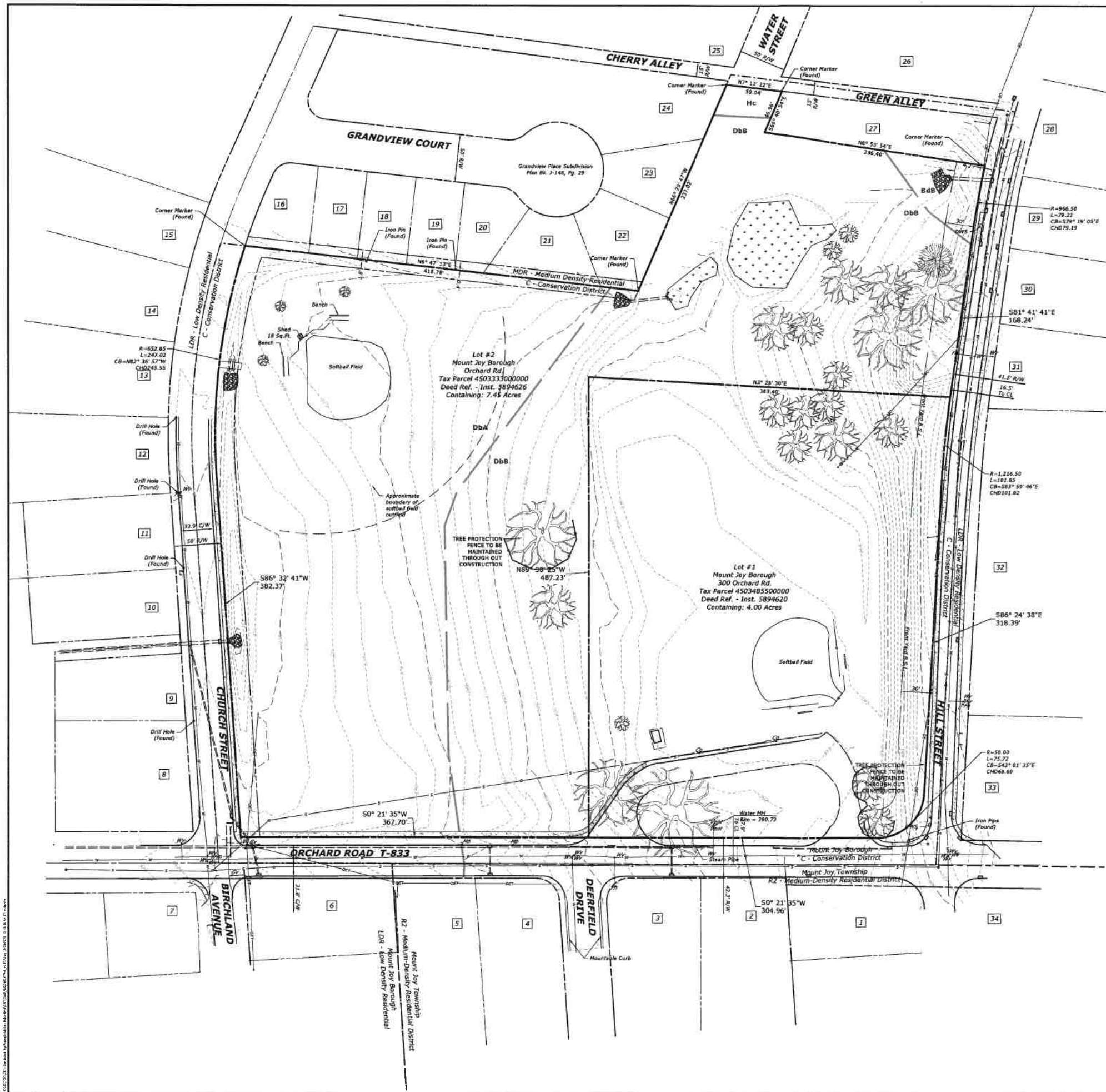
PROFESSIONAL SEAL

SCALE: AS SHOWN
DATE: AUGUST 23, 2023
K&W PROJECT: 2003.072
DRAWN BY: PKS

DATE: 10/11/2023
NO. 1
2
3
4
5
6
7

PLAN TYPE:
OFFSITE
DISCHARGE
PLAN

SHEET:
9 OF 9

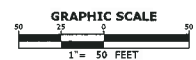


LEGEND

EXISTING FEATURES	
EDGE OF PAVED BITUMINOUS SURFACE	---
CENTER LINE	---
PROPERTY BOUNDARY LINE	---
IRON PIN OR PIPE	O
ADJOINING PROPERTY BOUNDARY LINE	---
EASEMENT LINE	---
LEGAL RIGHT OF WAY LINE	---
MINIMUM BUILDING SETBACK LINE	---
MUNICIPAL BOUNDARY LINE	---
ZONING DISTRICT BOUNDARY LINE	---
INDEX CONTOUR LINE	---
INTERMEDIATE CONTOUR LINE	---
BUILDING	---
CONCRETE SURFACE	---
CURB	---
OVERHEAD ELECTRIC LINES	---
OVERHEAD ELECTRIC & TELECOM LINES	---
UNDERGROUND ELECTRIC LINES	---
MANHOLE	O
UTILITY POLE	---
GUY WIRE	---
LIGHT STANDARD OR LAMPOST	---
ELECTRIC METER	---
ELECTRIC BOX	---
DRAINAGE PIPE	---
DRAINAGE INLET	---
RIP-RAP	---
UNDERGROUND NATURAL GAS LINE	---
GAS VALVE	---
GAS METER	---
TREELINE	---
SANITARY SEWER GRAVITY LINE	---
SANITARY SEWER FORCEMAIN LINE	---
SANITARY SEWER CLEANOUT	---
WATER LINE	---
WATER VALVE	---
FIRE HYDRANT	---
FENCE	---
MAILBOX	---
SIGN	---
SOIL TYPE BOUNDARY LINE	---

Adjacent Parcel Information:

- | | | |
|---|---|---|
| 1) Jason A. & Lisa A. Hentges
448 Hill St.
Tax Parcel 4618225200000
Deed Ref. - J-148-29 | 13) Richard L. Jr. & Michelle L. Ober
564 Church St.
Tax Parcel 4509425300000
Deed Ref. - J-148-29 | 24) Leonard P. Shank
226 Grandview Cir.
Tax Parcel 4509425300000
Deed Ref. - J-148-29 |
| 2) Charles T. & Beverly L. Hower
311 Orchard Rd.
Tax Parcel 4618339000000
Deed Ref. - J-148-29 | 14) Phyllis F. Goube
568 Church St.
Tax Parcel 4501575000000
Deed Ref. - J-148-29 | 25) Scott A. & Nita K. Nisley
600 Water St.
Tax Parcel 4508672200000
Deed Ref. - J-148-29 |
| 3) Dennis E. & Emily K. Brown
301 Orchard Rd.
Tax Parcel 4618339000000
Deed Ref. - J-148-29 | 15) Charles Walter Jr. &
Robin Annette Rieck
572 Church St.
Tax Parcel 4506769000000
Deed Ref. - J-148-29 | 26) Corey D. & Nadezhda P. Imgrund
607 Water St.
Tax Parcel 4508959700000
Deed Ref. - J-148-29 |
| 4) Cheryl A. Shannon
205 Orchard Rd.
Tax Parcel 4618669000000
Deed Ref. - J-148-29 | 16) Dewayne R. &
Jennifer J. McCutcheon
203 Grandview Cir.
Tax Parcel 4500576100000
Deed Ref. - J-148-29 | 27) David A. April Barber
610 Hill St.
Tax Parcel 4509747500000
Deed Ref. - J-148-29 |
| 5) George E. & Sheri L. Rice
201 ORCHARD RD
Tax Parcel 4618669000000
Deed Ref. - J-148-29 | 17) Bryan Kolp
207 Grandview Cir.
Tax Parcel 4500591300000
Deed Ref. - J-148-29 | 28) Rodney P. & Mary E. Wolf
611 Hill St.
Tax Parcel 4509226000000
Deed Ref. - J-148-29 |
| 6) Jennifer Andrews
423 Birchland Ave
Tax Parcel 4508138600000
Deed Ref. - J-148-29 | 18) Sherry L. & Luke H. Quickel
211 Grandview Cir.
Tax Parcel 4501559300000
Deed Ref. - J-148-29 | 29) Chad D. & Marcy L. Risberg
607 Hill St.
Tax Parcel 4500790700000
Deed Ref. - J-148-29 |
| 7) Whitney L. Huff
424 Birchland Ave.
Tax Parcel 4508251000000
Deed Ref. - J-148-29 | 19) Paul M. Hedinger
215 Grandview Cir.
Tax Parcel 4500721400000
Deed Ref. - J-148-29 | 30) Suzanne G. McKnight
605 Hill St.
Tax Parcel 4501559300000
Deed Ref. - J-148-29 |
| 8) Dustin M. Buller
40 Orchard Rd.
Tax Parcel 4506597700000
Deed Ref. - J-148-29 | 20) Joanne M. Bailey
219 Grandview Cir.
Tax Parcel 4500756700000
Deed Ref. - J-148-29 | 31) Scott W. & Kelly E. Parker
603 Hill St.
Tax Parcel 4502358100000
Deed Ref. - J-148-29 |
| 9) Harold W. Jr. & Tracey Buller
548 Church St.
Tax Parcel 4505817500000
Deed Ref. - J-148-29 | 21) Keith Brodhuener
223 Grandview Cir.
Tax Parcel 4501013100000
Deed Ref. - J-148-29 | 32) Gina H. Gouse
539 Hill St.
Tax Parcel 4504404200000
Deed Ref. - J-148-29 |
| 10) Rodney Edward & Ty Ann Myers
552 Church St.
Tax Parcel 4504921200000
Deed Ref. - J-148-29 | 22) Karl E. & Barbara A. Miller
227 Grandview Cir.
Tax Parcel 4500871000000
Deed Ref. - J-148-29 | 33) J. Walter & Rachel S. Heiser
Hill St.
Tax Parcel 4506692100000
Deed Ref. - J-148-29 |
| 11) Dale & Maryalice Vega
558 Church St.
Tax Parcel 4504062300000
Deed Ref. - J-148-29 | 23) Robert T. & Melissa M. Bradford
590 Church St.
Tax Parcel 4503223800000
Deed Ref. - J-148-29 | 34) Gerald B. & Starr L. Waltz
411 Orchard Rd.
Tax Parcel 4618622300000
Deed Ref. - J-148-29 |



EROSION & SEDIMENTATION CONTROL PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)

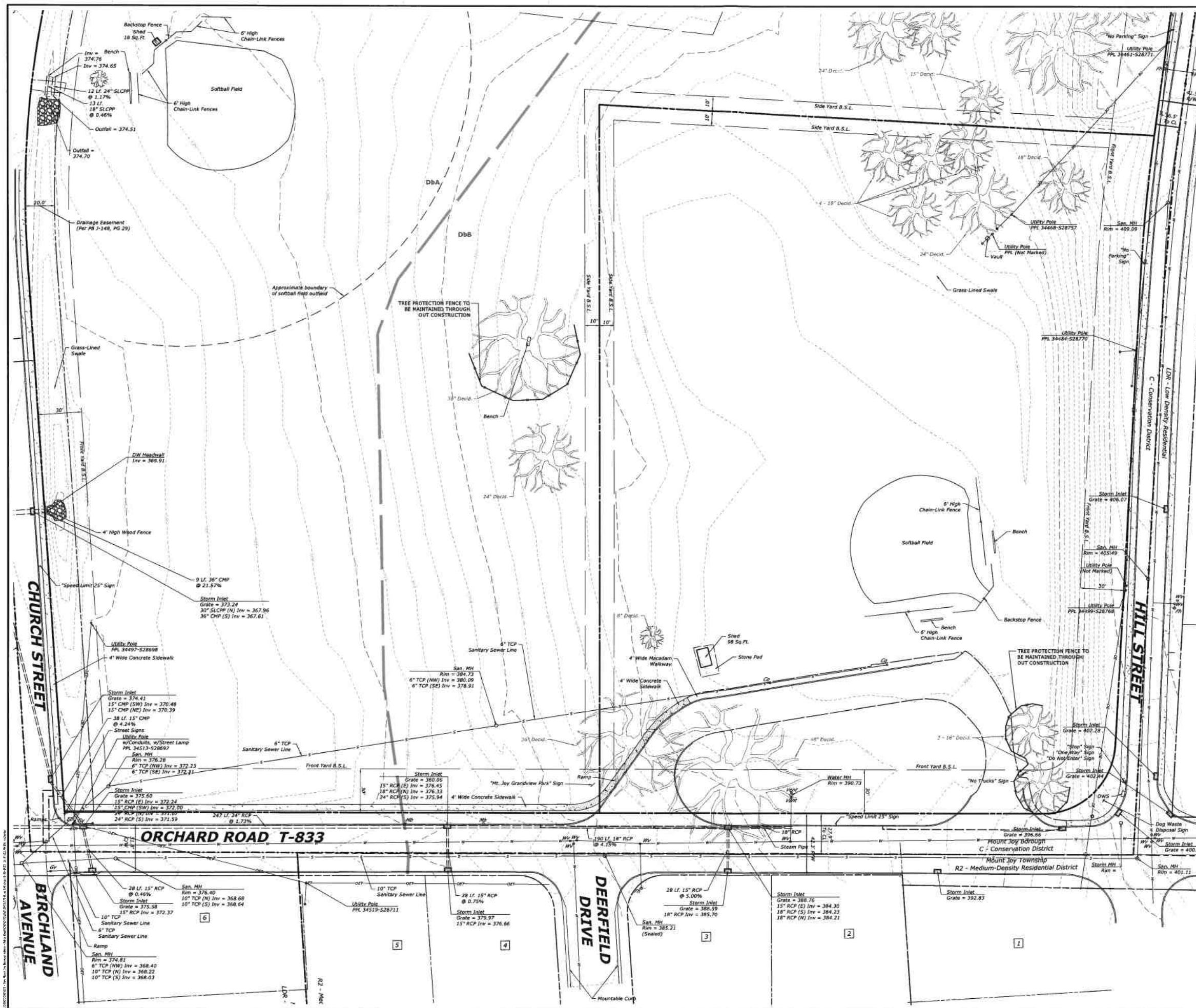
PROFESSIONAL SEAL

SCALE: AS SHOWN
DATE: AUGUST 13, 2023
K&W PROJECT: 2003.072
DRAWN BY: PKS
CAD DRAWING: 2003.072-B 15 10/1/23

REVISIONS	NO.	DATE	DESCRIPTION
	1	10/01/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
	2	10/31/2023	REVISED PER LCD REVIEW LETTER DATED 10/11/23
	3		
	4		
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PLAN TYPE:
OVERALL
EXISTING
FEATURES
PLAN

SHEET:



LEGEND

EXISTING FEATURES

- EDGE OF PAVED BITUMINOUS SURFACE
- CENTER LINE
- PROPERTY BOUNDARY LINE
- IRON PIN OR PIPE
- ADJOINING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LEGAL RIGHT OF WAY LINE
- MINIMUM BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE

BUILDING

- CONCRETE SURFACE
- CURB
- OVERHEAD ELECTRIC LINES
- OVERHEAD ELECTRIC & TELECOM LINES
- UNDERGROUND ELECTRIC LINES
- MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT STANDARD OR LAMPPOST
- ELECTRIC METER
- ELECTRIC BOX
- DRAINAGE PIPE
- DRAINAGE INLET
- RIP-RAP
- UNDERGROUND NATURAL GAS LINE
- GAS VALVE
- GAS METER
- TREELINE
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCEMAIN LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- FENCE
- MAILBOX
- SIGN

SOIL TYPE BOUNDARY LINE

- SURVEY NOTES**
- THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN JUNE, 2022.
 - PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLAN(S):
PB. 3-27-28
PB. 3-7-47
PB. 3-133-143
 - CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). LIDAR DATA WAS OBTAINED THROUGH PASA FOR CONTOURS AND ELEVATIONS BEYOND "LIMIT OF DETAILED TOPOGRAPHIC SURVEY", AS SHOWN ON PLAN.
 - BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
 - RIGHT-OF-WAY LINES SHOWN FOR ALL STREETS SHOWN ARE BASED ON FIELD SURVEY LOCATIONS, AND AFOREMENTIONED RECORDED PLANS.
 - UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20221664122 WAS ASSIGNED ON JUNE 15, 2022.
 - SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON SURVEY EVIDENCE AND UTILITY MARKINGS.
 - THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE BOROUGH OF MOUNT JOY & MOUNT JOY TOWNSHIP, MAP NUMBER PM42071C0307, EFFECTIVE DATE APRIL 5, 2016.

SOILS INFORMATION

BdB Bedington silt loam, 3 to 8 percent slopes [HYDROLOGIC GROUP B]

DbA Duffield silt loam, 0 to 3 percent slopes [HYDROLOGIC GROUP B]

DdB Duffield silt loam, 3 to 8 percent slopes [HYDROLOGIC GROUP B]

Hc Hagerstown-Urban land complex [HYDROLOGIC GROUP D]

GRAPHIC SCALE
1" = 30 FEET

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
717.635.6815
www.kandwengineers.com

EROSION & SEDIMENTATION CONTROL PLAN

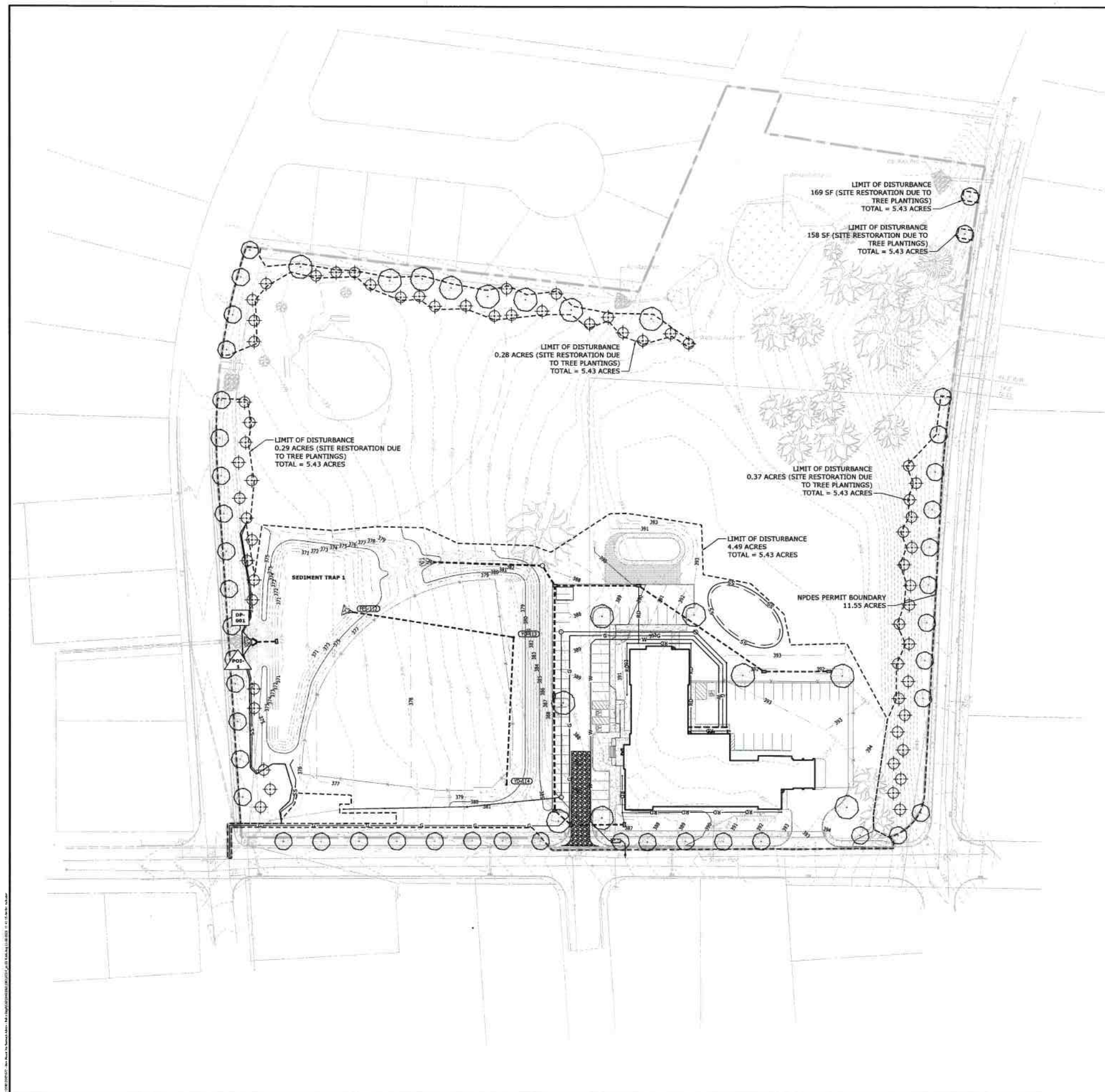
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
K&W PROJECT: 2003.072
DRAWN BY: PKS
CAD DRAWING: 2003.072-4.mxd

REVISIONS	NO.	DATE	DESCRIPTION
	1	10/18/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
	2	10/31/2023	REVISED PER LCDD REVIEW LETTER DATED 10/11/23
	3		
	4		
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	6		
	7		

EXISTING FEATURES PLAN

3 OF 9



LEGEND

-
- LIMIT OF DISTURBANCE
 ■■■■■■ NPDES PERMIT BOUNDARY
 [Stabilized Rock Construction Entrance] STABILIZED ROCK CONSTRUCTION ENTRANCE
 [Soil Material Stockpile] SOIL MATERIAL STOCKPILE
 —SS— SS SILT SOCKS
 [Riprap] RIPRAP
 [Inlet Protection] INLET PROTECTION
 [Erosion Prevention Matting] EROSION PREVENTION MATTING
 [Rock Filter Berm] ROCK FILTER BERM
 • CS SEDIMENT TRAP OR BASIN CLEANOUT STAKE
 — CONCRETE WASHOUT

1. **SLOPES** - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS.
2. **DEPTH OF ROCK** - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ORDER TO MEET SPECIFICATIONS.
3. **PROST ACTION** - CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER/GEOPHYSICIAN REGARDING ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK WHICH IS OFT SPECIFIED DURING PERIODS OF PROST.
4. **SOIL pH LEVELS** - CONTRACTOR SHALL HAVE SOIL pH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.
5. **FLOODING POTENTIAL** - ENSURE THAT THE SITE HAS PROPER DRAINAGE.
6. **HIGH GROUNDWATER LEVEL** - CONTRACTOR SHALL EMPLOY DEWATERING TECHNIQUES AS APPROVED BY THE CONSTRUCTION DISTRICT. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BELOW GRADE EXCAVATIONS.
7. **EROSION** - ANY EROSION THAT OCCURS THAT CAN NOT BE ADDRESSED BY MEASURES FOUND IN THE PLANS THE CONTRACTOR SHALL CONTACT THE SITE DESIGN ENGINEER AND THE CONSERVATION DISTRICT.
8. **BASIN AREAS AND EMBANKMENTS** - FILL FOR BASIN EMBANKMENTS SHALL BE COMPACTED IN 6" LIFTS TO 98% MAXIMUM DRY DENSITY (STANDARD PROCTOR) $\pm 2\%$ MOISTURE CONTENT PER ASSAULT 1557. ANCHOR COLLARS SHALL BE INSTALLED ON A BASIN DISCHARGE PIPING TO PREVENT SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH SITE DESIGN ENGINEER FOR THE SPECIFIC ANCHOR COLLAR SIZE REQUIREMENTS.

1. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS THAT MAY AFFECT THE EROSION AND SEDIMENT CONTROL EBS CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE LANCASTER COUNTY CONSERVATION DISTRICT.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTS AND SCIENCES, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. SPECIAL CARES SHALL BE TAKEN TO PREVENT SEDIMENT LADEN STORMWATER FROM ENTERING ALL STORMWATER MANAGEMENT AND RETENTION FACILITIES UNTIL THE SITE HAS BEEN PROPERLY STABILIZED.

EROSION & SEDIMENTATION CONTROL PLAN

AT
300 ORCHARD ROAD (GRANDVIEW PARK)

MOUNT JOY BOROUGH

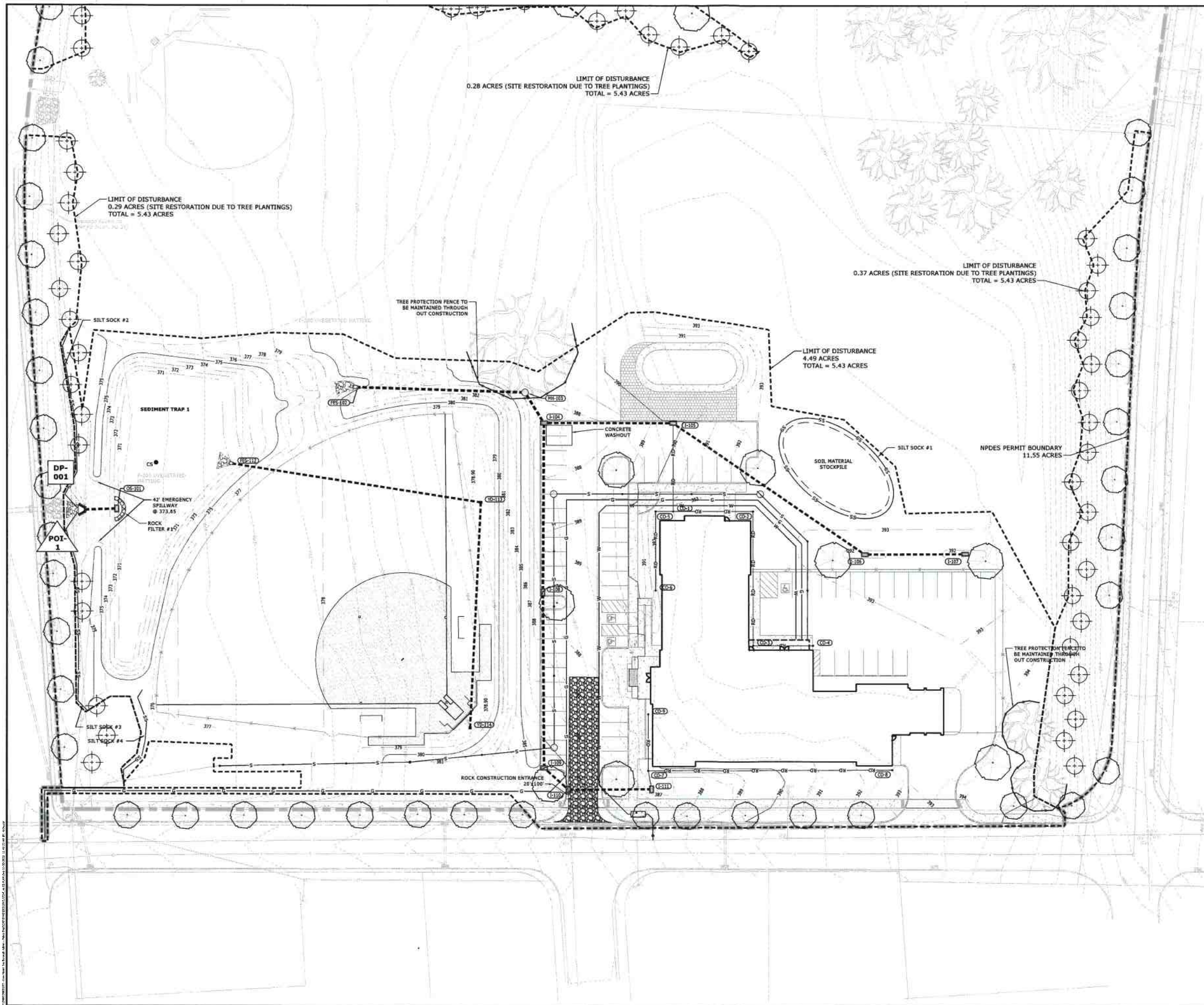
PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	AUGUST 23, 2023
K&W PROJECT:	2023.07
DRAWN BY:	PK

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/01/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/31/2023	REVISED PER LCCO REVIEW LETTER DATED 10/11/23
3		
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TABLE 1

4 OF 9



LEGEND PROPOSED E&S CONTROL PLAN FEATURES

- LIMIT OF DISTURBANCE
- NPDES PERMIT BOUNDARY
- STABILIZED ROCK CONSTRUCTION ENTRANCE
- SOIL MATERIAL STOCKPILE
- SS --- SILT SOCKS
- RIPRAP
- INLET PROTECTION
- EROSION PREVENTION MATTING
- ROCK FILTER BERM
- SEDIMENT TRAP OR BASIN CLEANOUT STAKE
- CS
- CONCRETE WASHOUT

- SOIL LIMITATION RESOLUTIONS**
1. SLOPES - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS.
 2. DEPTH OF ROCK - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ACCORDING WITH PROJECT SPECIFICATIONS.
 3. FROST ACTION - CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER/INSPECTOR REGARDING ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK WHICH IS TO OCCUR DURING PERIODS OF FROST.
 4. SOIL pH LEVELS - CONTRACTOR SHALL HAVE SOIL pH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.
 5. FLOODING POTENTIAL - ENSURE THAT THE SITE HAS PROPER DRAINAGE.
 6. HIGH GROUNDWATER LEVEL - CONTRACTOR SHALL EMPLOY DEWATERING TECHNIQUES AS APPROVED BY THE CONSERVATION DISTRICT. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BELOW GRADE EXCAVATIONS.
 7. EROSION - ANY EROSION THAT OCCURS THAT CAN NOT BE ADDRESSED BY MEASURES FOUND IN THE PLANS THE CONTRACTOR SHALL CONTACT THE SITE DESIGN ENGINEER AND THE CONSERVATION DISTRICT.
 8. BASIN AREAS AND EMBANKMENTS - FILL FOR BASIN EMBANKMENTS SHALL BE COMPACTED IN 8" LIFTS TO 98% MAXIMUM DRY DENSITY (STANDARD PROCTOR) ±2% MOISTURE CONTENT PER PER ASTM D-1557. ANTI-SEEP COLLARS SHALL BE INSTALLED ON A BASIN DISCHARGE PIPING TO PREVENT SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH SITE DESIGN ENGINEER FOR THE SPECIFIC ANTI-SEEP COLLAR SIZE REQUIREMENTS.

- GENERAL E&S NOTES**
1. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE LANCASTER COUNTY CONSERVATION DISTRICT.
 2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX #4, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
 3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
 4. SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT LADEN STORMWATER FROM ENTERING ALL STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES UNTIL THE SITE HAS BEEN PROPERLY STABILIZED.

K&W
DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
717.633.2835
www.kandwdesign.com

EROSION & SEDIMENTATION CONTROL PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)
LANCASTER COUNTY, PA
MOUNT JOY BOROUGH

PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: AUGUST 23, 2023
NEW PROJECT: 2603.072
DRAWN BY: PKS
CADD DRAWING:
2603.072-F in ES PLAN.dwg

NO.	DATE	DESCRIPTION
1	10/04/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/31/2023	REVISED PER LCD REVIEW LETTER DATED 10/11/23
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PLAN TYPE:
EROSION & SEDIMENTATION CONTROL PLAN

SHEET:
5 OF 9

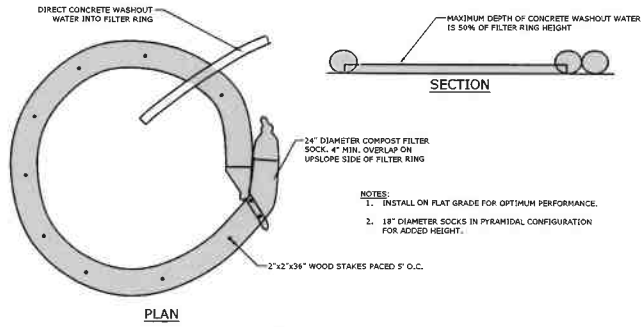
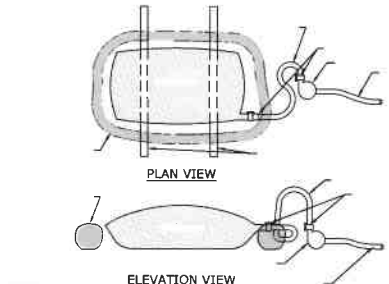


FIGURE 3.18
TYPICAL COMPOST SOCK WASHOUT
INSTALLATION
NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "Y" TYPE SEAM, THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	80 LB/IN
GRAB TENSILE	ASTM D-4884	200 LB
PUNCTURE	ASTM D-4883	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
LOSS % RETAINED	ASTM D-4751	80 SEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREAS, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW FACTS SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 1% FOR SLOPES EXCEEDING 1%, CLEAN ROCK OR OTHER NON-EROSIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIERS IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BASE LOCATED IN THE IN OR WATERWASHED, WITHIN 30 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

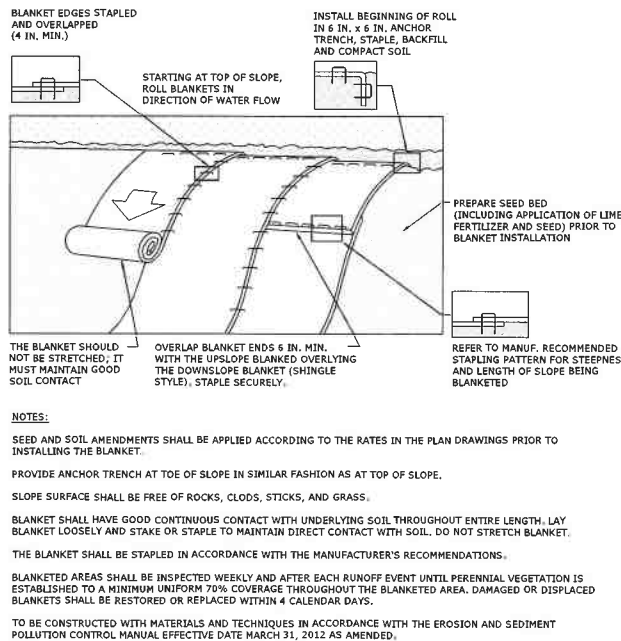
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A TIE-ROPE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

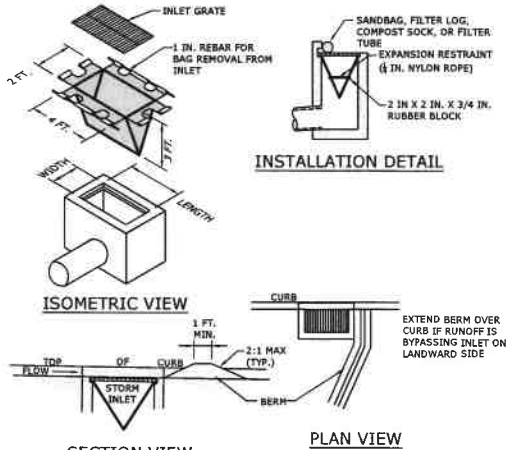
FILTER BAGS SHALL BE INSPECTED DAILY, IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

TO BE CONSTRUCTED WITH MATERIALS AND TECHNIQUES IN ACCORDANCE WITH THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL EFFECTIVE DATE MARCH 31, 2012 AS AMENDED.

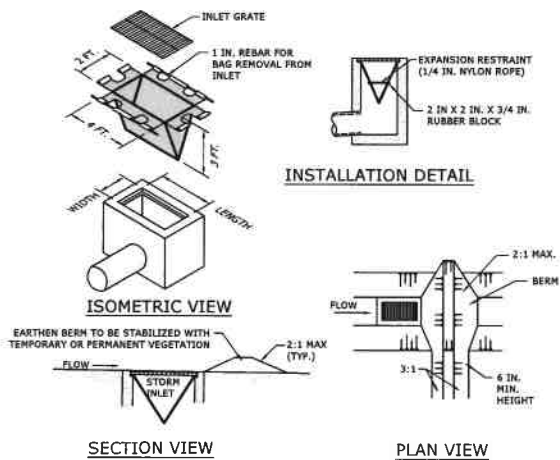
ALTERNATIVE CONSTRUCTION DETAIL PUMPED WATER FILTER BAG



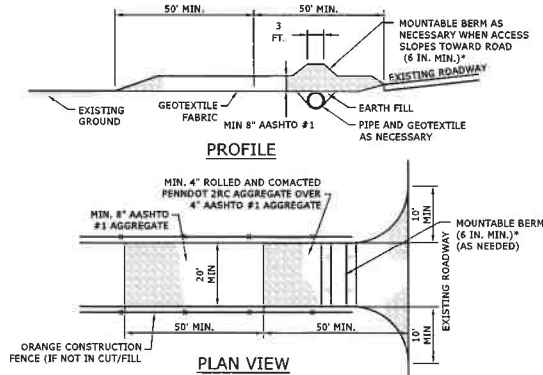
STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE



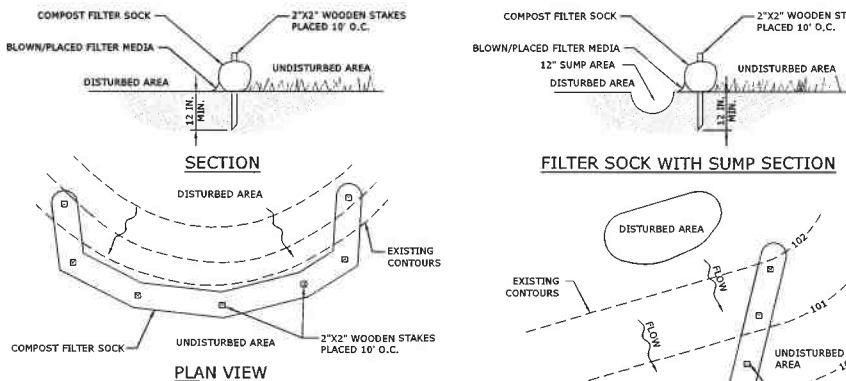
STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET
NOT TO SCALE



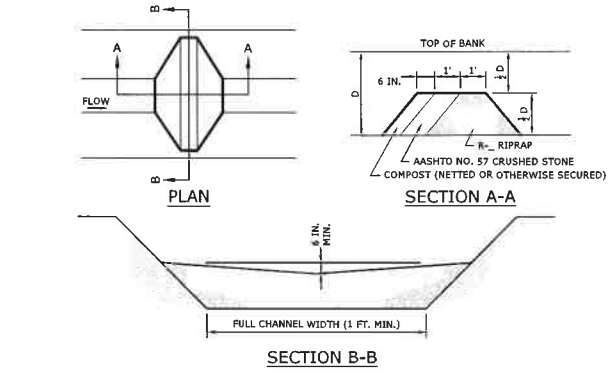
STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE



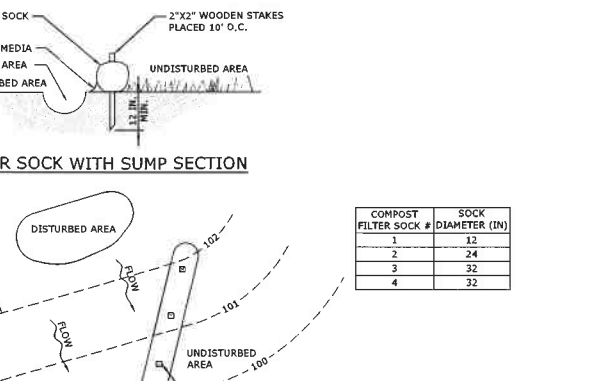
ALTERNATIVE CONSTRUCTION DETAIL
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #4-14
ROCK FILTER
NOT TO SCALE

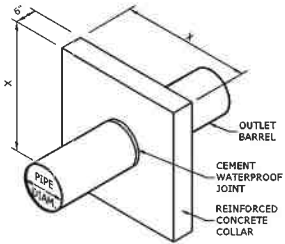


STANDARD CONSTRUCTION DETAIL #4-14
ROCK FILTER
NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #4-14
ROCK FILTER
NOT TO SCALE

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE

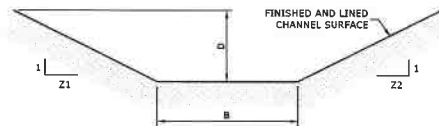


BASIN DESIGNATION	X (INCHES)	NUMBER OF COLLARS	SPACING OF COLLARS (FT)	DISTANCE OF COLLAR FROM OUTLET STRUCTURE (FT)
INFILTRATION BASIN (BMP 1)	37.32	2	8.0	7.0

- NOTES:
1. MIN. CONCRETE COMPRESSIVE STRENGTH = 3,750 P.S.I.
 2. REINFORCEMENT SHALL BE 6x6 W4.0xW4.0 OR #3 REBAR SPACED 12" EACH WAY, CENTERED WITHIN COLLAR, 3" MIN. COVER.
 3. SEE OUTLET STRUCTURE PROFILE FOR LOCATION.

