

LANCASTER TOWNSHIP
BOARD OF SUPERVISORS

1240 Maple Avenue
Lancaster, Pennsylvania 17603



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May 13, 2019

Tom Daniels, Planning and Zoning Director
Lancaster Township
1240 Maple Avenue
Lancaster, PA 17603

Re: Conestoga House – 1608 Marietta Avenue
Lot Add-On plan – Review 1
LTPC 286

Dear Tom,

The subject plan was prepared by ELA Group for 1608 Marietta Avenue, LLC, who seeks approval for a no-improvements Lot Add-On plan at the subject address. The following information was received by the Township on April 12, 2019, April 15, 2019, and April 16, 2019:

- Two (2) sheet **Lot Add-On Plan** dated April 12, 2019 and bearing a plot date stamp of April 15, 2019 and
- **Application for Consideration of a Subdivision and/or Land Development Plan** signed and dated April 9, 2019.

The applicant has an agreement of sale to purchase the two adjoining parcels (comprising 14.8 acres) on the northwest corner of Marietta Avenue and River Road. Proposed Lot 2 (9.7 acres) is intended for future further subdivision and residential development. These two existing properties and several others in the vicinity of this intersection are commonly understood as being owned by the Steinman Foundation.

ZONING

1. The proposed use of the lots needs to be one of the permitted uses in the R-1 Residential District. That use, including the section number from the Ordinance, needs to be listed on the plan.
2. Several existing improvements (e.g. patios, walls, and stairs) are located at or very near to the proposed property line. The setback from this new property line should be considered a six (6') foot rear yard for both lots. I encourage the applicant to consider removing the existing improvements that lie within these yard areas.
3. Compliance with section 1614 "Preservation of Greenways" needs to be demonstrated.

SUBDIVISION AND LAND DEVELOPMENT

1. Where macadam or underground utilities cross the proposed property line, an easement needs to be established. Alternatively, I encourage the applicant to consider removing the macadam or underground utilities so that they do not cross the proposed property line.
2. The PA One-Call was placed more than four (4) years ago. I encourage the applicant to consider placing a new PA One-Call and updating the utility information.
3. Municipal boundaries and names need to be provided on the Location Map.
4. A portion of the property lies within East Hempfield Township, from which either approval or deferral needs to be obtained.
5. Road name labels for Valley Road and Hillcrest Road need to be provided on the Overall Site Plan.
6. The Existing Features information required by sections 402.04 and 403.04 is not complete. For example, topography, wetlands, source & effective date of the floodplain, electric service lines, water service lines, location & disposition of the Conestoga House signage, and the size, capacity and condition of all storm water management systems or any other facility that may be used to convey storm flows all need to be provided. Due to the close proximity of many of these improvements, I encourage the applicant to consider the use of enlargements for clarity of depiction and for the likely establishment of easements.

A Storm Water Management Ownership and Maintenance Agreement needs to be prepared for both lots. Existing facilities that convey storm flows need to be repaired and maintained. Such maintenance needs to occur prior to plan recordation or guaranteed as a Financial Security.

7. An area of Right-of-Way needs to be offered for dedication such that it would accommodate a fifty (50') foot edge of cartway radius at the ultimate width of Marietta Avenue and River Road.
8. I recommend that the applicant consider removing the two existing driveways that access Marietta Avenue directly. If those driveways are to remain, then minimum Safe Stopping Sight Distances and existing sight distances need to be provided on the plan.
9. Areas of existing bamboo need to be labeled on the plan. The bamboo needs to be eradicated prior to plan recordation or guaranteed as a Financial Security.
10. A sketch plan of the proposed future development of lot 2 should be reviewed with the Planning Commission, although it need not be a part of the official plan submittal nor recorded.

11. The plan depicts an existing fence that lies within the existing right-of-way of River Drive. The fence needs to be removed or relocated a minimum of two (2') feet outside of the right-of-way prior to plan recordation or its disposition guaranteed as a Financial Security.
12. Unless a waiver/modification is requested and approved, River Drive and Marietta Avenue need to be reconstructed to their centerline. Any improvements ultimately proposed need to be guaranteed as a Financial Security prior to plan recordation.
13. Unless a waiver/modification is requested and approved, curbing and sidewalk needs to be installed along River Drive and Marietta Avenue. Any improvements ultimately proposed need to be guaranteed as a Financial Security prior to plan recordation.
14. Concrete monuments need to be provided on the plan in accordance with section 606. They need to be installed prior to plan recordation or guaranteed as a Financial Security.

An MS-Word™ document file of this letter is available upon request. In order 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. We also suggest that PDF files of the revised plans also be provided at the time of resubmittal.

Sincerely,



Benton G. Webber, P.E.
Township Engineer

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