

April 13, 1989
Subdivision Plan of Huber Smith

OF THE BOARD OF SUPERVISORS OF MOUNT JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA PROVIDING FOR APPROVAL OF TWO (2) TRACT SUBDIVISION PLAN OF HUBER SMITH IN ACCORDANCE WITH STATED CONDITIONS.

WHEREAS, a subdivision plan date April 13, 1989, prepared for the use of Huber Smith by J. Riley Redding, Registered Professional Land Surveyor of Adams County Surveyors, has been submitted for final subdivision approval by the Board of Supervisors of Mount Joy Township, Adams County, Pennsylvania; and

WHEREAS, a highway occupancy permit has been obtained for Tract No. 2 of said subdivision plan comprising approximately 34 acres located east of the existing traveled portion of the highway known as U. S. #15;

WHEREAS, the location of such State-permitted access road is believed to pose a serious public safety hazard for current motorists using Route 97 and for existing and future residents and business visitors converging on said road from future anticipated developments in the area adjoining the interchange at U. S. #15 and Route 97; and

WHEREAS, there are ongoing discussions among the Mount Joy Township Supervisors, the Lake Heritage Property Owners Association and the proposed developers of Tract No. 2 regarding a plan for possible joint use of the Lake Heritage entrance drive as the sole means of access to Tract No. 2 from Route 97; and

WHEREAS, the developers of Tract NO. 2 have indicated their willingness to escrow the highway occupancy permit for access to Tract No. 2 between the northbound ramp of U.S. #15 and the Lake Heritage entrance drive pending resolution of the foregoing discussions and negotiations entered upon pursuant thereto; and

WHEREAS, the Township desires to memorialize its intent in regards to its approval of the subdivision plan first above referenced.

NOW, THEREFORE, BE IT RESOLVED, that approval of the Huber Smith subdivision plan dated April 13, 1989 shall be and is hereby made subject to the following conditions:

- (a) Huber Smith or his assigns shall submit a subdivision or land development plan in accordance with the Mount Joy Township Subdivision and Land Development Ordinance prior to any future subdivision or "development" (as defined by such ordinance) of Tract No. 2 as shown on such plan.
- (b) No building permit shall be issued for any improvements on Tract No. 2 until all necessary and appropriate plans have been submitted by the developer of such tract including, without limitation, a subdivision or land development plan, sewer planning module, erosion and sediment control plan and storm drainage plan.

(c) Approval of any land development or future subdivision of Tract No. 2 involving the use of the access afforded by the highway occupancy permit shall be subject to dedication of such right-of -way as may be necessary or appropriate to minimize highway traffic safety, risks including dedication of land for an acceleration or deceleration lanes.

(Signed and Sealed)