CONCRETE ANTI-SEEP COLLAR

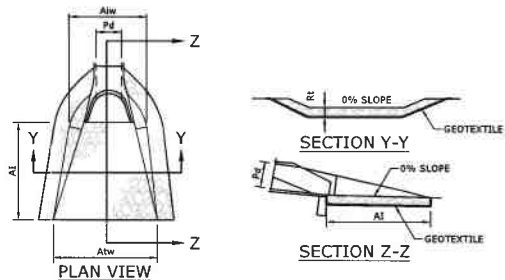
NOT TO SCALE



SWALE DESIGNATION	B (FT)	D (FT)	Z1	Z2	PERMANENT VEGETATION	TEMPORARY VEGETATION
1	4	1.09 MIN	3	3	P300 VEGETATED	P300 UNVEGETATED

VEGETATED CHANNEL SECTION

NOT TO SCALE



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON	
		SIZE (R-)	THICK Rt (IN)	LENGTH Lt (FT)	INITIAL WIDTH A1w (FT)	TERMINAL WIDTH A2w (FT)
ESW-100	15	3	9	8	3.75	11.75
PES-102	18	3	9	12	4.50	9.30
PES-112	18	3	9	8	3.75	11.75

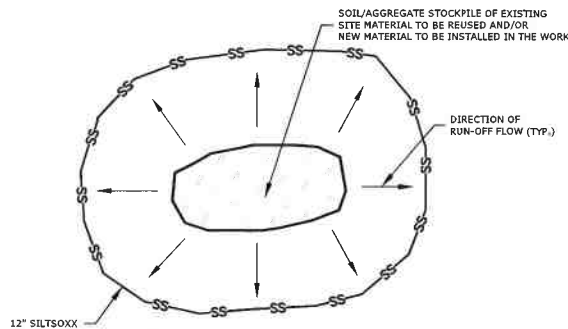
NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1 RIPRAP APRONS AT PIPE OUTLETS

NOT TO SCALE

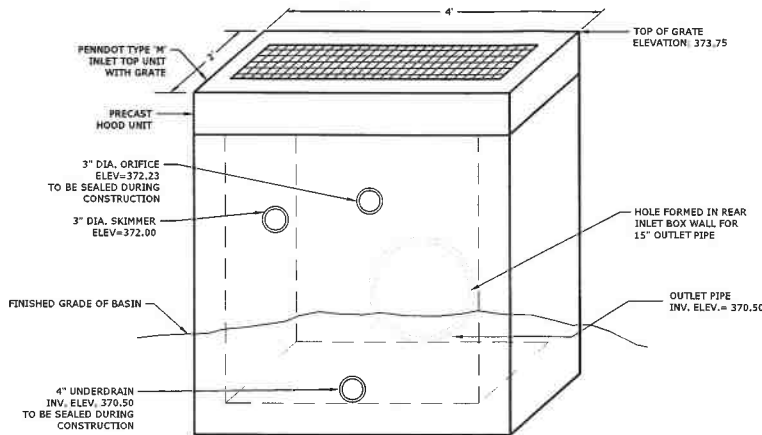


NOTES:

1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

TEMPORARY TOPSOIL STOCKPILE

NOT TO SCALE



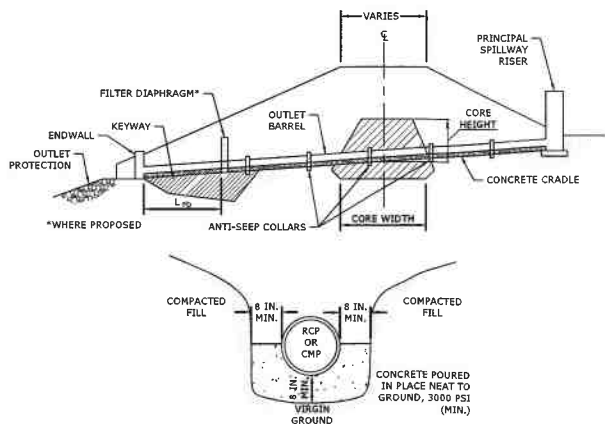
ISOMETRIC VIEW

NOTES:

1. THE PROPOSED OUTLET STRUCTURE SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34.
2. ALL JOINTS SHALL BE GROUTED INSIDE AND OUTSIDE.
3. ALL STORM STRUCTURES OVER FIVE FEET IN DEPTH, AS DETERMINED FROM FINISHED GRADE TO BOTTOM OF THE OUTLET STRUCTURE, SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.
4. TO PROMOTE A TIGHT SEAL OF THE TEMPORARY STUB CONNECTION WITH THE PERMANENT RISER STRUCTURE, A FLANGE PLATE SHALL BE WELDED TO THE END OF THE STUB BARREL AND BOLTED AND CAULKED TO THE PERMANENT OUTLET STRUCTURE.
5. TEMPORARILY SEAL OFF ALL OF THE ORIFICES BELOW THE CREST OF THE PERMANENT OUTLET STRUCTURE UNTIL CONVERSION OF THE PERMANENT BASIN SPECIFICATIONS.

STORMWATER MANAGEMENT BASIN (BMP 1) PERMANENT OUTLET STRUCTURE (OS-101)

NOT TO SCALE



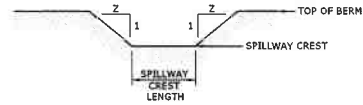
CROSS-SECTION AT OUTLET BARREL

NOTES:

1. A CONCRETE CRADLE MAY BE USED IN CONJUNCTION WITH ANTI-SEEP COLLARS AND/OR FILTER DIAPHRAGM.
2. ANTI-SEEP COLLAR NUMBER, SIZE AND SPACING SHALL BE AS SHOWN ELSEWHERE IN PLAN.
3. FILTER DIAPHRAGM LOCATION (Lfd) SHALL BE AS SHOWN IN FIGURE 7.8 OF THE PA DEP EROSION CONTROL MANUAL.
4. ALL BASINS WITH A DRAINAGE AREA OF 10 ACRES OR GREATER SHALL UTILIZE THE CONCRETE CRADLE.

STANDARD CONSTRUCTION DETAIL #7-17 CONCRETE CRADLE FOR BASIN OR TRAP OUTLET BARREL

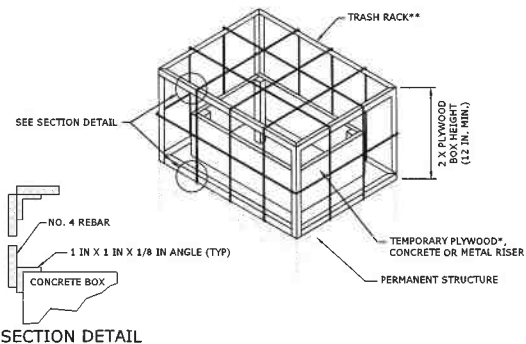
NOT TO SCALE



SPILLWAY DESIGNATION	DURING CONSTRUCTION				POST-CONSTRUCTION			
	CREST LENGTH (FEET)	CREST ELEV. (FEET)	TOP OF BERM ELEV. (FEET)	Z	CREST LENGTH (FEET)	CREST ELEV. (FEET)	TOP OF BERM ELEV. (FEET)	Z
INFILTRATION BASIN (BMP 1)	42	373.85	375.00	3	42	374.00	375.00	3

BASIN SPILLWAY

NOT TO SCALE



SECTION DETAIL

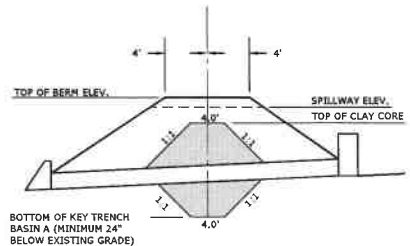
- * 3/4 IN. PRESSURE TREATED PLYWOOD BOX WITH 2 IN. X 2 IN. PRESSURE TREATED CORNER SUPPORTS, SET INTO 1-1/2 IN. GRATE OFFSETS, CAULK ALL SEAMS TO FORM WATERTIGHT SEALS.
 ** TRASH RACK COMPOSED OF 1 IN. X 1 IN. X 1/8 IN. L (TYP.) AND #4 BARS (TYP.) WELDED TO THE ANGLES AND AT EACH INTERSECTION OF THE BARS; #4 BARS SPACED AT HALF THE DIAMETER OF THE BARREL MAX.

NOTES:

1. BOX SHALL BE BOLTED, STRAPPED, OR OTHERWISE SECURED TO THE PERMANENT RISER.
2. TOP OF TEMPORARY RISER EXTENSION (WHEN REQUIRED) SHALL BE AT LEAST AS HIGH AS SEDIMENT BASIN TEMPORARY RISER AND SHALL BE 6 IN. (MINIMUM) BELOW CREST OF EMERGENCY SPILLWAY.
3. ALL JOINTS SHALL BE WATER TIGHT.
4. CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

STANDARD CONSTRUCTION DETAIL #7-10 TEMPORARY RISER EXTENSION AND TRASH RACK FOR PERMANENT STRUCTURE

NOT TO SCALE



BASIN DESIGNATION	TOP OF BERM ELEV.	SPILLWAY ELEV.	TOP OF CLAY CORE ELEV. (FT)
INFILTRATION BASIN (BMP 1)	375.00	374.00	373.50

NOTE:

1. CLAY CORE SHALL BE COMPOSED OF IMPORTED CL, CH, MH OR CL-MH SOILS WITH A PERMEABILITY LESS THAN OR EQUAL TO 1.0x10⁻⁹ CM/S. MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM-D 1557; WITHIN ± 3% OPTIMUM MOISTURE CONTENT.

CLAY CORE DETAIL

NOT TO SCALE

PROFESSIONAL SEAL

SCALE: AS SHOWN
DATE: AUGUST 23, 2023
K&W PROJECT: 2003.072
DRAWN BY: PKS
CAD DRAWING: 2003.072-1
DATE: 08/15/23

NO.	DATE	DESCRIPTION
1	08/15/23	REVISED PER TOWNSHIP REVIEW LETTER DATED 8/15/23
2	08/15/23	REVISED PER LCD REVIEW LETTER DATED 10/11/23
3		
4		
5		
6		
7		

PLAN TYPE E&S DETAILS

SHEET:

ADJOINING
PROPERTY OWNER

- MYERS RODNEY EDWARD & TY ANN
552 CHURCH ST
Tax Parcel 450-2313492-286812-0-0000
Deed Ref. - Inst. 20860584
- BULLER HAROLD W JR & TRACEY
548 CHURCH ST
Tax Parcel 450-2313561-286675-0-0000
Deed Ref. - Inst. 22370063
- PROPERTY MANAGEMENT ALTERNATIVE
525 W MAIN ST
Tax Parcel 450-2313516-286554-0-0000
Deed Ref. - Inst. 6187617
- JAMES DAGGETT
347 W MAIN ST
Tax Parcel 450-2314427-286262-0-0000
Deed Ref. - Inst. 20410201
- SPACE LEASING INC
325 W MAIN ST
Tax Parcel 450-2314506-286211-0-0000
Deed Ref. - Inst. Y-596068
- ZANGARI L THOMAS
334 CEDAR LN
Tax Parcel 450-2314608-286381-0-0000
Deed Ref. - Inst. Y-75-599
- FREEDOM OFFICES LLC
321 W MAIN ST
Tax Parcel 450-2314699-286230-0-0000
Deed Ref. - Inst. 2143136
- MOUNT JOY DINER
307 W MAIN ST
Tax Parcel 450-2314819-286132-0-0000
Deed Ref. - Inst. 5357736
- LEPORE MOYERS PARTNERSHIP &
301 W MAIN ST
Tax Parcel 450-2315094-286490-0-0000
Deed Ref. - Inst. 60560496
- LANCASTER COUNTY VO-TECH SCHOOL
432 OLD MARKET ST
Tax Parcel 461-2315944-287587-0-0000
Deed Ref. - Inst. 0
- REUTER WILLIAM G & JEAN M
209 OLD MARKET ST
Tax Parcel 450-2317099-286805-0-0000
Deed Ref. - Inst. 5567374
- COYLE AUDREY M
210 MIDLAND CIR
Tax Parcel 461-2317197-286984-0-0000
Deed Ref. - Inst. 6455268
- KELLEY MILTON L & DAWN L
216 MIDLAND CIR
Tax Parcel 461-2317271-287042-0-0000
Deed Ref. - Inst. 3002045
- BECKER LAURA M
222 MIDLAND CIR
Tax Parcel 461-2317342-287107-0-0000
Deed Ref. - Inst. 6550084
- COHN MATT S
230 MIDLAND CIR
Tax Parcel 461-2317414-287167-0-0000
Deed Ref. - Inst. 6568535
- RHODES BARRY D & JUDY R
238 MIDLAND CIR
Tax Parcel 461-2317478-287227-0-0000
Deed Ref. - Inst. 2635044
- COOPER GUY M III
300 MAINHEIM ST
Tax Parcel 461-2317888-287744-0-0000
Deed Ref. - Inst. 05398056

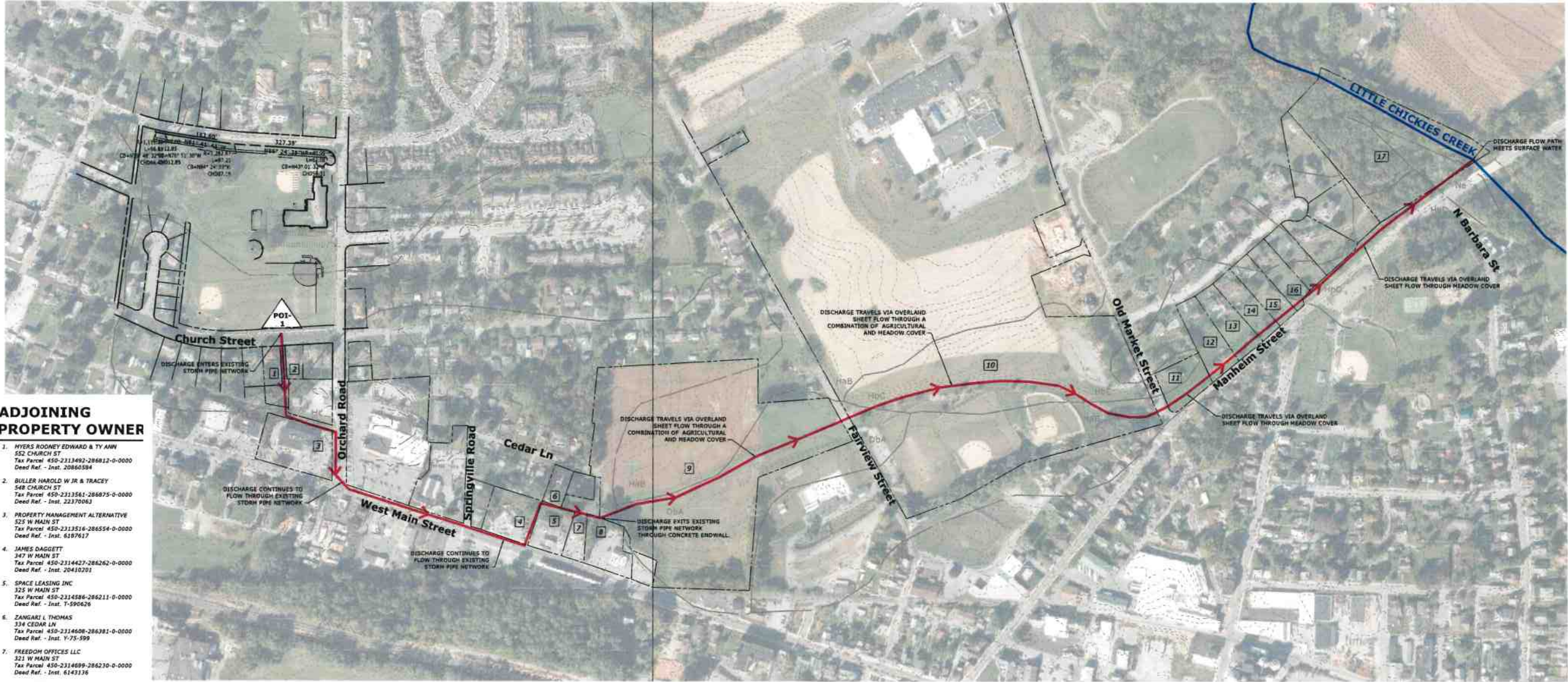
SOILS INFORMATION

- DBA** Duffield silt loam,
0 to 3 percent slopes
[HYDROLOGIC GROUP B]
- Hc** Hagerstown-Urban land complex,
[HYDROLOGIC GROUP B]
- HbC** Hagerstown silty clay loam,
8 to 15 percent slopes
[HYDROLOGIC GROUP B]
- HaB** Hagerstown silty loam,
3 to 8 percent slopes
[HYDROLOGIC GROUP B]
- HbD** Hagerstown silty clay loam,
15 to 30 percent slopes
[HYDROLOGIC GROUP B]
- Ne** Nolin silt loam,
[HYDROLOGIC GROUP B]
- W** Water

Soil Name	LIMITATIONS													
	Drainage Cve	Corrosive to Concrete / Steel	Droughty	Early Erodible	Flooding	Depth to Saturated Zone / Seasonal High	Highly / Hydric Indicators	Low Strength / Landslide Prone	Slow Percolation	Poor Source of Topsoil	Frost Action	Shrink - Swell	Potential Sinkhole	Watermark
Duffield (DbA)	X	C/S		X			X	X	X	X	X	X	X	X
Hagerstown -Urban (Hc)	X	S	X		X	X	X	X	X	X	X	X	X	
Hagerstown (HbC)	X	S	X		X	X	X	X	X	X	X	X	X	
Hagerstown (HaB)	X	S	X		X	X	X	X	X	X	X	X	X	
Hagerstown (HbD)	X	S	X		X	X	X	X	X	X	X	X	X	
Nolin (Ne)	X	C		X	X	X	X	X	X				X	

LEGEND

- OFFSITE DRAINAGE FLOW PATH
- ADJOINING PROPERTY BOUNDARY LINE
- SOIL TYPE BOUNDARY LINE
- DISCHARGE FLOW PATH
- LIDAR CONTOUR
- SURFACE WATER
- ADJOINING PROPERTY OWNERS



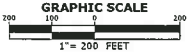
EROSION & SEDIMENTATION CONTROL PLAN
ADMINISTRATION/POLICE DEPARTMENT FACILITY
AT
300 ORCHARD ROAD (GRANDVIEW PARK)



SCALE: AS SHOWN
DATE: AUGUST 23, 2023
JOB PROJECT: 2503.073
DRAWN BY: PKS
CAD DRAWING: 2503.073.dwg

NO.	DATE	DESCRIPTION
1	10/10/2023	REVISED PER TOWNSHIP REVIEW LETTER DATED 9/15/23
2	10/30/2023	REVISED PER LCED REVIEW LETTER DATED 10/11/23
3		
4		
5		
6		
7		

PLAN TYPE:
**OFFSITE
DISCHARGE
PLAN**





11 a 11 1

We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395
E-mail: rettew@rettew.com • Website: rettew.com

Engineers

Environmental
Consultants

Surveyors

Landscape
Architects

Safety
Consultants

November 1, 2023

Mark G. Pugliese, Manager
Mount Joy Borough
21 East Main Street
Mount Joy, PA 17552

RE: Mount Joy Borough Administration/Police Department Facility
Preliminary/Final Land Development Plan
Review No. 2
RETTEW Project No. 029612018

Dear Mark:

We have completed our review of the above-referenced plan as prepared by **K&W Engineers**. Our review was of the following information:

1. Land Development plan sheets dated August 23, 2023, revised October 18, 2023.
2. Stormwater Management plan sheets dated August 23, 2023, revised October 18, 2023.
3. Erosion and Sedimentation Control plan sheets dated August 23, 2023, revised October 18, 2023.
4. Stormwater Management report dated August 23, 2023, revised October 16, 2023.
5. Waiver Request letter dated October 18, 2023.
6. Waiver Request letter dated October 31, 2023
7. Wetlands Investigation letter dated August 17, 2023.
8. Miscellaneous supporting documentation.

We offer the following comments for your consideration:

REQUESTED WAIVERS

STORMWATER MANAGEMENT

1. Section 226-32A(c) – Maximum Loading Ratio Requirement
The applicant has requested a waiver of the requirement to not exceed the maximum loading ratios for the stormwater infiltration basin in the southern portion of the site. The applicant has indicated that a larger facility cannot be provided to meet the requirement due to site constraint.

We recommend approval of this waiver based upon the justification provided and the limited area on-site for the basin.

SUBDIVISION AND LAND DEVELOPMENT

1. Section 240-62. B – Traffic Impact Study

The applicant has requested a waiver of the requirement to prepare a traffic impact study. The previous land use was for a school, and the proposed land use will not significantly alter the historic traffic patterns of the project site.

We recommend approval of this waiver based upon the justification provided.

SUBDIVISION AND LAND DEVELOPMENT

1. Additional right-of-way needs to be provided along Hill Street. Unless a modification is requested, concrete curbing, sidewalk, and any other street improvements that are required need to be constructed to the street centerline (§ 240-43.H.4.a).
2. Concrete monuments need to be provided at the limits and all break points of the dedicated right-of-way and along the perimeter of the parent tract where permanent markers are not currently provided or proposed (§ 240-51. A, 240-61. D.12). A concrete monument should be noted to be set at a corner near Green Alley.
3. Evidence of approval of sewer/water design needs to be provided (§ 240-52, 240-53, 240-65. E.2.e).
4. The revised location and width of all proposed building setback lines needs to be provided along Hill Street (§ 240-61. B.14).
5. Plan needs to show existing and proposed rights-of-way, building setback lines, and typical street cross-sections for Hill Street (§ 240-61-D).
6. A Traffic Impact Study needs to be provided (§ 240-62.B). A waiver of this requirement has been submitted.
7. The date, final action, and conditions of approval by the Council on any approved waiver requests needs to be included on the plan (§ 240-64. D, 240-65. D).
8. All certificates need to be completed prior to recording the plan (§ 240-64.E, 240-65.E).
9. Evidence of an approved sewer facility module, exemption request, or notice that a planning module is not required needs to be provided (§ 240-65.E.2.a).
10. Evidence of review by the emergency services providers needs to be provided which includes confirmation to verify plans were sent and to whom they were sent (240-65.E.2.h).

