



Hellam Township Planning Commission Board of Supervisors Plan Briefing

Application Number:	SL-2023-03	PC Meeting:	September 21, 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

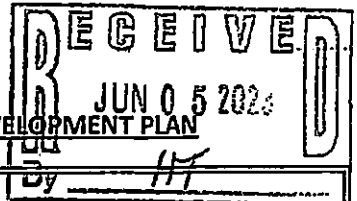
Project Background:

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.

HELLAM TOWNSHIP
APPLICATION FOR CONSIDERATION OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN



(For Township Use Only)

Township File No: SL-2303 Date of Filing: 6-5-2023 Deadline for Action: _____

Date of Revisions: _____ Date of Revisions: _____

Date of Revisions: _____ Date of Revisions: _____

The undersigned hereby applies for approval under the Hellam Township Subdivision and Land Development Ordinances for the Plan, submitted herewith and described below:

1. Proposed plan name: Final Subdivision and Lot Add-On Plan for Lancaster County Conservancy and Susquehanna Resources

Tax map #: _____ Tax parcel #: 31-00-ML-0029D0-0000 Plan #: CG-4002 Plan date: March 15, 2023

2. Project location: 6995 Roundtop Lane Wrightsville, PA 17368

3. Name of property owner(s): Susquehanna Resources / Susquehanna Capital c/o Lucy Knisley

Address: Po Box 20099 York, PA 17402 Phone #: 717-578-1316

Email: lek@susquehannacapital.com

4. Name of applicant (if other than owner): _____

Address: _____ Phone #: _____

Email: _____

5. Firm which prepared plan: DC Gohn Associates, Inc

Address: 32 Mount Joy Street, Po Box 128, Mount Joy, PA 17552 Phone #: 717-653-5308

Person responsible for plan: Todd E. Smeigh

Email: tsmeigh@dcohn.com

6. Application classification:

- Pre-application (Section 430-11)
- Preliminary plan (Section 430-12)
- Final plan (Section 430-13)
- Revised preliminary plan (Section 430-12.G)
- Revised final plan (Section 430-13.H.1)

7. Is a variance, special exception, conditional use or waiver approval necessary or has one been acquired for this property? Yes, see attached sheet

8. Land use and number of lots and/or units (indicate answer by numbers of lots or units:)

Residential:

- Single Family
- Multi Family
- Commercial/Industrial
- Interchange
- Mixed Use 1
- Mixed Use 2
- Mobile Home Park
- Other (Please specify below)
Conservation

9. Total acreage: 351.637 ACRES

10. Lineal feet of new street proposed 0 N/A

11. Type of water proposed:
 Individual Public Semi public Capped

12. Type of sanitary sewage disposal proposed:
 Individual Public Semi public Capped

13. Sewer facilities plan revision or supplement number N/A
and date submitted N/A

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

Date: June 5, 2023

Todd E. Smeigh
Signature of Landowner/Applicant/Agent *
* If other than owner, authorization to sign must be attached. ✓

Revision Date: _____

Signature of Landowner or Applicant

Revision Date: _____

Signature of Landowner or Applicant

Revision Date: _____

Signature of Landowner or Applicant

Revision Date: _____

Signature of Landowner or Applicant

* Todd E. Smeigh, PE
Pres./owner
D.C. Gohn Assoc., Inc.

HELLAM TOWNSHIP
APPLICATION FOR
CONSIDERATION OF A WAIVER

(For Township Use Only)
Plan No. _____
Date of Receipt/Filing: _____

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Final Subdivision and Lot Add-On Plan for Lancaster County Conservancy and Susquehanna Resources

2. Tax Map: _____ Parcel No. 31-00-ML-0029D0-0000 Location: 6995 Roundtop Lane Wrightsville, PA 17368
(8 Total Parcels, see attached letter)

3. Name of property owner(s): Susquehanna Resources/Susquehanna Capital c/o Lucy Knisley

Address: Po Box 20099 York, PA 17402 Phone Number: 717-578-1316

Email: lek@susquehannacapital.com

4. Consulting engineering firm: DC Gohn Associates, Inc

Name of project manager: Todd Smeigh

Address: 32 Mount Joy Street, Po Box 128 Mount Joy, PA 17552 Phone Number: 717-653-5308

Email: tsmeigh@dcgohn.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

See Attached Letter

6. The proposed alternative to the requirement:

See Attached Letter

7. Justification for the Waiver:

Lined area for justification for the waiver.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Lined area for identification of plans, reports, or supplementary data.

