



MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.:	26-08-LLCP	Date of Receipt/Filing:	08/12/2026
School District:	Donegal	X	Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

Plan & Project Information

Plan Name:	Lot Line Change Plan for James W. and Donna J. Coble		
Plan No.:		Plan Date:	August 6, 2026
Location:	612 and 570 Cassell Road		
Property Owner:	James W. and Donna J. Coble		
Owner Address:	570 Cassell Road, Elizabethtown PA 17022		
Telephone No.:	717-575-6383		
E-mail:	donna.jcoble@aol.com		
Deed Reference:	Bk. C, Vol. 59, Pg. 107	Tax Parcel No.:	4601160200000
Plan Type:	Sketch	Preliminary	Final
	X	Lot Line Change	Minor Agricultural or Land Development
Description:	Lot Line Change Plan to add land to 570 Cassell Road so that the property's on-lot septic absorption field is located on the property.		
Zoning District:	R - Rural District		
Is a zoning change necessary?	No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	No	If yes, attach ZHB decision.	
Total Acreage:	See attached plan		
Name of applicant (if other than owner):	N/A		
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	Hanover Engineering Associates		
Address:	1438 W. Main Street, Suite E, Ephrata, PA 17522		
Phone No.:	717-721-7444		
Person responsible for plan:	Erik R. Kaylor, CPESC, CSI, SLC		
E-mail:	ekaylor@hanovereng.com		

Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
Total #			Mixed Use		
Agricultural			Single Family Detached		
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other: Lot Line Change	1	0
Total Square Feet of Ground Floor Area (building footprint):				N/A	
Total Square Feet of Existing Structures (all floors):				Approx. 2,400 SF	
Total Square Feet of Proposed Structures (all floors):				N/A	
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:				N/A	
Linear feet of new street:				N/A	
Identify all street(s) not proposed for dedication:				N/A	

Type of water supply proposed:

	Public (Live)		Community
	Public (Capped)	X	Individual

Type of sanitary sewage disposal proposed:

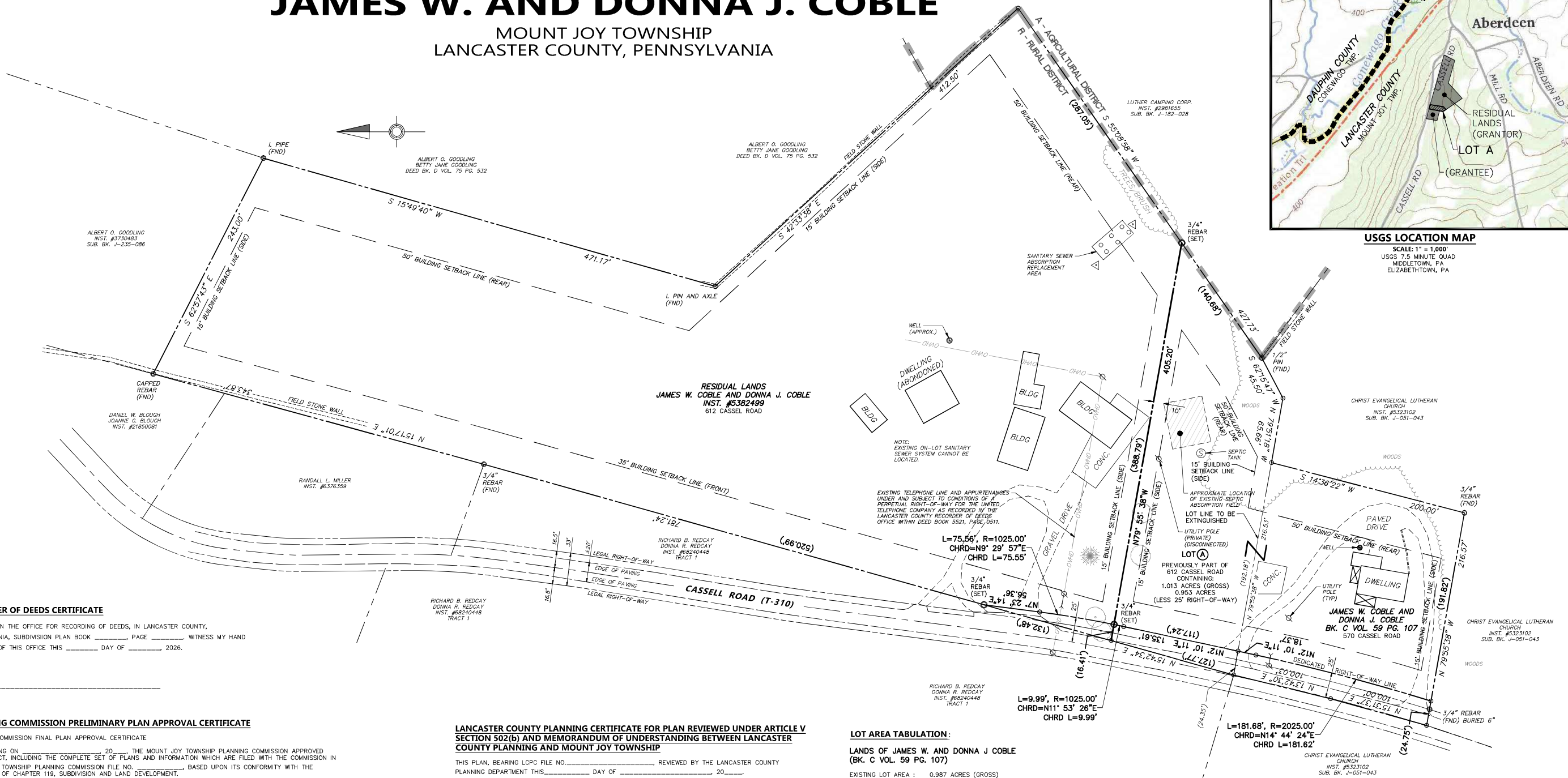
	Public (Live)		Community
	Public (Capped)	X	Individual