STORMWATER MANAGEMENT

1. An Ownership and Maintenance program, in a recordable form acceptable to the Borough, that clearly sets forth the ownership and maintenance responsibilities for all temporary and permanent stormwater facilities needs to be provided (§226-61, §226-62). See Appendix 7 in the Mt. Joy Borough Stormwater Management Ordinance.
2. Provide evidence of an approved ESC and NPDES permit approval.

To reduce review effort and resultant costs to the applicant, we suggest that the applicant's response letter include the plan sheet numbers upon which the plan revisions appear for resolution of each review comment. Similarly, the revisions to the stormwater management report should be noted in the response letter with

the report page number upon which the review comment is addressed. We also suggest that PDF files of the revised plans also be provided at the time of resubmittal.

Should you have any questions, or require additional information, please feel free to contact us at any time. Please note that all revisions must be submitted to the Borough a minimum of three weeks prior to the date of the Planning Commission meeting to be placed on the agenda.

Sincerely,



Kara Kalupson, RLA

copy: Mark G. Pugliese, Manager/Applicant (manager@mountioyva.org)
Duane Brady, Zoning (zoning@mountioyva.org)
Carolyn DuBois, K&W Engineers (cdubois@kandwengineers.com)

Z:\Shared\Projects\02961\029612018 - Admin & Police Dept Facility\CivMun\Ltr_MPugliese_LDP_Rev2_2023-11-01.docx



3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395
E-mail: rettew@rettew.com • Website: rettew.com

We answer to you.

September 15, 2023

Mark G. Pugliese, Manager
Mount Joy Borough
21 East Main Street
Mount Joy, PA 17552

Engineers
Environmental
Consultants
Surveyors
Landscape
Architects
Safety
Consultants

RE: Mount Joy Borough Administration/Police Department Facility
Preliminary/Final Land Development Plan
Review No. 1
RETTEW Project No. 029612018

Dear Mark:

We have completed our review of the above-referenced plan as prepared by **K&W Engineers**. Our review was of the following information received on August 29, 2023:

1. Land Development Plan sheets dated August 23, 2023
2. Stormwater Management Plan sheets dated August 23, 2023
3. Erosion and Sedimentation Control Plan sheets dated August 23, 2023
4. Stormwater Management report dated August 23, 2023
5. Subdivision and Land Development application dated August 23, 2023
6. Miscellaneous supporting documentation.

We offer the following comments for your consideration:

REQUESTED WAIVERS

STORMWATER MANAGEMENT

1. Section 226-32A(c) – Maximum Loading Ratio Requirement

The applicant has requested a waiver of the requirement to not exceed the maximum loading ratios for the stormwater infiltration basin in the southern portion of the site. The applicant has indicated that a larger facility cannot be provided to meet the requirement due to site constraint.

We recommend postponing action to allow the applicant to revise their request to clarify whether the maximum loading ratios are for karst or non-karst areas, to specify their proposed loading ratios, and provide justification based on hydraulic depth as an alternative. Based on the site plans, it appears the basin grading could be expanded to the west to provide more surface area.

SUBDIVISION AND LAND DEVELOPMENT

1. A cost estimate, financial security, and a financial security agreement need to be provided (§ 240-31. B).
2. When a land development abuts an existing local street, the street needs to be improved to the ultimate right-of-way width. Additional right-of-way, concrete curbing and sidewalk, and any other street improvements that are required need to be constructed (§ 240-43. H.4.a).
3. Wherever sidewalks are interrupted by roadways, intersections, driveways, or other barriers, ADA compliant handicapped ramps, including detectable warning surfaces, must be provided. Clearly marked crosswalks need to be provided at all intersections (§ 240-46. B).
4. A clear sight triangle needs to be provided at all intersections (§ 240-43.J, 240-61.D.11).
5. Concrete monuments need to be provided at the limits and all break points of the dedicated right-of-way and along the perimeter of the parent tract where permanent markers are not currently provided or proposed (§ 240-51. A, 240-61.D.12).
6. Evidence of approval of sewer/water design needs to be provided (§ 240-52, 240-53, 240-65. E.2.e).
7. The source of title, deed, book, page, plan book (if applicable), and tax parcel identification number for the subject tracts needs to be provided in the Site Data Table on the Cover Sheet (§ 240-61.B.10).
8. The location and width of all proposed building setback lines needs to be provided (§ 240-61.B.14).
9. A study to verify the presence or absence of wetlands needs to be provided (§ 240-61.C.5, 240-62.A.1).
10. Plan needs to show existing and proposed rights-of-way, building setback lines, and typical street cross-sections (§ 240-61-D).
11. A Traffic Impact Study needs to be provided (§ 240-62.B).
12. A statement indicating the date, final action, and conditions of approval by the Council on any approved waiver requests needs to be included on the plan (§ 240-64.D, 240-65.D).
13. All certificates need to be completed prior to recording the plan (§ 240-64.E, 240-65.E).
14. Evidence of an approved sewer facility module, exemption request, or notice that a planning module is not required needs to be provided (§ 240-65.E.2.a).
15. Evidence of review by the emergency services providers needs to be provided which includes confirmation to verify plans were sent and to whom they were sent (240-65.E.2.h).

STORMWATER MANAGEMENT

1. A geologic study needs to be provided, and a signed and sealed certificate as worded in the Mount Joy Borough Ordinance, must be provided on the plan sheets (§226-31. J.4, §226-45).
2. A table showing the amount of existing impervious area versus the proposed amount of impervious area needs to be provided on the plan set (§226-31.H).
3. Safe conveyance of the 100-year runoff event to appropriate peak rate control BMPs must be provided in the design (§226-34.G.3).
4. Berm width, as well as exterior side slope of infiltration basin, need to be provided on detail to ensure design specifications are met (§226-37. A.1).

5. Pretreatment elements are required for all above-ground storage facilities with a depth of over two feet (§226-37. A.1).
6. A signed and sealed statement from the property owner acknowledging the stormwater facilities to be permanent fixtures that are not to be altered or removed without a revised plan for borough review (§226-43).
7. An Ownership and Maintenance program, in a recordable form acceptable to the Borough, that clearly sets forth the ownership and maintenance responsibilities for all temporary and permanent stormwater facilities needs to be provided (§226-61, §226-62).
8. The applicant needs to clarify whether the stormwater is intended to flow across the baseball field or around the perimeter on the northern side.
9. Profile "I-107 to FES-103" shows endpoint as FES-102, location is called FES-102 in plan sheets. Clarification is needed.
10. Dimension separation distance of stormwater pipe to natural gas crossing and waterline crossing in profile "I-111 to I-104" to ensure minimum separation distance is achieved.

To reduce review effort and resultant costs to the applicant, we suggest that the applicant's response letter include the plan sheet numbers upon which the plan revisions appear for resolution of each review comment. Similarly, the revisions to the stormwater management report should be noted in the response letter with the report page number upon which the review comment is addressed. We also suggest that PDF files of the revised plans also be provided at the time of resubmittal.

Should you have any questions, or require additional information, please feel free to contact us at any time. Please note that all revisions must be submitted to the Borough a minimum of three weeks prior to the date of the Planning Commission meeting to be placed on the agenda.

Sincerely,



Kara Kalupson, RLA

copy: Mark G. Pugliese, Manager/Applicant (manager@mountjoyva.org)
Duane Brady, Zoning (zoning@mountjoyva.org)
Carolyn DuBois, K&W Engineers (cdubois@kandwengineers.com)

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DESIGNING ENVIRONMENTS

2201 North Front Street, Suite 200 • Harrisburg, PA 17110
717.635.2835 • www.kandwengineers.com

October 18, 2023

Mount Joy Borough
Attn: Mark G. Pugliese, Borough Manager
21 East Main Street
Mount Joy, PA 17552

Re: Preliminary / Final Land Development Submission
Mount Joy Borough Administration / Police Department
K&W Project No. 2003.072

Dear Mr. Pugliese:

We are in receipt of Rettew's review letter dated September 15th, 2023 for the above-referenced project. Accordingly, we have revised the plans to address the comments contained therein (as applicable) and offer responses to said comments below (original comments are shown in **bold**, responses in *italics*).

Requested Waivers

Stormwater Management

1. **Section 226-32A(c) – Maximum Loading Ratio Requirement**

The applicant has requested a waiver of the requirement to not exceed the maximum loading ratios for the stormwater infiltration basin in the southern portion of the site. The applicant has indicated that a larger facility cannot be provided to meet the requirement due to site constraint.

We recommend **postponing** action to allow the applicant to revise their request to clarify whether the maximum loading ratios are for karst or non-karst areas, to specify their proposed loading ratios, and provide **justification** based on hydraulic depth as an alternative. Based on the site plans, it appears the basin grading could be expanded to the west to provide more surface area.

The maximum loading ratios are for karst soils. According to the BMP Manual, the required Total Loading Ratio is 8:1 and the Impervious Loading Ratio is 3:1. The provided loading ratios are 20:1 and 7:1 respectively. The rate control requirement has been met per the Mount Joy Borough ordinance, and the volume and water quality requirements have been met per DEP and Mount Joy Borough

*There is an **existing** softball field to the west of the proposed basin. This softball field has no fence in the outfield, which is why no boundary was previously shown on the land development plans. The plans have been revised to show the approximate boundary to this softball field. The basin is restricted to the current size due to the outfield limits.*

Subdivision and Land Development

1. **A cost estimate, financial security, and a financial security agreement need to be provided (§ 240-31. B).**

The Borough will provide a financial security agreement if required.

2. **When a land development abuts an existing local street, the street needs to be improved to the ultimate right-of-way width. Additional right-of-way, concrete curbing and sidewalk, and any other street improvements that are required need to be constructed (§ 240-43. H.4.a).**

The right-of-way on the Park's side of Orchard Road is the Park's boundary by deed. The centerline of Orchard Road was originally established based on the location of the street itself, curb and edge of pavement. This placement produced a centerline that was between 25' and 26'

from the boundary line established from found boundary monuments. It was, however, discovered that this centerline did not align with the rest of Orchard Road to the south of the Park. When the centerline of Orchard is extended from the south through the adjacent block of the Park, it is located +/- 2' east of the physical centerline. The existing right-of-way width of Orchard Road is 50', which is approximately what the physical centerline is from the boundary right-of-way. The east side of Orchard appears to have been constructed using the existing west side to construct the curb 32' east. Our survey determined that the boundary of the Park is already greater than 25' from the centerline. Since Orchard Road is classified as a Local Road, and Mount Joy Boroughs ordinance requires a 50' ROW on Local Roads, and our property boundary is greater than 25' from the centerline, no additional ROW will be required along our project site.

3. **Wherever sidewalks are interrupted by roadways, intersections, driveways, or other barriers, ADA compliant handicapped ramps, including detectable warning surfaces, must be provided. Clearly marked crosswalks need to be provided at all intersections (§ 240-46. B).**
ADA crosswalks have been provided at the new intersections, and the Crosswalk/Detectable Warning details have been added, as requested. See sheet 10 of 13.
4. **A clear sight triangle needs to be provided at all intersections (§ 240-43.J, 240-61.D.11).**
Clear sight triangles have been provided. See sheet 6 of 13.
5. **Concrete monuments need to be provided at the limits and all break points of the dedicated right-of-way and along the perimeter of the parent tract where permanent markers are not currently provided or proposed (§ 240-51. A, 240-61.D.12).**
Concrete monuments have been added to the plan. See sheet 5 of 13.
6. **Evidence of approval of sewer/water design needs to be provided (§ 240-52, 240-53, 240-65. E.2.e).**
Correspondence is ongoing with the Authority. The usage calculations are in process, and any approvals will be provided once obtained.
7. **The source of title, deed, book, page, plan book (if applicable), and tax parcel identification number for the subject tracts needs to be provided in the Site Data Table on the Cover Sheet (§ 240-61.B.10).**
The tax identification number and deed reference for each parcel has been listed in the Site Data Table. See sheet 1 of 13.
8. **The location and width of all proposed building setback lines needs to be provided (§ 240-61.B.14).**
Per the response to comment 2, no proposed setbacks are required due to the ROW line not needing to be adjusted.
9. **A study to verify the presence or absence of wetlands needs to be provided (§ 240-61.C.5, 240-62.A.1).**
A Wetland Investigation Report has been included with this resubmission, as requested.
10. **Plan needs to show existing and proposed rights-of-way, building setback lines, and typical street cross-sections (§ 240-61-D).**
Existing right-of-way and setback lines are shown on the plans. Per the response to comment 2, no proposed right-of-way or setbacks are required.

11. **A Traffic Impact Study needs to be provided (§ 240-62.B).**
If required, a traffic impact study will be prepared.
12. **A statement indicating the date, final action, and conditions of approval by the Council on any approved waiver requests needs to be included on the plan (§ 240-64.D, 240-65.D).**
The requested statement has been added to the cover sheet of the land development plans.
13. **All certificates need to be completed prior to recording the plan (§ 240-64.E, 240-65.E).**
All certificates will be completed prior to the recording of the plans.
14. **Evidence of an approved sewer facility module, exemption request, or notice that a planning module is not required needs to be provided (§ 240-65.E.2.a).**
Coordination regarding the sewer module/exemption request is ongoing with the Authority, and any approvals will be provided once obtained.
15. **Evidence of review by the emergency services providers needs to be provided which includes confirmation to verify plans were sent and to whom they were sent (240-65.E.2.h).**
Correspondence with the emergency providers are ongoing, and their approvals will be provided, once obtained. We have received the first cycle of review comments from Samuel Clark with the Fire Department, and the plans have been revised to satisfy their comments.

Stormwater Management

1. **A geologic study needs to be provided, and a signed and sealed certificate as worded in the Mount Joy Borough Ordinance, must be provided on the plan sheets (§226-31. J.4, §226-45).**
A Geotechnical Engineering Report has been included within this submission, as requested.
2. **A table showing the amount of existing impervious area versus the proposed amount of impervious area needs to be provided on the plan set (§226-31.H).**
A table has been added to the plans comparing the amounts of impervious in the existing and proposed conditions. See sheet 5 of 8 of the PCSM Plans.
3. **Safe conveyance of the 100-year runoff event to appropriate peak rate control BMPs must be provided in the design (§226-34.G.3).**
The PCSM report has been revised to include 100-year conveyance calculations within the storm network, as well as the vegetated channels. See appendix E of the PCSM Report.
4. **Berm width, as well as exterior side slope of infiltration basin, need to be provided on detail to ensure design specifications are met (§226-37. A.1).**
The berm width and exterior side slopes have been added to the basin detail. See sheet 8 of 8 of the PCSM Plans.
5. **Pretreatment elements are required for all above-ground storage facilities with a depth of over two feet (§226-37. A.1).**
Pre-treatment elements have been added within MH-103 and YD-113. Snout Water quality Insert details have been added, accordingly. See sheet 8 of 8 of the PCSM Plans for the Snout Water Quality details.
6. **A signed and sealed statement from the property owner acknowledging the stormwater facilities to be permanent fixtures that are not to be altered or removed without a revised plan for borough review (§226-43).**
A statement has been added to the cover sheet of the land development plans.



7. **An Ownership and Maintenance program, in a recordable form acceptable to the Borough, that clearly sets forth the ownership and maintenance responsibilities for all temporary and permanent stormwater facilities needs to be provided (§226-61, §226-62).**
The Borough will provide an Operation and Maintenance program if required.
8. **The applicant needs to clarify whether the stormwater is intended to flow across the baseball field or around the perimeter on the northern side.**
YD-113 and YD-114 have been proposed to capture some runoff that was previously flowing across the baseball field. With these yard drains installed, a portion of the runoff will be captured by the pipe network, and the remainder will flow across the baseball field. See sheet 5 of 8 of the PCSM Plans.
9. **Profile "I-107 to FES-103" shows endpoint as FES-102, location is called FES-102 in plan sheets. Clarification is needed.**
The profile has been revised. See sheet 6 of 8 of the PCSM Plans.
10. **Dimension separation distance of stormwater pipe to natural gas crossing and waterline crossing in profile "I-111 to I-104" to ensure minimum separation distance is achieved.**
The separation distance has now been dimensioned, as requested. See sheet 6 of 8 of the PCSM Plans.

Please contact our office if you have any questions or require additional information. The revised application package consists of the following items:

- | | |
|--------------------|--|
| • One (1) copy | Comment Response Letter |
| • One (1) copy | Waiver Letter |
| • Three (3) copies | Preliminary / Final Land Development Plans (24"x36") |
| • Three (3) copies | PCSM Plans (24"x36") |
| • Three (3) copies | E&S Plans (24"x36") |
| • Six (6) copies | Preliminary / Final Land Development Plans (11"x17") |
| • Six (6) copies | PCSM Plans (11"x17") |
| • Six (6) copies | E&S Plans (11"x17") |
| • Two (2) copies | PCSM Narrative & Calcs |
| • Two (2) copies | Geotechnical Engineering Report |
| • Two (2) copies | Wetland Investigation Report |
| • One (1) copy | Electronic Copy of Submission items |

Sincerely,

K&W



Carolyn E. DuBois, ASLA
Project Manager

Enclosures

CC: Todd Vukmanic, CRA (via e-mail)

11 a ii 2

MOUNT JOY BOROUGH AUTHORITY
P.O. BOX 25
MOUNT JOY, PENNSYLVANIA 17552



From the Office of:
Scott J. Kapcsos
Authority Manager / Administrator

INCORPORATED 1948

Phone: (717) 653-5938
Fax: (717) 653-6680
Email: scottk@mountjoypa.org

November 7, 2023

Via Electronic Mail

Mr. Mark Pugliese, Borough Manager
Mount Joy Borough
21 East Main Street
Mount Joy, PA 17552

Dear Mark,

Mount Joy Borough Authority completed the review of the water and sewer improvements for the Administration / Police Department Facility At 300 Orchard Road as prepared by K&W Designing Environments, dated August 23, 2023, and offer the following comments based on the Authority's specifications and details.

1. Sheet 1 of 12 – The plan must include a Mount Joy Borough Authority review and approval certification block for signature.
2. Sheet 1 of 12 – General Notes 3 & 4 state that "No additional water and sewer capacity is required for this project". This should state "additional water and sewer capacity is required for this project. A request for this capacity will be made to the Mount Joy Borough Authority.
3. Sheet 7 of 12 – The Authority's specifications require utility plans and profiles be submitted in 1" = 20' horizontal and 1" = 5' vertical. This should be updated prior to plan approval.
4. Sheet 7 of 12 – Utility Note 4, should state "Sanitary sewer construction materials, shall be in accordance to Mount Joy Borough Authority's specifications".
5. Sheet 7 of 12 Utility Note 5, is not applicable to the project. It appears that a portion of the existing sewer lateral is intended to be utilized, therefore, a tie-in to the existing sewer manhole is not necessary. This note should be removed prior to approval.
6. Sheet 7 of 12 – Utility Note 7, does not conform to the Authority's specifications. Clean out covers are only required on sewer lateral cleanouts in paved areas. Water valve boxes are required on all valves and must conform to the Authority's Details.
7. Sheet 7 of 12 – Utility Note 12, This note should be removed. There will not be any water mains installed on this project.
8. Sheet 7 of 12 – Utility Notes should include – As-built plans for the water and sanitary sewer installations will need to be provided for review and approval prior to project closeout.
9. Sheet 7 of 12 – Utility Notes should include – A pre-construction meeting shall be held with the Authority prior to the start of installing any of the water and sanitary sewer utilities.

Mr. Mark Pugliese, Borough Manager
Mount Joy Borough
November 7, 2023
Page – 2

10. Sheet 7 of 12 – Utility Notes should include – Shop drawings for all water and sanitary sewer materials will need to be submitted for review and approval prior to the start of utility installation.
11. Sheet 7 of 12 – Utility Notes should include – Water and sanitary sewer installation shall not begin until the Final Plan is approved by the Authority.
12. Sheet 7 of 12 – Utility Notes should include – The Authority shall be contacted one week prior to the start of water and sanitary sewer construction.
13. Sheet 7 of 12 – The new water service is being shown tying into an existing Tee in the existing water main. This can not be performed without removing the Tee and installing a 4-way cross. This tie in point should be redesigned at a different location prior to plan approval.
14. Sheet 7 of 12 – The water service line tie-in will need to be completed utilizing a tapping sleeve and valve. This should be shown on the plans prior to approval.
15. Sheet 7 of 12 – The water service line greater than 150' in length, therefore, per the Authority's specifications a meter pit will need to be installed at the R/W line.
16. Sheet 7 of 12 – The size and composition of the water service line should be indicated on the plan prior to approval.
17. Sheet 7 of 12 – The current design does not show a fire line to support a fire suppression system in the building, prior to plan approval, please provide documentation showing whether a fire suppression system is to be installed.
18. Sheet 7 of 12 – The plan shows the existing sewer lateral for this lot being utilized for the new building. This is acceptable to the Authority, however, if another tie in location better suits the design, the existing lateral may be terminated at the M.H and a new tap may be made into the sewer main following the Authority's specifications and details.
19. Sheet 7 of 12 – Cleanouts are required every 50' on the sewer lateral. This needs to be update prior to plan approval.
20. Sheet 10 of 12 – The "Sanitary Sewer Pipe Trench Section" and "Sanitary Sewer Cleanout" details are not the Authority's. These will need to be replaced with Authority details, prior to plan approval. Details can be found at:
[TECHNICAL SPECIFICATIONS CONCERNING EXTENSIONS \(mountjoyborough.com\)](http://mountjoyborough.com)
21. Sheet 11 of 12 – Detail 22 is not the correct detail for the proposed design. The length of the service line requires a meter pit to be installed. The correct detail for this pit can be found at:
[TECHNICAL SPECIFICATIONS FOR \(mountjoyborough.com\)](http://mountjoyborough.com)
22. Sheet 12 of 12 – As mentioned in comment #3 profiles shall be submitted in 1" = 20' horizontal and 1" = 5' vertical. This should be updated prior to plan approval.
23. Due to the volume and nature of the comments above, MJBA may have additional comments during future plan reviews.

