



Hellam Township Planning Commission Subdivision Plan Briefing

Application Number:	SL-2023-03	PC Meeting:	August 10, 2023
Applicant(s):	Lancaster Conservancy & Susquehanna Resources	Tax Map Parcel:	ML-29D
Property Owner(s):	Lancaster Conservancy & Susquehanna Resources	Lot Size:	Total 351.6 Acres
Property Location:	6995 Roundtop Ln	Zoning:	RA

Project Narrative:

1. The applicant is requesting approval of a subdivision plan, attached hereto as **Exhibit A.**
2. In addition, waivers are being requested for the following:

- § 430- 17.A.1 - Plan Scale
- § 430 - 17.C.(1).(a).[3] – Wetland information
- § 430 - 17.C.(1).(a).[4] – Stream and watercourse classification
- § 430 - 17.C.(1).(a).[6] – Location of Unique Geological Features
- § 430 - 17.C.(1).(a).[8] – Delineation of Woodlands
- § 430 - 17.C.(1).(a).[9] - Natural Habitat
- § 430 - 17.C.(1).(b).[2&3] – The location, size and material of all existing public water facilities and stormwater management facilities
- § 430 - 17.C.(1).(b).[4&5] - Manmade Features (Sanitary)
- § 430 - 17.E- Accompanying Reports
- § 430 - 33.C- Improvements to Existing Streets
- § 430 - 33.C.1.c – Additional Public Right-of-Way
- § 430 – 47.A – Sewage Planning
- § 430 – 47.E – Subsurface Septic System Information
- § 430 – 38.B – Street Trees

Attached Exhibits:

- A. Land Development Application, SL-2023-03.
- B. Waiver Requests.
- C. Engineer's review letter from Chad Peters at CS Davidson dated August 3, 2023.
- D. York County Planning Commission's review letter dated June 26, 2023.

Property Characteristics:

The subject property consists of nine parcels totaling 351.637 acres.

1. Adjacent properties:

	Use	Zoning
North	Residential & Rural Ag	RA
South	Residential & Rural Ag	RA
East	Residential & Rural Ag	RA
West	Residential & Rural Ag	RA

Project Background:

1. The purpose of this subdivision is to consolidate parcels for the purpose of preservation of natural features and habitat.
2. The subdivision plan was reviewed by Hellam Township Staff and York County Planning Commission. The Engineer's review letter is attached hereto as **Exhibit B**. York County Planning Commission's review letter is attached hereto as **Exhibit C**.

This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Planning Commission Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Planning Commission Members.

3.