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.


 ERIK R. KAYLOR FOR LAND OWNER
 8/6/2026

Signature of Landowner of Applicant Date

LOT LINE CHANGE PLAN
JAMES W. AND DONNA J. COBLE
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA



RECORDER OF DEEDS CERTIFICATE
RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN LANCASTER COUNTY,
PENNSYLVANIA, SUBDIVISION PLAN BOOK _____ PAGE _____ WITNESS MY HAND
AND SEAL OF THIS OFFICE THIS _____ DAY OF _____ 2026.

RECORDER _____

PLANNING COMMISSION PRELIMINARY PLAN APPROVAL CERTIFICATE
PLANNING COMMISSION FINAL PLAN APPROVAL CERTIFICATE
AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED
THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN
MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE
STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

* _____
* SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
INDIVIDUAL
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 HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN,
THAT HE/SHE DESIRES THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC
PROPERTY (EXPECTING 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.

**LANCASTER COUNTY PLANNING CERTIFICATE FOR PLAN REVIEWED UNDER ARTICLE V
SECTION 502(b) AND MEMORANDUM OF UNDERSTANDING BETWEEN LANCASTER
COUNTY PLANNING AND MOUNT JOY TOWNSHIP**

THIS PLAN, BEARING LCPC FILE NO. _____, REVIEWED BY THE LANCASTER COUNTY
PLANNING DEPARTMENT THIS _____ DAY OF _____ 20____.

* _____
* SIGNATURES OF THE CHAIR OR THEIR DESIGNEES.

PROJECT SURVEYOR/PLAN PREPARER
HANOVER ENGINEERING ASSOCIATES
1438 EAST MAIN STREET, SUITE E
EPHRATA, PA 17522-1364
PHONE: (717) 721-7444

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN
AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY
CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT,
_____, 2026.

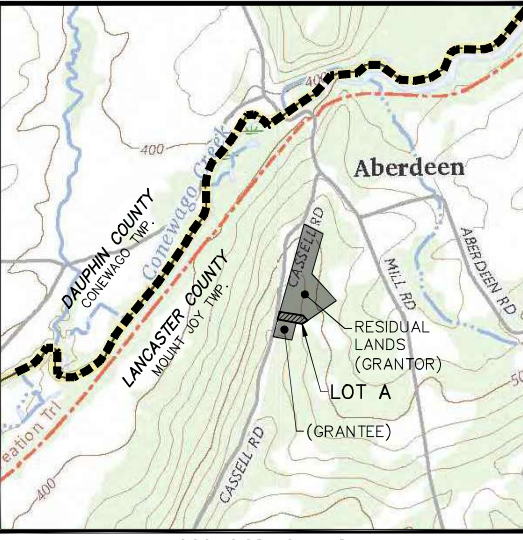
KERRY T. HAHN, PLS
HANOVER ENGINEERING ASSOCIATES
1438 EAST MAIN STREET
EPHRATA, PA 17522
PHONE: (717) 721-7444

SEAL

LOT AREA TABULATION :
LANDS OF JAMES W. AND DONNA J COBLE
(BK. C VOL. 59 PG. 107)
EXISTING LOT AREA : 0.987 ACRES (GROSS)
LOT AREA (WITH LOT A): 2.000 ACRES (GROSS)
1.824 ACRES (LESS 25' RIGHT-OF-WAY)