Should you have any questions, please feel free to contact me.

Sincerely,



Scott J. Kapcsos
Mount Joy Borough Authority Manager



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Planning Department

150 North Queen Street | Suite 320
Lancaster, Pennsylvania 17603
Phone: 717-299-8333

www.lancastercountypanning.org

County Commissioners

Ray D'Agostino, Chairman
Joshua G. Parsons, Vice Chairman
John B. Trescot, Commissioner

Executive Director

Scott W. Standish

MEMORANDUM

23LP

To: Mark Pugliese, Manager
Mount Joy Borough

Regional Liaison: Renee Addleman
Northwest Planning Area

Plan Reviewer(s): Gwen E. Newell, RLA, AICP *GN*
Renee Addleman *RA*

Date: November 28, 2023

Re: Advisory Plan Review Comments
LCPC # 23-53, Administration/Police Department Facility
Mount Joy Borough

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

GENERAL INFORMATION

Subject: Final Land Development Plan
Proposal: To construct a 18,108 sq. ft. municipal building and associated infrastructure on two parcels totaling 11.45 acres
Owner(s): Borough of Mount Joy
Applicant: Same
Firm: Kurowski and Wilson, LLC
Received: November 9, 2023

LOCATION

Parcel ID #: 4503485500000 / 4503333000000
Address: 300 Orchard Road, Mount Joy PA
Location: Southwest quadrant of the Orchard Road and Hill Street intersection
Places2040: The project site is located within the Donegal Urban Growth Area and within the Suburban Character Zone.

PATTERN

Zoning: C - Conservation
Present Use: Open Space

TIMING

Utilities: Public water and sewer services are proposed



RECOMMENDATIONS

Based upon this review, the Lancaster County Planning Department offers the following comments and recommendations:

PLACES2040 COMMENTARY

Connecting People, Place, and Opportunity

Create more places to hike, bike, play, and enjoy nature. One of the policies of *places2040* is to increase the acreage of parks to ensure that sufficient open space and natural areas are provided to meet the needs of a growing population, and that these amenities are within walking distance for most residents, particularly in the Urban Growth Areas (UGA). This plan, while addressing the need for an important public service, will reduce the amount of parkland available within walking distance to Mount Joy residents by approximately 2 acres.

SITE DESIGN COMMENTARY

1. The LCPC signature block should be revised to state the following:

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 Pennsylvania Municipalities Planning Code, Act 247, of 1968, as amended. This certificate does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the commonwealth, or the federal government.

*

* _____
* Signature of the Chairperson or their designee

2. General Note 9 should be revised to reflect Mount Joy Borough specifications.
3. To encourage alternative transportation use within the borough, the inclusion of bicycle parking should be considered.
4. The plans should indicate the required and proposed safe stopping distances required for the access drive's intersections with Orchard Road.
5. The plans should identify locations of any outdoor trash disposal facilities along with related facility screening. Associated details should also be provided.
6. A Lighting and Photometric Plan should be provided as part of the recorded plan set. To ensure public safety, this plan should document that adequate lighting will be provided at the site entrance, sidewalks, and parking lots.
7. A Tree Protection Zone should be provided around all existing trees to be preserved. The plans should also include a Tree Protection Detail depicting an effective barrier such as a 48" snow or construction fence mounted on steel posts located 8' on center. Construction

activities, storage of materials, temporary parking, soil contamination/compaction, and/or regrading should not occur within the existing dripline of all trees to be preserved.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

JDH/GEN/REA/JSN/fkg/mr

Copy: Carolyn DuBois, K&W Designing Environments (Harrisburg)

S:\COMMUNPL\LCPC\2023\12-11-23\FINAL\23-53 Administration-Police Department Facility REA.docx



11.30.23

November 30, 2023

Mark Pugliese, *Borough Manager*
Borough of Mount Joy
21 East Main Street
Mount Joy, PA 17552

pfm

100 Market Street
Harrisburg PA 17101

pfm.com

RE: Request for Fee Quote to Act as Independent Financial Advisor

Dear Mr. Pugliese:

On behalf of PFM's Financial Advisory business, we are delighted to have the opportunity to submit this fee proposal to serve the Borough of Mount Joy (the "Borough") as Independent Financial Advisor.

PFM's Financial Advisory business is committed to excellence in public finance. In each of the past 22 years, we have been the number one ranked financial advisor nationally, serving as advisor on over 16,000+ transactions amounting to a par amount of over \$1 trillion [1]. As the most experienced independent financial advisory firm in the nation and in Pennsylvania, with over 350 employees in 31 offices, we have unparalleled resources and experience.

A Partner with Borough of Mount Joy — Our success has been built upon the success of our clients. Our team works with over 400 Pennsylvania local government clients, giving us experience that is second to none. ***More importantly, the level of service we provide and our dedication to our clients is at the core of our mission, which is why PFM has such long lasting relationships across the Commonwealth.***

We have dedicated a team of senior members of our firm, with relevant experience and knowledge to serve the Borough. PFM's Pennsylvania Team is headquartered in Harrisburg, just a few miles away from the Borough.

Number One Ranked Independent Financial Advisor in Pennsylvania — PFM's Financial Advisory team has 18 professionals dedicated to the Pennsylvania market and continues to be the number one ranked Financial Advisor in Pennsylvania. We feel these rankings are very important to your selection process because we have a strong reputation to protect. We are enthusiastic to serve the Borough in the capacity of Independent Financial Advisor. Please feel free to contact us by phone at (717) 213-3842 or by email at williardz@pfm.com.

Sincerely,

Zach Williard
Managing Director

[1] Source: Thompson Reuters



Proposed Fee Structure

As with all of our clients, it is PFM's goal to build a long-term relationship with them. Given the nature and our understanding of the Borough's potential long-term borrowing in 2024, we would anticipate our current fee range to be as follows:

\$25,000 - \$35,000

If for some reason the plan changes based on timing, bids, market conditions and the Borough needs to do some type of multi-step financing plan, we are happy to discuss with the Borough at that time. Due to the nature of RACP, there may be a need for an interim construction loan.

We believe our expertise in the Pennsylvania local government finance business best positions PFM to help the Borough navigate through the financing process when making such a significant investment in its assets. While we feel the above fee proposed fairly reflects the value we bring to the table, please feel free to discuss the fee arrangement with us further as we do not want fees to be a deterrent to the Borough engaging and experiencing the value we provide.

11 a iii



Mark G. Pugliese
Borough Manager
Borough of Mount Joy
21 East Main Street
Mount Joy, PA 17552



100 Market Street
Harrisburg, PA 17101
717.231.6265

pfm.com

Dear Mark G. Pugliese:

The purpose of this letter (this "Engagement Letter") is to confirm our agreement that PFM Financial Advisors LLC ("PFM") will act as financial advisor to the Borough of Mount Joy (the "Client"). PFM will provide, upon request of the Client, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Engagement Letter. Most tasks requested by Client will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task.

PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If Client has designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any agreed upon limitations. Verification of independence (as is required under the IRMA exemption) shall be the responsibility of such third party seeking to rely on such IRMA exemption. PFM shall have the right to review and approve in advance any representation of PFM's role as IRMA to Client.

MSRB Rules require that municipal advisors make written disclosures to their clients of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's Disclosure Statement delivered to Client prior to or together with this Engagement Letter.

PFM's services will commence as soon as practicable after the execution of this Engagement Letter by the Client and a request by the Client for such service. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Engagement Letter. Services provided by PFM which are not included in the scope of services set forth in Exhibit A of this Engagement Letter shall be completed as agreed in



writing in advance between the Client and the PFM. Upon the request of Client, an affiliate of PFM or a third party referred or otherwise introduced by PFM may agree to additional services to be provided by such affiliate or third party, by a separate writing, including separate scope and compensation, between Client and such affiliate or third party.

For the services described in Exhibit A, PFM will be paid a flat fee to be determined for each transaction and as mutually agreed upon between the Client and PFM. In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by PFM. Upon request of Client, documentation of such expenses will be provided.

This Engagement Letter shall be effective from November 28, 2023 and shall remain in effect unless canceled in writing by either party upon thirty (30) days written notice to the other party. Upon any such termination, PFM will be paid for all services performed and costs and expenses incurred up to the termination date. PFM shall not assign or transfer any interest in this Engagement Letter or subcontract any of the work performed under this Engagement Letter without the prior written consent of the Client; provided that PFM retains the right to enter into a sale, merger, internal reorganization, or similar transaction involving PFM's business without any such consent.

All information, data, reports, and records in the possession of the Client or any third party necessary for carrying out any services to be performed under this Engagement Letter ("Data") shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Engagement Letter and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data.

All notices and other communication required under this Engagement Letter will be in writing and shall be sent by certified mail, return receipt requested, or by nationally recognized courier, with written verification of receipt. Notices shall be addressed to the party for whom it is intended, at the addresses on the first page of this Engagement Letter.

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Engagement Letter will be the property of the Client. Subject to the preceding exception, upon termination of this Engagement Letter, PFM will deliver to the Client copies of any and deliverables pertaining to this Engagement Letter.

The following professional employees of PFM will provide the services set forth in this Engagement Letter: Zach Williard, Managing Director; Garrett Moore, Senior Managing Consultant; Patrick Doherty, Analyst; Sarah Bede, Municipal Bond Assistant; Jodie Reams, Municipal Bond Assistant.



PFM may, from time to time, supplement or otherwise amend team members. The Client has the right to request, for any reason, PFM to replace any member of the advisory staff. Should the Client make such a request, PFM will promptly suggest a substitute for approval by the Client.

PFM will maintain insurance coverage with policy limits not less than as stated in Exhibit B. Except to the extent caused by its willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties under this Engagement Letter, PFM shall have no liability to any party under this Engagement Letter.

PFM, its employees, officers and representatives at all times will be independent contractors and will not be deemed to be employees, agents, partners, servants and/or joint venturers of Client by virtue of this Engagement Letter or any actions or services rendered under this Engagement Letter. Nothing in this Engagement Letter is intended or shall be construed to give any person, other than the parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Engagement Letter or any provisions contained herein. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

This Engagement Letter shall be construed, enforced, and administered according to the laws of the Commonwealth of Pennsylvania. PFM and the Client agree that, should a disagreement arise as to the terms or enforcement of any provision of this Engagement Letter, each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

This Engagement Letter represents the entire agreement between Client and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between Client and an affiliate of PFM or a third party referred or introduced by PFM shall not in any way be deemed an amendment or modification of this Engagement Letter. The invalidity in whole or in part of any provision of this Engagement Letter shall not void or affect the validity of any other provision.



Please have an authorized official of the Client sign a copy of this Engagement Letter and return it to us to acknowledge the terms of this engagement. This Engagement Letter may be signed in any number or counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

Sincerely,
PFM FINANCIAL ADVISORS LLC

Zach Williard
Managing Director

Accepted by:

BOROUGH OF MOUNT JOY

Authorized Signature

Mark G. Pugliese
Name

Borough Manager
Title

Date



EXHIBIT A
SCOPE OF SERVICES

Services Related to Debt Transactions (includes short term financings, notes, loans, letters of credit, line of credit and bonds), upon the request of the Client:

- Assist the Client in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the Client with savings.
- Provide special financial services as requested by the Client.
- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with Client's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Attend meetings with Client's staff, consultants and other professionals and the Client.
- Assist the Client in preparing financial presentations for public hearings and/ or referendums.
- Discuss with the Client the method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, as applicable assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the Client.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Assist the Client in the drafting of any Preliminary Official Statement or Official Statement that may be required in connection with the issuance of bonds, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.
- If appropriate, develop credit rating presentation and coordinate with the Client the overall presentation to rating agencies.
- Review underwriter's proposals and submit an analysis of same to the Client.
- Assist the Client in the procurement of other services relating to debt issuance such as printing and paying agent, etc.



- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.
- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the Client's obligation.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the Client and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with Client's staff and other advisors regarding the furnishing of data for offering documents, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.
- As applicable, advise the Client on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise the Client in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Assist the Client's legal and financing team for the closing of the transaction.



EXHIBIT B
INSURANCE



Insurance Statement

PFM Financial Advisors LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains professional liability and fidelity bond coverages which total \$5 million and \$5 million single loss/ \$10 million aggregate, respectively. PFM also carries a \$5 million cyber liability policy.

Our Professional Liability policy is a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision

Cyber Liability \$100,000

General Liability \$0

Professional Liability (E&O) \$200,000

Financial Institution Bond \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O).Lloyds of London; (A; Stable)

.....AXIS Surplus Insurance Company; (A; Stable)

Financial Institution Bond.Berkley Regional Insurance Company; (A+; Stable)

Cyber Liability.Greenwich Insurance Company (A+; Stable)

General Liability.....Valley Forge Insurance Company; (A Stable)

Automobile Liability.Continental Insurance Company; (A Stable)

Excess /Umbrella Liability.....Continental Insurance Company; (A Stable)

Workers Compensation.....Continental Insurance Company; (A Stable)

& Employers Liability



PFMILL-01

JBOLAND2

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/2/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc 32 Old Slip 29th Fl New York, NY 10005	CONTACT NAME: Janice Boland	
	PHONE (A/C, No, Ext): (212) 603-0202	FAX (A/C, No):
INSURED PFM Financial Advisors, LLC 1735 Market Street, 42nd Floor Philadelphia, PA 19103	E-MAIL ADDRESS: Janice.Boland@alliant.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Valley Forge Insurance Company	
	INSURER B: Continental Insurance Company	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	X	X	7018019790	12/7/2022	12/7/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			7018019806	12/7/2022	12/7/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			7018019840	12/7/2022	12/7/2023	EACH OCCURRENCE \$ 20,000,000 AGGREGATE \$ 20,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC718019823	1/1/2023	1/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
General Liability - Additional Insured, Primary and Non-Contributory, Waiver of Subrogation included per written contract or agreement

30 Days Notice of Cancellation / 10 Days Non-Payment

CERTIFICATE HOLDER

CANCELLATION

EVIDENCE OF COVERAGE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/30/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Crystal IBC, LLC 32 Old Slip 29th Fl New York NY 10005	CONTACT NAME: Brian Rozynski PHONE (A/C, No, Ext): 212-504-1882 E-MAIL ADDRESS: brian.rozynski@alliant.com FAX (A/C, No):
INSURED PFM Financial Advisors LLC 1735 Market Street, 42nd Floor Philadelphia PA 19103	INSURER(S) AFFORDING COVERAGE INSURER A: Lloyd's Syndicate 1084 (Chauce) INSURER B: AXIS Surplus Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
License#: BR-1359321 PFMILL-01	NAIC # 0 26620

COVERAGES**CERTIFICATE NUMBER:** 1872411999**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A B	Professional Liability (E&O)			HMPL22-0291 ENN604632	12/7/2022 12/7/2022	12/7/2023 12/7/2023	Limit of Liability: \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of coverage only.

CERTIFICATE HOLDER**CANCELLATION**

To Whom It May Concern

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BOROUGH OF MOUNT JOY
Lancaster County, Pennsylvania
RESOLUTION NO. 2023-16

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF MOUNT JOY,
LANCASTER COUNTY, PENNSYLVANIA, APPOINTING A POSITION WITHIN THE
BOROUGH ORGANIZATION.

WHEREAS, the Borough of Mount Joy has appointed persons to various positions;

WHEREAS, Borough Council acknowledges the departure of service from the Borough's current Auditor;

WHEREAS, Borough Council desires to appoint persons/firms to fill the position;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, as follows:

The Council of the Borough of Mount Joy appoints the following firm to the position for the terms as presented hereinafter:

AUDITOR	BOYER & RITTER, LLC	2-YEARS	TERM TO EXPIRE 1/1/2026
---------	---------------------	---------	-------------------------

DULY ADOPTED this 4th day of December 2023, by the Borough Council of the Borough of Mount Joy in lawful session duly assembled.

Attest: _____
(Assistant) Borough Secretary

Council (Vice) President

[BOROUGH SEAL]



Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

12d

11/28/2023

Mount Joy Borough
Borough Council

RE: Enforcement Action
104 Manheim St
Mount Joy, PA 17552

To the Honorable Members,

The enforcement action against the property stated above that was forwarded to Full Council by the Administrative and Finance Committee is no longer necessary. The property owner complied with the stated 11/26/23 deadline of the most recent Notice of Violation that was issued to them and has sufficiently trimmed the shrubs encroachment onto the public sidewalk.

Respectfully,

X

Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin





Mount Joy Borough Codes Department

21 E Main St, Mount Joy, PA 17552

122

11/28/2023

Mount Joy Borough
Borough Council

RE: Discussion Item
Ordinance Updates
Various Chapter

To The Honorable Members,

At the 11/16/23 Administration and Finance Committee meeting it voted to move to full Council a discussion item on several changes to multiple chapters of the Mount Joy Borough Code, particularly those that affect property maintenance and rentals. These drafts are the product of many months work of myself, Borough Planning Commission, review by the Borough Manager and Police Chief, as well as the Borough Solicitor.

I received the most recent review from the Borough Solicitor on 9/25/23 in a five-page letter. I have addressed most of her comments in the revisions that you have been provided with this memo. I am asking for direction on several items in the ordinance in order to proceed and be able to bring these items to a final draft.

Property Maintenance Violation Tickets:

In the letter to the Borough Manager and myself there is discussion on the use of the Property Maintenance Violation Ticket. The draft submitted to the Borough Solicitor had this enforcement mechanism being employed against snow shoveling (Chapter 232, Article IV), Tree and Shrub Trimming (Chapter 232, Article III), and Chapter 92 Animals, Section 17 related to animal waste and 18 related to animals running at large. According to the letter by the Borough Solicitor it is not possible to use this method of enforcement for these items as it would be using enforcement methods from one chapter against another with different enforcement measures in our code of ordinances.

In the draft presented with this memo, I have removed the references to both Chapter 232 and Chapter 92. I have added sections 302.3.1 Snow and Ice Removal and Section 302.4.1 Trimming of Overhanging Trees and Shrubs to Chapter 195. These new sections very closely reflect what is currently in Chapter 232. The intent of this is to repeal Articles III and IV of Chapter 232 and allow the Property Maintenance Code to enforce these two items. All references to Chapter 92 Animals have been left out.

Short Term Rentals

I have provided with this memo a draft prepared by the Borough Solicitor for adding short term rental to the Zoning Ordinance, Chapter 270. This draft does not reflect the work and drafts that have been previously presented to the Administration and Finance Committee. The draft given by the Borough Solicitor would severely limit the ability the ability of Short-Term Rentals to operate in the Borough, and not allow them in mixed use structures (I.E. a traditional rental and a STR in the same building/structure).

The Borough Solicitor would like to confirm that it is the wish of Council to have this use as a Conditional Use and not a Special Exception. She would like to make sure that Council understand that the hearing must be held within 60 days of the application, or the application is deemed approved, and that Council must provide a written decision in 45 days from the date of the hearing or the application is deemed approved. A Special Exception by the Zoning Hearing Board is effectively the same under the law, the only difference being which body holds the hearing. In either case, if the application meets the stated requirements, the application must be approved, though "reasonable conditions and safeguards" as allowed by the PA MPC are allowed to be added to the decision.

PHONE: 717-653-2300 | EMAIL: ZONING@MOUNTJOYPA.ORG | OFFICE HOURS: MON – FRI, 7AM TO 4PM

Also at issue are several definitions that are in our current Zoning Ordinance that make the Short-Term Rental use a challenge to regulate as desired in the drafts. I have attached the current definitions of "Dwelling" and "Dwelling Unit" to this brief. The issue is the narrow and strict terms in which these items are defined that limit the manner in which Short-Term Rentals may be regulated. These two terms as they currently are adopted do not reflect current understanding of these terms in other zoning ordinances, the building code, and the general everyday use of the terms themselves.

Path Forward

In order to have these ordinances drafted and passed in the near future I need direction from Council on how to proceed with the presented drafts. The Borough Solicitor is presenting a very narrow scope for Short Term Rentals to be allowed to exist in the Borough and has yet to provide any comment on the revisions that have been presented to the regulation of traditional rentals. I do not believe the view of Short-Term Rentals that is being presented by the Solicitor is comparable to what is allowed throughout the Commonwealth, including locally, or is in agreement with the larger understanding of the use.

