

May 16, 2025

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

Via email: kkaufman@mtjoytwp.org



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

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

Dear Mr. Evans,

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

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

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

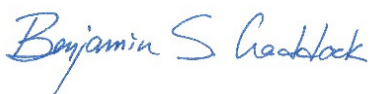
Subdivision and Land Development Ordinance

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

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

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

Sincerely,



Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Joseph Price, Community Development Director/Zoning Officer (via email)
Jackie Wilbern, Township Zoning Officer (via email)
Justin Evans, Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary (via email)
Chris Venarchik, RLA, RGS Associates Inc. (via email)
Andy Miller, PE, Catalyst Commercial Development, LLC (via email)