LANDS OF JAMES W. AND DONNA J. COBLE (RESIDUAL)
(INST. #5382499)
EXISTING LOT AREA: 8.438 ACRES (GROSS)
PROPOSED LOT AREA (WITHOUT LOT A): 7.425 ACRES (GROSS)
7.398 ACRES (LESS 25' RIGHT-OF-WAY)

- GENERAL NOTES:**
- THE EXISTING PHYSICAL FEATURES AND BOUNDARY SHOWN ON THIS PLAN ARE BASED ON A FIELD SURVEY PERFORMED BY HANOVER ENGINEERING ON MAY 11, 2026, GOOGLE EARTH AERIAL IMAGERY, AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA). METES AND BOUNDS SHOWN REFLECT ADJUSTMENT TO HORIZONTAL DATUM FROM THE ORIGINAL DEED INFORMATION.
 - HORIZONTAL DATUM IS PENNSYLVANIA NAD83, SOUTH ZONE.
 - UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. THE LOCATIONS SHOWN ARE APPROXIMATE. HANOVER ENGINEERING DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. HANOVER ENGINEERING CLAIMS NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.
 - THE PROPOSED PROJECT INVOLVES A LOT LINE CHANGE TO LANDS NOW OR FORMERLY OF DONNA J. AND JAMES W. COBLE, INSTRUMENT #5382499, TO CONVEY A PARCEL OF LAND (LOT A) TO LANDS NOW OR FORMERLY OF DONNA J. AND JAMES W. COBLE, DEED BOOK C, VOLUME 59, PAGE 107. LOT A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
 - THE EXISTING LOTS ARE SERVED BY ON-LOT WATER AND ON-LOT SEWER.



USGS LOCATION MAP
SCALE: 1" = 1,000'
USGS 7.5 MINUTE QUAD
MIDDLETOWN, PA
ELIZABETHTOWN, PA

SOURCE OF TITLE:
LANCASTER COUNTY RECORDER OF DEEDS
DONNA J. AND JAMES W. COBLE
INSTRUMENT #5382499
TAX PARCEL #460884200000
DONNA J. AND JAMES W. COBLE
DEED BOOK C, VOLUME 59, PAGE 107
TAX PARCEL #4601160200000

ZONING DATA:
DISTRICT: R - RURAL DISTRICT
PRIMARY USE:
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT DEPTH: 150 FEET
FRONT YARD SETBACK: 35 FEET FROM ULTIMATE R.O.W. - SINGLE FAMILY DETACHED DWELLING
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 50 FEET
MINIMUM BUILDING COVERAGE: 25%
MAXIMUM IMPERVIOUS COVERAGE: 30%
MAXIMUM BUILDING HEIGHT: 35 FEET - ADDITIONAL SIDE YARD SETBACK OF ONE (1) FOOT SHALL BE PROVIDED FOR EVERY TWO (2) FEET OF INCREASE IN HEIGHT ABOVE 35'
ACCESSORY USE:
MAXIMUM BUILDING HEIGHT: 20 FEET - RESTRICTION NOT APPLICABLE FOR FARM BUILDING AND SILOS
FRONT YARD SETBACK: 50 FEET FROM ULTIMATE R.O.W.
SIDE YARD SETBACK: 6 FEET
REAR YARD SETBACK: 6 FEET

DRAWN BY: ERK SCALE: 1"=50'	DATE: 06 AUG. 2026	PROJECT NO: LLA-1205	SHEET NO: 1 OF 1
REVISIONS			
NO.			
SEAL:			
LOT LINE CHANGE PLAN			
JAMES W. AND DONNA J. COBLE PROPERTY			
MOUNT JOY TOWNSHIP LANCASTER COUNTY PENNSYLVANIA			
PROPERTY OWNER/SUBOWNER: JAMES W. AND DONNA J. COBLE ELIZABETHTOWN, PA 17022 PHONE: 717-574-8483			
THIS DOCUMENT IS THE PROPERTY OF HANOVER ENGINEERING ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HANOVER ENGINEERING ASSOCIATES. A RED INK SEAL OR A GRUMP SEAL, IF NEITHER APPEARS ON THIS PLAN, THE PLAN IS VOID. THE SIGNATURE OF THE SIGNATORY.			
HanoverEngineering Lancaster-Lebanon Office 1438 W. Main Street, Suite E Ephrata, PA 17522-1304 P: 717.721.7444 F: 717.721.7447 hanovereng.com			