In order to pass the suggested changes we would be looking at passing four ordinances, to go into effect at the same time:


- Amend Chapter 270 Zoning – change definitions and add uses for Short-Term Rentals
- Repeal and Replace Chapter 195 Property Maintenance
- Create Chapter 205 Rentals
- Repeal Chapter 232, Articles III and IV

The drafts attached to this memo are as follows:

- Revisions to Chapter 195 Property Maintenance (Revision 3: 10/26/23)
- Borough Solicitor proposed draft of Chapter 195
- Draft Chapter 205 Rental Code (Revision 3: 10/27/23)
- Revisions to Chapter 270 Zoning (Revision 1: 10/27/23)
- Borough Solicitor proposed draft of Chapter 270
- Sample Definitions

It is my desire to be able to send these drafts to the Borough Solicitor and have the back ready for adoption at the December Admin and Finance Committee Meeting for Council to be present with the drafts in January or February. In order for that to occur I need guidance on the desire of Council as to whether we move forward with drafts as presented or that we move forward with a narrower view as presented by the Borough Solicitor.

Respectfully,

X 

Duane J Brady Jr, Mount Joy Borough
Codes, Zoning, & Stormwater Admin
Building Code Official #007261
Certified Zoning Officer #C246972

Mount Joy Borough Property Maintenance Code

Chapter 195

195-1 Short Title

This chapter shall be known and may be cited as the Mount Joy Borough Property Maintenance Code.

195-2 Adoption of Property Maintenance Code

To provide for a code of property maintenance regulation for the protection of the public health and welfare, Mount Joy Borough Council hereby adopts as the Property Maintenance Code of Mount Joy Borough the International Code Council, International Property Maintenance Code 2018. All regulations of the IPMC 2018 are adopted and enforceable except as amended in Section 195-3 of this Chapter.

195-3 Amendments

Amendments to the International Property Maintenance Code 2018 shall be as follows:

1. Section 101.1 Title shall be amended by replacing "Name of Jurisdiction" with "Borough of Mount Joy, Lancaster County, Pennsylvania."
2. Section 103.5 Fees shall provide as follows:
"The fees for activities and services performed by the Code Official in carrying out his responsibilities under this Code and for appeals shall be established by resolution or ordinance of Borough Council."
3. Section 106.3 Prosecution of Violation shall provide as follows:
"If the Code Official has served a notice of violation and the notice of violation is not complied with within the time specified in such notice or if the Code Official determines that such notice of violation will have no practical or beneficial effect, the Code Official may commence summary criminal prosecution for such violations notifying the Borough Manager and Borough Council of such action. Additionally, the Code Official may request Borough Council to authorize the Borough Solicitor to institute the appropriate proceeds at law or in equity to correct the violation stated in the notice. If any police officer observes a violation of Section 302 or Section 308 of this Code, in addition to the foregoing, such police officer is hereby empowered to institute summary criminal proceedings against the violator."
4. Section 106.4 Penalties shall provide as follows:
"Any person who violates or permits the violation of any provision of this Code or shall fail to comply with any order of the Code Official shall be liable upon summary conviction therefor to fines and penalties of not less than \$100 nor more than \$1,000 plus all costs of prosecution, including attorneys' fees, which costs, fines, and penalties may be collected as provided by law. Each day that a violation continues and each section of this article which is violated constitutes a separate offense. This Code may also be enforced by an action in equity in the Lancaster Court of Common Pleas."
5. Section 107.1 Notice to person responsible, shall be amended to provide as follows:
"Whenever the Code Official Determines there has been a violation of this code or has grounds to believe that a violation has occurred, the Code Official is authorized to give notice in the manner prescribed in Section 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3"

6. Section 107.3 Method of Service shall provide as follows:
"Service of said notice shall be made upon the owner or occupant of the said premises in any of the following manners: by delivering the same to such owner or occupant personally, by delivering the same to and leaving it with any adult person in charge of the said premises, by affixing the same in a conspicuous position upon said premises, by sending documents to the owner and/or occupant via email with a delivery and read receipt in addition to sending said notice by first class mail addressed to the owner and/or occupant at the last known address. Such procedures shall be deemed the equivalent of personal notice."
7. Section 107.6 Transfer of ownership, shall be amended to add the following at the end of the existing section:
"This section shall be interpreted to comply with applicable Pennsylvania statutes."
8. Insert new Section 107.7 and the included sub-sections which shall provide as follows:
107.7 Property Maintenance Violation Ticket: "The Borough of Mount Joy establishes a Property Maintenance Violation Ticket program to aid in the enforcement of certain violations identified in Section 107.7.1"
107.7.1: "Violations of the following section or provisions of the Mount Joy Borough Code shall be enforceable through a Property Maintenance Violation Ticket:
Section 302.3.1 Snow and Ice Removal
Section 302.4 Weeds
Section 302.4.1 Trimming of overhanging trees and shrubs
Section 302.8.2. Unlicensed, uninspected vehicles
Section 308 Rubbish and Garbage

107.7.2: Issuance and Service of Property Maintenance Tickets
1 "A Property Maintenance Violation Ticket forms shall be approved by Borough Council and may be issued by any Borough Code Enforcement Officer or Police Officer"
2 "Tickets may be issued to the any of the following: property owner, property occupant, or the individual or entity known to have committed the violation"
3 "Remediation or abatement of the violation and payment of the fine set forth in the ticket shall occur within 15 days of the ticket being issued. Failure to pay the ticket or remediate/abate the violation will result in a summary citation being issued through the Magisterial District Justice office with fines and penalties indicated in the enforcement clauses of the applicable Ordinance."
4 "Property Maintenance Violation tickets may be issued upon a warning/advisory letter not being complied with in the time specified by the Code Official and/or as an automatic fine in conjunction with a second offense"
5 "Tickets may be appealed as per Section 111"
9. Insert new Section 107.8 and the included sub-sections which shall provide as follows:
107.8 Performance of work upon noncompliance. In the event the that the owner or occupant of a premise shall refuse or neglect to abate a violation after having been served a notice in accordance with Section 107.3, the Code Official may cause such condition to be remediated and/or removed and the violation corrected, keeping record of all expenses including but not limited to inspections, service of notice, and cost of action to correct conditions in violation. All expenses incurred by the Borough for such action shall be charged to the owner or occupant and charged a 10% administrative fee. If such charges are not paid within 30 days, the Borough Solicitor shall file a municipal claim and/or civil action for such costs and expenses and administrative fee, together with a penalty of 10% of the costs and expenses, and for allowable attorneys' fees, in the manner provided by law for the collection of municipal claims and/or the filing of civil actions.

10. Section 110.3 shall provide as follows:

"Whenever the owner of a property fails to comply with a demolition order within the time period prescribed, the Code Official shall request the Borough Solicitor to institute an action at law or in equity against the property owner to obtain an order authorizing the Code Official to raze and remove such structure or contract for the razing and removal of such structure at the expense of the owner of the property. At the completion of such razing and removal, the Borough Solicitor shall file a municipal claim as a lien against the property in the amount of the Borough's costs plus a penalty of 10% of such costs and for allowable attorneys' fees. The Borough Solicitor may also institute any proceedings at law or in equity to provide for the collection of the Borough's costs and expenses."

11. Section 110.4 shall be deleted in its entirety.

12. Section 111 Mean of Appeal shall provide as follows:

111.1 Application "An appeal against any decision of the Code Official may be taken to Borough Council as follows:

- i. shall be made in writing within 10 business days after such decision has been made
- ii. shall be filed with the Borough Manager.
- iii. shall be accompanied by an appeal fee set by ordinance or resolution of borough Council.
- iv. shall state the grounds of the appeal and if appellant or their representative wishes to appear before Council.

111.1.1 Decisions "Borough Council shall make a prompt decision on any appeal, placing that decision in writing, and providing copies to the Code Official and appellant. Borough Council in its decision may vary or modify any provision of this Code to alleviate any practical difficulties for executing the strict letter of the law to better" observe the spirit of the law, secure public safety, see substantial justice done. Any such modification shall be the minimum necessary in order to grant relief.

13. Section 112.4 shall provide as follows:

"Any party that shall fail to comply with a stop work order shall have committed a violation of this code and shall have all available action under Section 106.3 taken against them."

14. Section 202, General Definitions shall be amended by inserting the following definitions:

- Borough: The Borough of Mount Joy, Lancaster County, Pennsylvania.
- Borough Council: The governing body of the Borough.
- Police Department: The Mount Joy Borough Police Department or any successor Police Department providing police protective services within the Borough.
- Police Officer: A member of the Police Department.
- Weeds: all grasses, annual plants and vegetation, other than trees or shrubs. This term shall not include cultivated flowers and gardens, protected wild flowers and wetlands.
- Vehicle, hazardous: A vehicle, including but not limited to an automobile, bus, van, truck, recreational vehicle or trailer, which: Contains one or more broken windows or one or more missing doors or a missing trunk or hood which allow entry into the vehicle by children or vermin; or Is structurally unstable or supported by blocks, jacks or other devices which may slip or move, presenting a danger to passers-by; or

Is parked upon property in such a manner as to obstruct the vision of drivers or interfere with the free movement of pedestrians or traffic or create a fire hazard.

15. Insert a new Section 301.4 which shall provide as follows

301.4 "Interference with compliance. No person shall take or cause any person to take any action which creates a condition which results in a premises violating any requirement of this Code, including but not limited to the tampering with water service or sewer service or facilities, depositing of rubbish or garbage or any other discarded materials on a premises, removal of fire extinguishers, and blocking exits. Notwithstanding the foregoing, it shall not be a violation of this Code for the supplier of public water service to cease service for nonpayment of water or sewer rates or charges in accordance with applicable laws and procedures."

16. Insert a new Section 302.3.1 which shall provide as follows:

302.3.1 Snow and Ice Removal. The owner and/or occupant of the premises shall be responsible to remove or have removed from all sidewalks and public ways, structures where snow or ice may fall onto a sidewalk or public way, and any fire hydrant fronting their property along the portions of the property that front the public way any accumulation of snow and/or ice within 24 hours of the cessation of the falling or forming of the snow and/or ice. A pathway of not less than 36 inches in width shall be made to provide a clear walking path for the entirety of the sidewalk or public way that fronts the property and a minimum of a 36-inch radius around any fire hydrant measured from the center of the main valve screw. Failure to perform the required snow and or ice removal may result in violations and enforcement action under section(s) 106.3, 107.7, 107.8 or any other applicable enforcement action as allowed by Pennsylvania law.

17. Section 302.4 shall provide as follows:

"All premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches. All noxious weeds shall be prohibited. The Code Official, or any officer is authorized to give notice of a violation in accordance with Section 107.3 and shall direct in such notice that the violation be corrected within 10 days of the issuance of such notice or such other time period as is set forth in the notice. In the event that the notice is not complied within the time period specified in the notice, may result in enforcement action under section(s) 106.3, 107.7, 107.8 or any other applicable enforcement action as allowed by Pennsylvania law."

18. Insert a new Section 302.4.1 which shall provide as follows:

302.4.1 Trimming of overhanging trees and shrubs. The owner and/or occupant of the premises shall be responsible for keeping trimmed all trees and shrubbery upon the property that front a public sidewalk or other public way. There shall be a minimum 14 feet of vertical clear space between the lowest portion of such plant and the street surface, and a minimum 8 feet vertical clear space between the lowest portion of the plant and the surface of the sidewalk. No horizontal extension shall encroach into the public way below the minimum heights listed in this section. Failure to keep plants in accordance with this section may result in violations and enforcement action under section(s) 106.3, 107.7, 107.8 or any other applicable enforcement action as allowed by Pennsylvania law.

19. Section 302.8 shall be amended to provide as follows:

"Except as provided in other regulations, the parking and storage of vehicles, including but not limited to automobiles, buses, vans, trucks, recreational vehicles, and trailers, shall be limited as provided herein.

302.8.1. Licensed and inspected vehicles. Vehicles which have both a current license and a current inspection may be stored upon a premises in accordance with the requirements of the Borough Zoning Ordinance and other applicable ordinances and regulations unless such vehicles are hazardous vehicles as defined herein.

302.8.2. Unlicensed, uninspected vehicles. Vehicles which do not have both a current license and a current inspection may be stored within a completely enclosed structure on any premises. Vehicles which do not have both a current license and a current inspection shall not be stored outside of a completely enclosed structure on a premises for more than 15 days.

302.8.3. Hazardous vehicles. No person who owns a hazardous vehicle shall park, place, deposit or permit the parking, placement or depositing of the hazardous vehicle on any property. No property owner shall permit any hazardous vehicle to remain on a premises. If any hazardous vehicle is parked or placed upon a premises, the Code Official and/or the Police Department shall notify the owner or occupant of the premises of the duty to remove the hazardous vehicle. The Code Official and/or the Police Department shall post upon the hazardous vehicle in a conspicuous place a notice directing the removal of the hazardous vehicle within 10 days. If the hazardous vehicle is not removed, The Code Official and/or the Police Department shall post a second notice on the vehicle and serve a Notice of Violation in accordance with Section 107.3 providing for a time limit of 5 days for the vehicle to be removed. If the owner of the premises fails to remove the vehicle, the Borough may take action to remove the vehicle in the manner provided in Sections 106 and 107 stated herein.

20. A new Section 302.10 shall be added which shall provide as follows:
302.10. Used vehicle parts and tires. No person shall place, deposit or permit the placement or depositing of used vehicle parts or tires outside of an enclosed structure on any property.
21. Section 304.14, Insect screens, shall be amended by inserting "April 1" and "September 30 " into the appropriate places.
22. Section 308, Rubbish and garbage, shall be amended by adding new Sections 308.4 Enforcement
308.4 Enforcement. Enforcement of this section may be conducted by the Code Official or a police officer and action may include any of the action listed under section(s) 106.3, 107.7, 107.8 or any other applicable enforcement action as allowed by Pennsylvania law.
23. Section 507.1, General, shall be amended to provide as follows:
"Drainage of roofs and paved areas, yards, courts, and other open areas on the premises shall not be discharged in a manner which creates a nuisance. No drainage shall not be directed into any drain connecting with any public sewer system, any individual or community sewage disposal system, any cesspool, any absorption area for a sewage disposal system, on to the cartway of a public street, or be discharged in such a matter that water accumulate on the cartway of a public street."
24. Section 602.3, Heat supply, shall be amended by inserting "October 1" and "April 30" into the appropriate places.
25. Section 602.4, Occupiable workspaces, shall be amended by inserting "October 1" and "April 30" into the appropriate places.
26. Appendix A Boarding Standards shall be adopted in whole

BOROUGH OF MOUNT JOY

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MOUNT JOY BOROUGH CODE OF ORDINANCES TO AMEND AND RESTATE CHAPTER 195, PROPERTY MAINTENANCE.

BE AND IT IS HEREBY ORDAINED AND ENACTED by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, as follows:

Section 1. The Mount Joy Borough Code of Ordinances, Chapter 195, Property Maintenance, shall be restated in its entirety to provide as follows:

**CHAPTER 195
PROPERTY MAINTENANCE**

§195-1. Short Title.

This chapter shall be known and may be cited as the Mount Joy Borough Property Maintenance Code.

§195-2. Adoption of Property Maintenance Code.

To provide for a code of property maintenance regulation for the protection of the public health and welfare, Mount Joy Borough Council hereby adopts as the Property Maintenance Code of Mount Joy Borough the International Code Council, International Property Maintenance Code/2018. All regulations of the International Property Maintenance Code/2018 are adopted and enforceable except as amended in Section 195-3 of this Chapter.

§195-3. Deletions, Additions, and Insertions.

Changes from the International Property Maintenance Code/2018 to the Mount Joy Borough Property Maintenance Code shall be as follows:

- A. Section 101.1 Title shall be amended by replacing Name of Jurisdiction with Borough of Mount Joy, Lancaster County, Pennsylvania.
- B. Section 103.5 Fees shall provide as follows:

The fees for activities and services performed by the Code Official in carrying out his responsibilities under this Code and for appeals shall be established by resolution or ordinance of Borough Council.

C. Section 106.3 Prosecution of Violation shall provide as follows:

If the Code Official has served a notice of violation and the notice of violation is not complied with within the time specified in such notice, or if the Code Official determines that there is insufficient time to serve a notice of violation or that such notice of violation will have no practical or beneficial effect, the Code Official may commence summary criminal prosecution for such violations and/or shall notify Borough Council of the violation and shall request Borough Council to authorize the Borough Solicitor to institute the appropriate proceedings at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this Code or any order or direction made pursuant thereto. If the Code Official institutes summary criminal proceedings, the Code Official shall notify the Borough Manager and Borough Council. If police officer observes a violation of Section 302 or Section 308 of this Code, in addition to the foregoing, such or police officer is hereby empowered to institute summary criminal proceedings against the violator.

D. Section 106.4 Penalties shall provide as follows:

Any person who shall violate a provision of this Code; or who shall fail to comply with any of the requirements thereof; or who shall use, maintain or alter a lot, building or structure in violation of any approved plan or directive of the Code Official or of any order, permit or certificate issued under the provisions of this Code; or who shall violate any order of the Code Official; or who shall fail to remedy or who shall negligently or improperly remedy any health hazard; or who shall fail to completely implement a plan to remedy a health hazard which has been reviewed and approved by the Code Official shall be liable upon summary conviction therefor to fines and penalties of (a) not less than \$100 nor more than \$1,000 plus all costs of prosecution for a first offense, (b) not less than \$200 nor more than \$1,000 plus all costs of prosecution for a second offense, and (c) not less than \$300 nor more than \$1,000 plus all costs of prosecution for a third or subsequent offense, which fines and penalties may be collected as provided by law. Costs of prosecution shall include the Borough's attorneys' fees as authorized by Section 3321(a)(5) of the Borough Code. All fines and penalties collected for violation of this Code shall be paid over to the Borough Treasurer. Each day that a violation continues and each section of this Code which is violated shall be deemed a separate offense. This Code may also be enforced by an action in equity brought in the Lancaster County Court of Common Pleas.

E. Section 107.1, Notice to person responsible, shall be amended to provide as follows:

107.1. Notice to person responsible. Whenever the Code Official determines there has been a violation of this code or has grounds to believe that a violation has occurred, the Code Official is authorized to give notice in the manner prescribed in Sections 107.2 and 107.3 to be person responsible for the violation as specified in this code. Notices for

condemnation procedures shall also comply with Section 108.3.

F. Section 107.3 Method of Service shall provide as follows:

Service of said notice shall be made upon the owner or occupant of the said premises in any of the following manners: by delivering the same to such owner or occupant personally, by delivering the same to and leaving it with any adult person in charge of the said premises, by affixing the same in a conspicuous position upon said premises, by sending said notice by certified or registered mail addressed to the owner at the last known address with return receipt requested. Such procedures shall be deemed the equivalent of personal notice.

G. Section 107.6, Transfer of ownership, shall be amended to add the following at the end of the existing Section:

This Section shall be interpreted to comply with applicable Pennsylvania statutes.

H. Insert new Section 107.7 and the included sub-sections and a new Section 107.8 which shall provide as follows:

107.7. Property Maintenance Violation Ticket: The Borough of Mount Joy establishes a Property Maintenance Violation Ticket program to aid in the enforcement of certain violations identified in Section 107.7.1.

107.7.1: Violations of the following section or provisions of the Mount Joy Borough Code shall be enforceable through a Property Maintenance Violation Ticket:

Section 302.4 Weeds.

Section 302.8.2. Unlicensed, uninspected vehicles.

302.8.3. Hazardous vehicles.

Section 308 Rubbish and Garbage.

107.7.2: Issuance and Service of Property Maintenance Tickets.

1. A Property Maintenance Violation Ticket forms shall be approved by Borough Council and may be issued by any Borough Code Enforcement Officer or Police Officer.
2. Property Maintenance Violation Tickets may be issued to the any of the following: property owner, property occupant, or the individual or entity known to have committed the violation.
3. Remediation or abatement of the violation and payment of the fine set forth in the Property Maintenance Violation Ticket shall occur within 15 days of the Property Maintenance Violation Ticket being issued. Failure to pay the Property Maintenance Violation Ticket or remediate/abate the violation may result in institution of summary criminal proceedings.

4. Property Maintenance Violation Tickets may be issued upon a failure to comply with a warning/advisory letter within the time specified by the Code Official and/or in conjunction with a second or greater offense.
5. Property Maintenance Violation Tickets may be appealed as per Section 111.

107.8. Performance of work upon noncompliance.

In the event the that the owner or occupant of a premises shall refuse or neglect to abate a violation after having been served a notice in accordance with Section 107.3, the Code Official may cause such condition to be remediated and/or removed and the violation corrected, keeping record of all expenses including but not limited to inspections, service of notice, and cost of action to correct conditions in violation. All expenses incurred by the Borough for such action shall be charged to the owner or occupant and charged a 10% administrative fee. If such charges are not paid within 30 days, the Borough Solicitor shall file a municipal claim and/or civil action for such costs and expenses and administrative fee, together with a penalty of 10% of the costs and expenses, and for allowable attorneys' fees, in the manner provided by law for the collection of municipal claims and/or the filing of civil actions.

I. Section 110.3 shall provide as follows:

Whenever the owner of a property fails to comply with a demolition order within the time period prescribed, the Code Official shall request the Borough Solicitor to institute an action at law or in equity against the property owner to obtain an order authorizing the Code Official to raze and remove such structure or contract for the razing and removal of such structure at the expense of the owner of the property. At the completion of such razing and removal, the Borough Solicitor shall file a municipal claim as a lien against the property in the amount of the Borough's costs plus a penalty of 10% of such costs and for allowable attorneys' fees. The Borough Solicitor may also institute any proceedings at law or in equity to provide for the collection of the Borough's costs and expenses.

J. Section 110.4 shall be deleted in its entirety.

K. Section 111, Means of Appeal, shall provide as follows:

111.1. Application. An appeal from any decision of the Code Official may be taken to Borough Council as follows. The appeal shall be made in writing within 10 business days after such decision has been made. The appeal shall be filed with the Borough Manager and shall be accompanied by an appeal fee set by ordinance or resolution of Borough Council. The appeal shall state the grounds of the appeal and if appellant or their representative wishes to appear before Council.

111.1.1 Decisions. Borough Council shall make a prompt decision on any appeal, placing that decision in writing, and providing copies to the Code Official and appellant. Borough Council in its decision may vary or modify any provision of this Code to alleviate any practical difficulties for executing the strict letter of the law to better observe the spirit of the law, secure public safety, see substantial justice done. Any such modification shall be the minimum necessary in order to grant relief.

- L. Section 112.4 shall provide as follows:

Section 112.4. Any party that shall fail to comply with a stop work order shall have committed a violation of this code and shall have all available action under Section 106.3 taken against them.

- M. Section 202, General Definitions, shall be amended by inserting the following definitions:

Borough: The Borough of Mount Joy, Lancaster County, Pennsylvania.

Borough Council: The governing body of the Borough.

Police Department: The Mount Joy Borough Police Department or any successor Police Department providing police protective services within the Borough.

Police Officer: A member of the Police Department.

Weeds: all grasses, annual plants and vegetation, other than trees or shrubs. This term shall not include cultivated flowers and gardens, protected wild flowers and wetlands.

Vehicle, hazardous: A vehicle, including but not limited to an automobile, bus, van, truck, recreational vehicle or trailer, which:

1. Contains one or more broken windows or one or more missing doors or a missing trunk or hood which allow entry into the vehicle by children or vermin; or
2. Is structurally unstable or supported by blocks, jacks or other devices which may slip or move, presenting a danger to passers-by; or
3. Is parked upon property in such a manner as to obstruct the vision of drivers or interfere with the free movement of pedestrians or traffic or create a fire hazard.

- N. Insert a new Section 301.4 which shall provide as follows:

301.4. Interference with compliance. No person shall take or cause any person to take any action which creates a condition which results in a premises violating any requirement of this Code, including but not limited to the tampering with water service or sewer service or facilities, depositing of rubbish or garbage or any other discarded materials on a premises, removal of fire extinguishers, and blocking exits. Notwithstanding the

foregoing, it shall not be a violation of this Code for the supplier of public water service to cease service for nonpayment of water or sewer rates or charges in accordance with applicable laws and procedures.

O. Section 302.4 shall provide as follows:

302.4. Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of six inches. All noxious weeds shall be prohibited. Borough Council, the Code Official, or any officer or employee of the Borough designated to enforce this provision is authorized to give notice of a violation in accordance with Section 107.3 and shall direct in such notice that the violation be corrected within 10 days of the issuance of such notice or such other time period as is set forth in the notice. In the event that the notice is not complied within the time period specified in the notice, Borough authorities may take action to correct such violation, and pursue payment of the cost of such action with a 10% penalty and allowable attorneys' fees by the property owner in such manner as provided by law. If a second offense by the same property or party of this section occurs in a calendar year, no additional notice is required to be given and any corrective action described herein may be taken. The Code Official or any police officer shall be authorized to pursue summary criminal proceedings pursuant to section 106.3.

P. Section 302.8 shall be amended to provide as follows:

302.8. Vehicles. Except as provided in other regulations, the parking and storage of vehicles, including but not limited to automobiles, buses, vans, trucks, recreational vehicles, and trailers, shall be limited as provided herein.

302.8.1. Licensed and inspected vehicles. Vehicles which have both a current license and a current inspection may be stored upon a premises in accordance with the requirements of the Borough Zoning Ordinance and other applicable ordinances and regulations unless such vehicles are hazardous vehicles as defined herein.

302.8.2. Unlicensed, uninspected vehicles. Vehicles which do not have both a current license and a current inspection may be stored within a completely enclosed structure on any premises. Vehicles which do not have both a current license and a current inspection shall not be stored outside of a completely enclosed structure on a premises for more than 15 days.

302.8.3. Hazardous vehicles. No person who owns a hazardous vehicle shall park, place, deposit or permit the parking, placement or depositing of the hazardous vehicle on any property. No property owner shall permit any hazardous vehicle to remain on a premises. If any hazardous vehicle is parked or placed upon a premises, the Code Official and/or the Police Department shall notify the owner or occupant of the premises of the duty to remove the hazardous vehicle. The Code Official and/or the Police Department shall post upon the hazardous vehicle in a conspicuous place a notice directing the removal of the hazardous vehicle within 10 days. Should the vehicle not be removed, the Code Official and/or the Police Department shall serve a second notice which shall be in writing and shall provide

a time limit not to exceed five (5) business days within which the hazardous vehicle has to be removed. Said notice shall be served as provided in Section 107.3 herein and shall additionally be posted upon the hazardous vehicle. If the owner of the premises fails to remove the hazardous vehicle, the Township may take action to abate the health and/or safety hazard resulting from the hazardous vehicle in the manner provided in Sections 106 and 107 herein.

- Q. A new Section 302.10 shall be added which shall provide as follows:

302.10. Used vehicle parts and tires. No person shall place, deposit or permit the placement or depositing of used vehicle parts or tires outside of an enclosed structure on any property.

- R. Section 304.14, Insect screens, shall be amended by inserting "April 1" and "September 30" into the appropriate places.

- S. Section 308, Rubbish and garbage, shall be amended by adding new Sections 308.4, Notice of violation, and 308.5, Enforcement, which shall provide as follows:

308.4. Notice of Violation. Borough Council, the Code Official, or any officer or employee of the Borough designated to enforce this provision is authorized to give notice of a violation in accordance with Section 107.3 directing and requiring such owner to remove such accumulations of rubbish or garbage so as to conform to the requirements of this Code, within five days after the issuance of such notice.

308.5. Enforcement In the event that the notice is not complied within the time period specified in the notice, Borough authorities may take action to correct such violation, and pursue payment of the cost of such action with a 10% penalty and allowable attorney's fees by the property owner in such manner as provided by law. If a second offense by the same property or party of this section occurs in a calendar year, no additional notice is required to be given and any corrective action described herein may be taken. The Code Official or any police officer shall be authorized to pursue summary criminal proceedings pursuant to Section 106.3.

- T. Section 507.1, General, shall be amended to provide as follows:

507.1. General. Drainage of roofs and paved areas, yards, courts, and other open areas on the premises shall not be discharged in a manner which creates a nuisance. No drainage shall not be directed into any drain connecting with any public sewer system, any individual or community sewage disposal system, any cesspool, any absorption area for a sewage disposal system, on to the cartway of a public street, or be discharged in such a matter that water accumulate on the cartway of a public street.

- U. Section 602.3, Heat supply, shall be amended by inserting "October 1" and "April 30" into the appropriate places.

V. Section 602.4, Occupiable workspaces, shall be amended by inserting "October 1" and "April 30" into the appropriate places.

W. Appendix A Boarding Standards shall be adopted in whole.

Section 2. All other sections, parts and provisions of the Mount Joy Borough Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this ____ day of _____, 2023, by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MOUNT JOY
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this ____ day of _____, 2023.

By: _____
Mayor

Mount Joy Borough Rental Code

Chapter #: 205(?)

Article 1 Administration and Enforcement

#-1 Title:

This chapter shall be known and cited as the Mount Joy Borough Rental Code

#-2 Applicability:

This chapter shall apply throughout the Borough of Mount Joy. Any activity regulated by this chapter shall only occur in such a way that conforms with the regulations of this chapter.

#-3 Purpose:

The purpose of this chapter is to promote and protect the public health, safety, and welfare of the citizens and community of Mount Joy Borough. To encourage proper maintenance and use of rental properties, improve the quality of rental housing, and establish rights and obligations of owners and occupants of rental units within the Borough.

#-4 Enforcement:

This section shall outline the methods and procedures for enforcement of this chapter.

- A. Enforcement Authority: The party responsible for the enforcement of this chapter shall be the Borough Code Enforcement Officer. Any authority granted to any other party stated in any section of this chapter or any referenced chapter of the Mount Joy Borough Code shall retain the ability to enforce any provision for which they have been granted responsibility as it pertains to this chapter. This chapter shall be bound by all portions of the Mount Joy Borough Code including but not limited to those stated herein and any enforcement mechanisms as specified therein:
 - Chapter 136: Fire Prevention
 - Chapter 195: Property Maintenance
 - Chapter 270: Zoning
- B. Notice and Prosecution of Violations:

In the event of a violation of this chapter the Code Official shall contact the property owner in writing to notify them of the violation. If the initial notification is not responded to in the time outlined by the Code Official and/or evidentiary proof of a violation exists. The Code Official shall issue a Notice of Violation outlining the violation, remedies, and penalties for noncompliance, and deliver it to the owner, occupant, and manager, if applicable, personally, by delivering the same to and leaving it with any adult person in charge of the said premises, by affixing the same in a conspicuous position upon said premises, by sending documents to the owner and/or occupant via email with a delivery and read receipt in addition to sending said notice by first class mail addressed to the owner, occupant, and manager, if applicable, at the last known address. Such procedures shall be deemed the equivalent of personal notice.

If the Code Official has served a notice of violation and the notice of violation is not complied with within the time specified in such notice or if the Code Official determines that such notice of violation will have no practical or beneficial effect, the Code Official may commence summary criminal prosecution for such violations notifying the Borough Manager and Borough Council of such action. Additionally, the Code Official may request Borough Council to authorize the Borough Solicitor to institute the appropriate proceeds at law or in equity to correct the violation stated in the notice.

- C. Penalties: Any person who shall violate a provision of this Code, shall fail to comply with any requirements thereof, or shall fail to comply with any order of the Code Official shall be liable upon summary conviction therefor to fines and penalties of not less than \$100 nor more than \$1,000 plus all costs of prosecution, which fines and penalties may be collected as provided by law. Costs of prosecution shall include the Borough's attorneys' fees as authorized by Section 3321(a)(5) of the Borough Code. All fines and penalties collected for violation of this Code shall be paid to the Borough Treasurer. Each day that a violation continues and each section of this Code which is violated shall be deemed a separate offense.

#-5 Interpretations and Appeals:

- A. The provisions of this chapter are in addition to any other applicable Borough ordinance. The Code Official shall apply a literal interpretation to this chapter.
- B. An appeal against any decision of the Code Official may be taken to Borough Council as follows:
shall be made in writing within 10 business days after such decision has been made
shall be filed with the Borough Manager.
shall be accompanied by an appeal fee set by ordinance or resolution of borough Council.
shall state the grounds of the appeal and if appellant or their representative wishes to appear before Council.

Borough Council shall make a prompt decision on any appeal, placing that decision in writing, and providing copies to the Code Official and appellant. Borough Council in its decision may vary or modify any provision of this Code to alleviate any practical difficulties for executing the strict letter of the law to better observe the spirit of the law, secure public safety, see substantial justice done. Any such modification shall be the minimum necessary in order to grant relief.

Article 2: Terminology

#-6 Word Usage

Unless stated otherwise, the singular shall also regulate the plural, the present tense shall include the future tense, and the masculine shall include the feminine, and vice versa. Any word or term not defined in this chapter shall have its plain and ordinary meaning within the context of the section. A standard reference dictionary should be consulted. References to codes, ordinances, resolutions, standards, regulations, statutes, documents, lists, governmental bodies, commissions or agencies or officials are to codes, ordinances, resolutions, standards, regulations, statutes, documents, lists, governmental bodies, commissions or agencies or officials of the Borough or of the Commonwealth of Pennsylvania as in effect or office from time to time, including amendments thereto or revisions or successors thereof, unless the text indicates another reference is intended.

#-7 Definitions

When used in this chapter, the following words, terms, and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

- Bedroom: As defined and described in Chapter 195 Property Maintenance
- Borough: Borough of Mount Joy, Lancaster County, Pennsylvania.
- Code: Any law or ordinance in effect in the Borough, specifically including Chapter 116, Curfew, Chapter 130, Firearms, Chapter 170, Noise, Chapter 195, Property Maintenance, and Chapter 200, Public Property, of the Code of Ordinances.
- Code Official: The person appointed by Borough Council to enforce Borough Ordinances
- Conditional Use - As defined and specified in the PA Municipalities Planning Code, as amended.

- **Disruptive Conduct:** An act by an occupant of a rental unit or by a person present at a rental unit involving public drunkenness, consumption of alcoholic beverage in public, public urination or defecation, the unlawful deposit of trash or litter on public or private property, damage to or destruction of public or private property, the obstruction of public roads, streets, highways or sidewalks, interference with emergency or police services, use of profane or obscene language or gestures, indecent exposure, fighting or quarrelling, or any other act defined as "disorderly conduct" in the Pennsylvania Crimes Code or any act prohibited in Chapter 116: Curfew, Chapter 130: Firearms, Chapter 170: Noise, or Chapter 200: Public Property, of the Borough Code of Ordinances, or which otherwise injures or endangers the health, safety or welfare of the residents of the Borough residing in the neighborhood or vicinity of the gathering. It is not necessary that such conduct, action, incident or behavior constitute a criminal offense nor that criminal charges be filed against any person in order for said person to have perpetrated, caused or permitted the commission of disruptive conduct, as defined herein; provided, however, that no disruptive conduct shall be deemed to have occurred unless a police officer shall investigate and make a determination that such did occur, and keep written records, including a disruptive conduct report, of such occurrences. The occupant and the owner and, if applicable, the manager shall be notified of any such occurrences, in writing. The definition of disruptive conduct shall be interpreted in accordance with Section 304 of the General Local Government Code as added by Act 200 of 2014.
- **Disruptive Conduct Report:** A written report of disruptive conduct to be completed by a Police Officer who actually investigates an alleged incident of disruptive conduct, and which shall be maintained by the Code Official.
- **Dwelling Unit:** As defined in Chapter 270 Zoning
- **Family:** As defined in Chapter 270 Zoning
- **Family Member of the First Degree:** an individual's parents (by birth or adoption), siblings (by birth or adoption), and/or children (by birth or adoption)
- **Landlord:** A person or entity who owns or manages and who leases or offers for lease rental units to occupants for consideration, monetary or otherwise.
- **Manager:** A person retained by an owner to be responsible for one or more residential rental units within the Borough.
- **Occupant:** Any person living and/or sleeping in a rental unit or having possession of a rental unit.
- **Owner:** The person who holds recorded title and/or the equitable owner under an agreement of sale of a property upon which a rental unit is erected or maintained. If more than one person owns the rental unit as joint tenants, tenants in common, tenants by the entireties, or tenants in co-partnership, each such person shall be considered an owner and shall have all of the duties of an owner under this chapter.
- **Police Department:** The Mount Joy Borough Police Department or any successor Police Department providing police protective services within the Borough.
- **Police Officer:** A member of the Police Department.
- **Residential Occupancy:** As defined in Chapter 270 Zoning
- **Rental Unit:** (i) a dwelling unit let for rent or lease, (ii) a dwelling unit occupied by anyone other than owner or family member of the first degree of the owner. (iii) Any dwelling type or portion of a dwelling type as defined in Section 270-32 Zoning, Definitions that is lent for rent, lease, or hire.
- **Residential Rental Unit:** A rental unit being used as a residential occupancy under a rental or lease agreement, or under a lease purchase agreement
- **Short Term Rental Unit:** a dwelling unit being used as a transient occupancy and meeting the requirements of this Chapter
- **Tenant:** The person or entity listed on a rental or lease agreement who occupies or possesses real estate that belongs to a landlord.
- **Transient Occupancy:** As defined in Chapter 270 Zoning

Article 3: Residential Rental Units

#-8 General Regulations

- A) Residential rental units as defined in this chapter shall be subject to the following provisions:
1. Shall provide at least one fire extinguisher, minimum UL rating of 2A-10B:C, ABC Dry Chemical, to be placed in the kitchen or in close proximity to the kitchen, either under the kitchen sink or on a wall-mounted bracket
 2. Shall install and maintain smoke detectors in the manner provided in Chapter 195 Property Maintenance
 3. Shall install and maintain carbon monoxide detectors in the manner provided in Chapter 195 Property Maintenance
- B) Requirement to Permit:
1. All owners or landlords shall obtain a permit from the Code Official, on an annual basis, for each rental unit. Annual permits shall be valid for the period of January 1 to December 31. Failure to obtain a permit for any residential rental unit shall be a violation of this chapter.
 2. The owner or landlord of the residential rental units shall pay the annual permit fee set by resolution or ordinance of Borough Council upon application for the annual permit for such residential rental unit.
 3. The Code Official shall deny and may revoke a permit for a residential rental unit under the following conditions:
 - a. If the owner or landlord does not provide the name, address, phone number, and email of a manager as required by this chapter.
 - b. Does not pay the annual permit fee.
 - c. Is not current on real estate taxes, sewer and water fees, and trash collection fees for the residential rental unit,
 - d. Does not correct a code violation within the time frame cited by the Code Official
 - e. Has not complied with the disruptive conduct provisions of this Chapter.
 4. Any person wishing to waive the requirement to permit due to occupancy by a family member of the first degree shall submit to the Code Official an affidavit stating the relationship to the occupant and requesting the relief from the permitting requirement.
- C) Inspections:
1. All residential rental units shall be subject to inspection by the Code Official on the following basis: every four years of occupancy, if a complaint concerning the residential rental unit is received, if the Code Official otherwise determines or has reasonable suspicion that a violation of this Code may exist. The landlord of each residential rental unit shall make suitable arrangements with the Code Official for such inspections.

#-9 Owners:

- A) It shall be the duty of every owner to:
1. Keep and maintain all rental units in compliance with all applicable codes, ordinances and provisions of all applicable federal, state, and local laws and regulations, including but not limited to Chapter 270, Zoning, and Chapter 195, Property Maintenance.
 2. Keep and maintain all premises in good and safe condition.
 3. Be aware of, and act to eliminate disruptive conduct in all rental units.
 4. Employ policies to and actually manage rental units under his/her control in compliance with the provisions of this chapter, Borough ordinances and all applicable federal, state, and local laws and regulations.
 5. Pay or ensure payment of all real estate taxes, ensure that sewer rates, trash collection fees, and vital utilities are provided, and fees paid.

6. Provide each tenant with a disclosure statement containing the requirements of this chapter, including the provisions relating to disruptive conduct. Providing a copy of this chapter to each tenant will satisfy this requirement.
 7. Take all actions necessary to ensure that each rental unit is occupied by only one family.
 8. Require a written rental agreement for each rental unit which shall include the names of all permitted occupants.
 9. Post a notice which includes at a minimum the name, mailing address and telephone number of the owner and/or manager; the evenings on which refuse and recycling are to be placed curbside for collection if the rental unit is provided with refuse and recycling collection by the Borough's contractor; telephone number to call to register complaints regarding the physical condition of the rental unit; and telephone number for emergency police, fire and medical services.
- B) No rental license shall be issued to any owner residing outside of 15 aerial miles of Mount Joy Borough limits unless the owner provides the Code Official with the name, mailing address, telephone number, and email address of a manager residing or working within 15 aerial miles of Mount Joy Borough limits, authorized to accept service of process on behalf of the owner. For the purpose of this chapter, a PO Box or similar delivery point is not acceptable for the manager's address. This designation shall not be valid unless a signed affidavit by the owner and the manager designated to act on behalf of the owner is provided to the Code Official. The owner shall notify the Code Official within 30 days of any change in manager.

#-10 Landlords:

- A) Each landlord who owns, rents, or has available one or more rental units shall submit to the Code Official, on a form provided by the Code Official, the following information:
1. The number of rental units owned by an owner located within the Borough.
 2. The complete address of each such rental unit and a description of the rental unit.
 3. Whether or not a residential rental unit is occupied and, if so occupied, the names of all of the occupants of the residential rental unit, specifying whether each such occupant is over 18 years of age.
 4. The name, address, phone number and e-mail address of the owner and the name, address, phone number and e-mail address of the manager if the owner is required to appoint a manager by Section 9.B of this chapter. If the owner is required to appoint a manager by Section 9.B of this chapter, the owner and the manager shall sign an affidavit by which the owner designates that manager and authorizes the manager to accept service of notices from the Borough. For the purposes of this chapter a PO Box or similar delivery point will not be accepted as a valid address
 5. Keep and maintain every rental unit in their responsibility and control in accordance with Section 9.A of this chapter.
- B) Any person who becomes a landlord and who owns, rents, or has available one or more rental units shall submit to the Code Official, on a form provided by the Code Official, within 30 days thereafter, the information set forth in Section 10.A
- C) Each time there is a change in the occupancy of a residential rental unit, the landlord shall submit to the Code Official, on a form provided by the Code Official, within 30 days thereafter, the information set forth in Section 10.A.3 above. A change in occupancy shall include the residential rental unit becoming vacant.