September 19, 2026

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

Via email: matt@mtjoytp.org

Re: James W. and Donna J. Coble
Lot Line Change Plan
Township Permit No. 26-28-LLCP
LCEC Project No: 25-220



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

Dear Mr. Mandia,

We have received a lot line change plan submission from Hanover Engineering for the above-referenced project. The submission consisted of the following documents (received electronically September 8, 2026):

- Cover letter dated August 7, 2026
- Lot Line Change Plan dated August 6, 2026
- Lancaster County Planning Plan Processing Application dated August 6, 2026

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

Zoning Ordinance

1. Clear sight triangles and required stopping sight distances shall be shown at the existing driveways (135-299.E(2), 119-31.D(12) & 119-52.L).
2. The required number of parking spaces for the existing uses shall be provided (135-343).

Subdivision and Land Development Ordinance

3. It is recommended that a linetype and symbol legend be added to the plans (119-31.A(4)).
4. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
5. The tax parcel identification numbers shown in the "Source of Title" have been switched and shall be revised accordingly (119-31.B(10)).
6. The plan shall identify all prior plans, including all notes or restrictions affecting the current development, with a verification signed by the design professional that such list is complete and correct (119-31.B(14)).
7. The existing tract boundary of the 612 Cassell Road property shall be confirmed along its frontage with Cassell Road (119-31.B(17) & 119-31.C(2)). The recorded Redcay deed (Bk. 6824, Pg. 448) places the Redcay tract on the west side of Cassell Road - the opposite

side from 612 Cassell Road - based on its own courses and bearings; the LanCo View mapping is consistent with this. The plans as submitted show a portion of the Redcay property on the east side of Cassell Road, which is not supported by either source. This could result in an orphaned parcel between the Coble property and Cassell Road, which the applicant may want to resolve as part of this process.

8. The name and deed reference for the Miller property shall be updated (119-31.C(2)).
9. The total number of lots, units of occupancy, density, and land use shall be provided on the plans (119-31.D(3)).
10. Bearings and distances shall be provided for the existing right-of-way (119-31.D(4)).
11. The existing and proposed lot coverages should be added to the Zoning Data table (119-31.D(9)).
12. The existing and proposed lot widths and lot depths for each lot shall be provided (119-31.D(9)).
13. The plans shall indicate when the lot line markers are to be set (119-31.D(14)(a) & 119-57.H).
14. A wetlands study shall be provided (119-35.E(3)(c)).
15. All certificates shall be executed prior to final plan approval (119-35.E).
16. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A).
17. Legal descriptions for the right-of-way proposed for dedication to Mount Joy Township shall be provided (119-35.E(4)(b)).
18. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)). If the required lot markers and monuments are set prior to the recording of the plan, and the plan is revised to include the set markers and monuments, then a land development agreement would not be needed.
19. A copy of the deed with the perimeter description of the 570 Cassell Road lot shall be provided prior to the final release of financial security (119-35.E(4)(g)).
20. The Recorder of Deeds Certificate shall be removed. The Lancaster Recorder of Deeds will apply a header along the top of the plan (typically within the first inch) when it is recorded. It is advised to leave a 1¼" margin along the top of the plan sheet to avoid having information covered by this header (119-36.A).
21. A construction cost estimate and financial security shall be provided (119-41 & 113-60). The cost estimate shall include the costs for setting the required lot markers and monuments. If the required lot markers and monuments are set prior to the recording of the plan, and the plan is revised to include the set markers and monuments, then financial security would not need to be posted.
22. The frontage along Cassell Road (local street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. The existing cartway is shown as 20 feet wide; the required cartway width for a local street outside of the designated growth area is 20 feet with 2-foot paved shoulders (24 feet total) (119-52.J(3)(a)).

23. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at the time of development, the developer shall deposit funds with the Township in the amount of 110% of the cost of improvements, or the applicant shall enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible (119-52.J(3)(d)).
24. All the proposed lot line markers shall be labeled on the plan or included in a legend (119-57.A).
25. Three monuments shall be spaced around the proposed project, with at least two of the monuments places as consecutive corners along the street right-of-way (119-57.B).
26. Lot line markers shall be set at the intersection of all other property lines (119-57.D).
27. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C).

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: Matt Peak, Township Community Development Officer (via email)
Justin Evans, Township Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)
Cindy Gonzalez, Assistant Township Secretary (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Keith Hunnings, Township SEO (via email)
Renee Addleman, Planner, LCPC (via email)
James & Donna Coble (via email)
Erik Kaylor, Hanover Engineering (via email)