#-11 Managers:

- A) Any person or entity appointed to fulfill the requirements of Section 9.B of this chapter shall be bound by the obligations and responsibilities as set forth in Section 10 of this chapter.
- B) Any person or entity appointed to fulfill the requirements of Section 9.B of this chapter shall acquire on an annual basis a license to operate as a Manager for rental units in the Borough. This license shall be a fee as adopted by ordinance or resolution of Council on an annual basis.
 - 1. Any manager with a property involved in a disruptive conduct report or a violation for any other offense of Borough Code filed by the Code Official shall have their license revoked for twelve months under the following conditions:
 - a. A single property acquires 3 or more violations within a 3-month period.
 - b. 5 or more properties under the manager's control acquire 5 or more violations in a 3-month period.
 - 2. The revocation of the license may be appealed as outlined in section 5 of this chapter.
- C) A tenant or occupant may not be appointed as the manager to fulfill the requirements of Section 9.B

#-12 Tenants and Occupants:

- A) Each occupant of a rental unit shall have the following duties.
 - 1. Comply with all obligations of this Chapter and all applicable codes and Borough ordinances, as well as all applicable federal, state, and local laws and regulations.
 - 2. Conduct himself/herself and require other persons, including, but not limited to, guests on the premises and within their rental unit with their consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by people occupying the same.
 - 3. Not engage in, nor tolerate, nor permit others on the premises to cause damage to the rental unit or engage in disruptive conduct, or other violations of this Chapter, Codes, or applicable federal, state, and local laws and regulations.
 - 4. Use the trash and recyclable collection services provided by the owner.
 - 5. Use the rental unit for no purpose other than as a residence.
 - 6. Maintain the rental unit in a manner meeting all requirements for occupants of structures set forth in Chapter 195, Property Maintenance.
 - 7. Allow the Code Official to inspect the rental unit in accordance with this Chapter at reasonable times.
 - 8. Not allow persons other than those identified on the lease to reside in the rental unit.
 - 9. Not allow the rental unit to be occupied by more than one family.
 - 10. Not permit the possession of, serving to, or consumption of alcohol or other controlled substance by underage persons.

Article 4: Short Term Rentals

#-13 Short Term Rentals

- A) Short term rentals as defined in this chapter shall be subject to the following provisions:
 - 1. Shall be permitted as allowed by Chapter 270 Zoning
 - 2. Shall limit use to 5 or fewer bedrooms at any given time.
 - 3. Shall limit each bedroom to a total of 3 occupants
 - 4. Shall limit the making of reservations to a primary tenant over the age of 25.
 - 5. Shall limit the reservation to no more than 30 nights per tenant or group.
 - 6. Shall provide at least 1 off-street parking spot per bedroom that is rented.

7. Shall provide at least one fire extinguisher, minimum UL rating of 2A-10B:C, ABC Dry Chemical, to be placed in the kitchen or in close proximity to the kitchen, either under the kitchen sink or on a wall-mounted bracket
8. Shall install and maintain smoke detectors in the manner provided in Chapter 195 Property Maintenance
9. Shall install and maintain carbon monoxide detectors in the manner provided in Chapter 195 Property Maintenance
10. Shall erect a placard showing the floor plan and approved exit routes on the interior of the front door or other location approved by the Code Official
11. Any modification to the above or additional conditions applied by Borough Council as part of the Conditional Use Hearing

B) Requirement to permit:

1. All owners or landlords shall obtain a rental license from the Code Official, on an annual basis, for each rental unit. Annual licenses shall be valid for the period of January 1 to December 31. Failure to obtain a license for any rental unit shall be a violation of this chapter.
2. The owner or landlord of the rental units shall pay the annual permit fee set by resolution or ordinance of Borough Council upon application for the annual permit for such rental unit.
3. The Code Official shall deny and may revoke a permit for a rental unit under the following conditions:
 - a. If the owner or landlord does not provide the name, address, phone number and email address of a manager as required by this chapter.
 - b. Does not pay the annual license fee.
 - c. Does not provide a calendar for operation of the rental unit.
 - d. Does not provide a list of sites or methods for listing the rental unit.
 - e. Does not provide the number of bedrooms to be rented.
 - f. Is not current on real estate and hotel taxes, sewer and water fees, trash collection fees for the rental unit,
 - g. Does not correct a code violation within the time frame cited by the Code Official
 - h. Has not complied with the disruptive conduct provisions of this Chapter.

C) Inspections:

1. All short-term rental units shall be subject to inspection by the Code Official on a bi-annual basis, if a complaint concerning the short-term rental unit is received, or if the Code Official otherwise determines or has reasonable suspicion that a violation of this Code may exist. The landlord of each short-term rental unit shall make suitable arrangements with the Code Official for such inspections.

#-14 Owners:

A) It shall be the duty of every owner to:

1. Keep and maintain all rental units in compliance with all applicable codes, ordinances and provisions of all applicable federal, state, and local laws and regulations, including but not limited to Chapter 270, Zoning, and Chapter 195, Property Maintenance.
2. Keep and maintain all premises in good and safe condition.
3. Be aware of, and act to eliminate disruptive conduct in all rental units.
4. Employ policies to and actually manage rental units under his/her control in compliance with the provisions of this chapter, Borough ordinances and all applicable federal, state, and local laws and regulations.
5. Pay or ensure payment of all real estate and hotel taxes, ensure that sewer rates, trash collection fees, and vital utilities are provided, and fees paid.

6. Provide in each rental unit a disclosure statement containing the requirements of this chapter, including the provisions relating to disruptive conduct. Disclosure shall be clearly posted in the rental unit.
 7. Take all actions necessary to ensure that each rental unit is occupied by only the maximum number of occupants.
 8. List rental units only with reputable sites or other method of listing and provide Borough with a list per section #-13.
 9. Post a notice which includes at a minimum the name, mailing address and telephone number of the owner and/or manager; the evenings on which refuse and recycling are to be placed curbside for collection if the rental unit is provided with refuse and recycling collection by the Borough's contractor; telephone number to call to register complaints regarding the physical condition of the rental unit; and telephone number for emergency police, fire and medical services.
- B) No rental license shall be issued to any owner residing outside of 15 aerial miles of Mount Joy Borough limits unless the owner provides the Code Official with the name, mailing address, telephone number, and email address of a manager residing or working within 15 aerial miles of Mount Joy Borough limits, authorized to accept service of process on behalf of the owner. For the purpose of this chapter, a PO Box or similar delivery point is not acceptable for the manager's address. This designation shall not be valid unless a signed affidavit by the owner and the manager designated to act on behalf of the owner is provided to the Code Official. The owner shall notify the Code Official within 30 days of any change in manager.

#-15 Landlords:

- A) Each landlord who owns, rents, or has available one or more rental units shall submit to the Code Official, on a form provided by the Code Official, the following information:
1. The number of rental units owned by an owner located within the Borough.
 2. The complete address of each such rental unit and a description of the rental unit.
 3. The name, address, phone number and e-mail address of the owner and the name, address, phone number and e-mail address of the manager if the owner is required to appoint a manager by Section 9.B of this chapter. If the owner is required to appoint a manager by Section 9.B of this chapter, the owner and the manager shall sign a statement by which the owner designates that manager and authorizes the manager to accept service of notices from the Borough. For the purposes of this chapter a PO Box or similar delivery point will not be accepted as a valid address
 4. Keep and maintain every rental unit in their responsibility and control in accordance with Section 14.A of this chapter.
- B) Any person who becomes a landlord and who owns, rents, or has available one or more rental units shall submit to the Code Official, on a form provided by the Code Official, within 30 days thereafter, the information set forth in Section 15.A

#-16 Managers:

- A) Any person or entity appointed to fulfill the requirements of Section 14.B of this chapter shall be bound the obligations and responsibilities as set forth in Section 15 of this chapter.
- B) Any person or entity appointed to fulfill the requirements of Section 14.B of this chapter shall acquire on an annual basis a license to operate as a Manager for rental units in the Borough. This license shall be a fee as adopted by resolution by Council on an annual basis.
1. Any manager with a property involved in a disruptive conduct report or a violation for any other offense of Borough Code filed by the Code Official shall have their license revoked for twelve months under the following conditions:

- a. A single property acquires 3 or more violations within a 3-month period.
 - b. 5 or more properties under the manager's control acquire 5 or more violations in a 3-month period.
2. The revocation of the license may be appealed as outlined in section 5 of this chapter.

#-17 Tenants and Occupants:

- A) Each occupant of a rental unit shall have the following duties.
 1. Comply with all obligations of this Chapter and all applicable codes and Borough ordinances, as well as all applicable federal, state, and local laws and regulations.
 2. Conduct himself/herself and require other persons, including, but not limited to, guests on the premises and within their rental unit with their consent, to conduct themselves in a manner that will not disturb the peaceful enjoyment of adjacent or nearby dwellings by people occupying the same.
 3. Not engage in, nor tolerate, nor permit others on the premises to cause damage to the rental unit or engage in disruptive conduct, or other violations of this Chapter, Codes, or applicable federal, state, and local laws and regulations.
 4. Use the trash and recyclable collection services provided by the owner.
 5. Use the rental unit for no purpose other than as a residence.
 6. Maintain the rental unit in a manner meeting all requirements for occupants of structures set forth in Chapter 195, Property Maintenance.
 7. Allow the Code Official to inspect the rental unit in accordance with this Chapter at reasonable times.
 8. Not allow the rental unit to be occupied by more occupants than allowed on the premises.
 9. Not permit the possession of, serving to, or consumption of alcohol or other controlled substance by underage persons.

Article 5: Disruptive Conduct

#-18 Disruptive Conduct

A) Determination and Notification Procedures:

Disruptive Conduct as defined in this chapter on any property containing a rental unit for either a residential rental or a short-term rental shall be handled in the following manner:

1. A police officer shall investigate alleged incidents of disruptive conduct. The police officer conducting the investigation shall complete a disruptive conduct report upon a finding that the reported incident constitutes disruptive conduct and provide a copy of the report to the code official within 10 days.
2. Upon receiving the disruptive conduct report from the police dept the code official shall notify the tenant, owner, and if applicable, the manager with a notice of violation by certified mail of the report being issued within 10 business days. The tenant will not be required to be notified for a short-term rental.
3. The owner and, if applicable, the manager shall have 10 business days from the date of the notice of violation to appeal the disruptive conduct report. The appeal shall be made in writing and submitted to the Borough Secretary in accordance with the process stated in Section #-5 of this chapter.
 - a. Pursuant to 246 Pa. Code 512 the tenant/occupant of a residential rental will have the right to be heard and challenge the disruptive tenant reports and the validity of any charges that may have led to the reports being filed before the Magisterial District Judge at the appointed hearing date of the eviction proceedings after three reports have been filed in any 12-month period. The tenant/occupant of both residential and short-term rentals shall not have the option to appeal to Borough Council.
4. The information provided in the disruptive conduct report shall include, if possible, the identity of the alleged perpetrator(s) of the disruptive conduct and the factual basis for the disruptive conduct

described in the disruptive conduct report. A copy of the disruptive conduct report shall be included in the notice of violation mailed to the proper parties.

B) Enforcement Procedures:

1. Residential Rentals:

- a. After three documented disruptive conduct incidents by an occupant in any twelve-month period, the owner and, if applicable, the manager shall have 10 business days from the date of the third disruptive conduct report to begin eviction proceedings against the tenant and/or occupant(s) under the Pennsylvania Landlord and Tenant Act of 1951.
- b. The owner and, if applicable, the manager shall submit a copy of the document to the Code Official commencing the eviction proceedings against the occupant(s) of a rental unit. Failure to take such action will result in the immediate revocation of the rental license issued by the Borough. The residential rental unit involved shall not have its rental license reinstated until the disruptive occupants have been evicted, the Magisterial District Judge has ruled in the occupant's favor, the Magisterial District Judge has ruled in the owner's favor but has not ordered the eviction of the occupant(s), or the occupant(s) have filed an appeal to a higher court or declared bankruptcy, thereby preventing their eviction.
- c. The Code Official shall contact the Magisterial District Judge after the required 10 business days to verify the eviction proceedings have been filed and to have themselves and/or any applicable police officer subpoenaed for the eviction hearing.
- d. Upon eviction, the disruptive tenant and/or occupant(s) shall not reoccupy any rental unit on the same premises involved for a period of at least one year from the date of eviction. This section is not intended to limit or inhibit the owner, and if applicable, the manager's rights to initiate eviction actions prior to the issuance of a third disruptive conduct report in a twelve-month period.
- e. The disruptive conduct report shall count against all tenants and occupants of the rental unit. More than one disruptive conduct report filed in a twenty-four-hour period for the same offense shall count as a single disruptive conduct report.
- f. This section shall be interpreted in accordance with Section 304 of the General Local Government Code as added by Act 200 of 2014.

2. Short Term Rentals:

- a. Three documented disruptive conduct incidents in any six-month period at any rental unit on a premise used for short term rentals shall result in the revocation of the rental license, a suspension of the use for all rental units on the premise for 12 months, and any other enforcement action that may be required by applicable law or Borough code.
- b. The owner and, if applicable, the manager may appeal against this suspension as outlined in Section 5 of this chapter.
- c. Tenants and/or occupants shall not be permitted to appeal disruptive conduct at short term rentals.

Mount Joy Borough Zoning Ordinance

Chapter 270 – Amendments

Section 1: Mount Joy Borough Code of Ordinances, Chapter 270, Zoning, Article II, Terminology, 270-32, Definitions shall be amended as follows:

- Dwelling - A building that contains one or more *Dwelling Unit* used, intended and/or designed to be used, rented, leased, let or hired out to be occupied for living purposes.
- Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation
- Occupancy – This chapter categorizes occupancies into the following types:
 - Residential Occupancy: The permanent or semi-permanent occupancy of a dwelling unit by one family for a continuous period of 30 or more days.
 - Transient Occupancy: The occupancy of a dwelling unit for a period of 30 days or less by one or more persons, This definitions shall include, bed and breakfast, hotel or motel, short-term rentals, and other similar uses as individually defined and regulated in this or other referenced chapters.
- Short-term Rental – The principal or accessory use of a dwelling unit used as a *Transient Occupancy*. This definition shall not include, bed and breakfast, hotel or motel, or any other defined use that is residential in nature.

Section 2: The Mount Joy Borough Code of Ordinances, Chapter 270, Zoning, Article III, District Regulations, 270-46, Permitted Use, Subsection B, Table of Permitted Uses, shall be amended as follows:

Table of Permitted Uses: Primarily Non-Residential Districts

Types of Uses (See definitions in Article II)	Zoning Districts					
	CBD	NC	GC	LI	CI	GI
* * *						
B. Commercial Uses						
* * *						
Short Term Rental	C	C	N	N	N	N
* * *						

Section 3: The Mount Joy Borough Code of Ordinances, Chapter 270, Zoning, Article IV, Specific Use Regulations, §270-62, Principal Uses, shall be amended by adding a new Subsection TT, which shall provide as follows:

TT. Short-Term Rental

- (1) See Requirements in 205-?

Section 4: The Mount Joy Borough Code of Ordinances, Chapter 270, Zoning, Article IV, Specific Use Regulations, §270-63, Accessory Uses, Subsection D Special standards, shall be amended by adding a new Subsection 17, which shall provide as follows:

(17) Short-Term Rental

- (a) See Requirements in 205-?

Section 3. The Mount Joy Borough Code of Ordinances, Chapter 270, Zoning, Article IV, Specific Use Regulations, §270-62, Principal Uses, shall be amended by adding a new Subsection TT, which shall provide as follows:

TT. Short-Term Rental.

- (1) No more than one short-term rental unit may be located in a structure, and a short-term rental unit may not be located in a structure which contains any dwelling unit.
- (2) The applicant for a conditional use shall demonstrate that the proposed short term rental unit contains or meets the following:
 - (a) Smoke detector in each bedroom.
 - (b) Smoke detector outside each bedroom in the common hallway.
 - (c) Smoke detector on each floor, including attic and basement.
 - (d) GFI outlet required if outlet located within six feet of water source.
 - (e) Metal exhaust from dryer (if dryer provided).
 - (f) Carbon monoxide detector if fossil fuel appliances or furnace is installed.
 - (g) Carbon monoxide detector if garage is attached to unit.
 - (h) Fire extinguisher in kitchen mounted in conspicuous location with a current charging tag.
 - (i) Indoor and outdoor stairs in good condition with handrails.
 - (j) All outlets and switches shall be properly covered.
 - (k) Fully functional bathing and toilet facilities.
 - (l) A placard shall be erected showing the floor plan to the front door exit. The placard shall be posted on the interior side of the front exit door or in an alternate location approved by the Zoning Officer.
- (3) No modifications shall be made to the external appearance of the building containing the short-term rental which would alter its residential character except fire escapes.
- (4) A short term rental unit may be used for transient lodging only. A short term rental unit shall not be used as an event venue, gathering place, retreat

center, or any other use regardless of name involving the attendance of persons other than the persons staying at the short term rental unit for transient lodging.

- (5) At least two off-street parking spaces shall be provided for each short term rental unit. If a short term rental unit has three or more bedrooms, at least three off-street parking spaces shall be provide3d.

Section 4. All other sections, parts and provisions of the Mount Joy Borough Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 5. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 6. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this ____ day of _____, 2023, by Borough Council of the Borough of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF MOUNT JOY
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) President
Borough Council

[BOROUGH SEAL]

Examined and approved as an Ordinance this ____ day of _____, 2023.

By: _____
Mayor

DEFINITIONS OF DWELLING AND DWELLING UNIT

Current Mount Joy Borough:

DWELLING

A building used as nontransient living quarters, but not including a boardinghouse, hotel, motel, hospital, nursing home or dormitory. A "dwelling" may include a use that meets the definition of a "sectional home."

DWELLING UNIT

A single habitable living unit occupied by only one family. See definition of "family." Each dwelling unit shall have its own toilet, bath or shower, sink, sleeping and cooking facilities and separate access to the outside or to a common hallway or balcony that connects to outside access at ground level. A dwelling unit shall not include either or both of the following: two or more separate living areas that are completely separated by interior walls so as to prevent interior access from one living area to another; or two separate and distinct sets of kitchen facilities.

Definition Samples:

Marietta Borough / Lancaster County

DWELLING

Any building which is wholly or partly used or intended to be used for living or sleeping by human occupants; provided that temporary housing as hereinafter defined shall not be regarded as a "dwelling."

DWELLING UNIT

Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

Doylestown Borough / Bucks County

DWELLING — A building containing one or more dwelling units.

DWELLING UNIT — Any room or group of rooms located within a residential building and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating by one family.

Gettysburg Borough / Adams County

DWELLING

A building or portion thereof designed for and used for residential occupancy.

DWELLING UNIT (DU)

One or more rooms, with separate cooking and bath facilities, used or designed for use by one or more persons maintaining a common household, with access directly from outdoors or through a common entrance.

[Amended by Ord. No. 1481-21, 10/12/2021]

Heidelberg Borough / Allegheny County

DWELLING

Any building designed or used as a permanent or temporary living quarters for one or more families.

DWELLING UNIT

One or more rooms constituting a separate independent housekeeping establishment for one or more persons, and containing independent cooking, sanitary and sleeping facilities. It shall not be deemed to include hotels, boarding or rooming houses, institutional facilities and residence clubs.

Media Borough / Delaware County

DWELLING

A building designed for residential use.

DWELLING UNIT

One or more rooms designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Mechanicsburg Borough / Cumberland County

DWELLING A building or structure designed for occupancy or living quarters for one or more persons or families.
[Amended by Ord. 1129, 6/5/2012]

DWELLING, UNIT

More than one habitable room used for living and sleeping purposes and having its own kitchen with fixed cooking, refrigeration and plumbing facilities, and its own sanitation facilities with bath and toilet fixtures, all arranged for independent occupancy by one family or a single person.

Hellertown Borough / Northampton County

DWELLING

A building arranged, intended or designed to be occupied by one or more families.

DWELLING UNIT

One or more rooms with provision for cooking, living, sanitary and sleeping facilities arranged for the use of one family. (See also "multiple dwelling," "single-family detached dwelling," "single-family semidetached dwelling," "single-family attached dwelling," "mobile home" and "condominium.")

BUILDING CODE:

2018 International Building Code & 2018 International Property Maintenance Code (ICC)

DWELLING: A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes

DWELLING UNITS: a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

DICTIONARY:

Merriam Webster Online

DWELLING:

- 1) A shelter in which people live
- 2) A structure where a person lives and especially sleeps

December 2023



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Winter Fest 2-5 PM
3	4 Council 7 PM	5 Authority 4 PM	6	7	8	9
10	11 Building Ad Hoc 5:30 PM Public Works 6:30 PM	12	13 Plan. Comm. 7 PM	14	15	16
17	18 Public Safety 6:30 PM Civil Service Comm. 5:30 PM (as needed)	19 Authority 4 PM Parks & Rec Advrsy 6:30 PM	20	21	22 OFFICE CLOSING AT 12:00 pm	23
24 Christmas	25 Merry Christmas OFFICE CLOSED	26	27 ZHB 7 PM	28 Admin / Finance 6:30 PM	29	30
31 New Year's Eve						