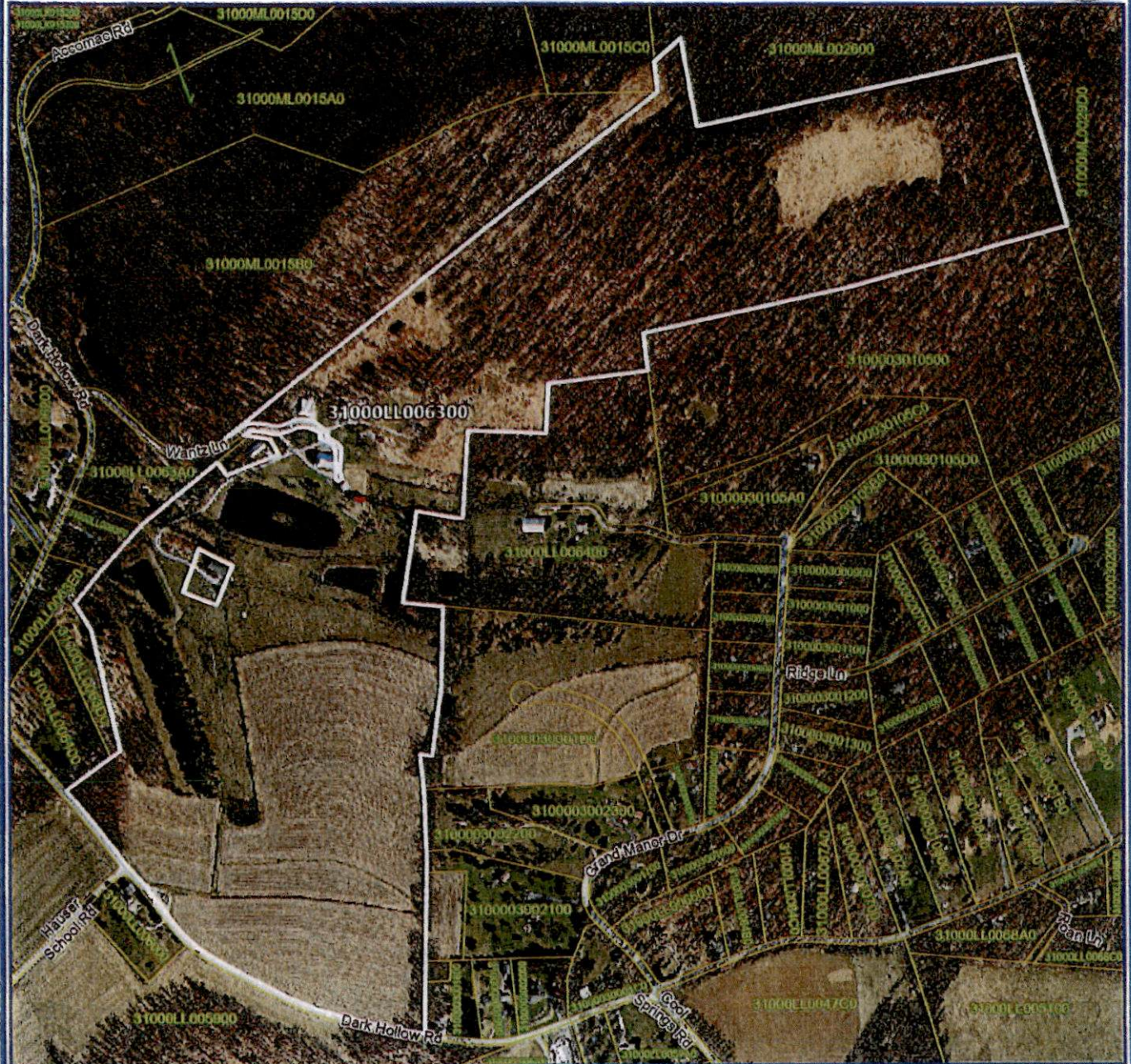
The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

* Signature: Todd E. Smeigh Date: 6/5/23

* If other than property owner, authorization from owner to sign must be attached.

* Todd E. Smeigh, PE
President/owner
D.G. Gohn Assoc., Inc.

Parcel - 31000LL00630000000

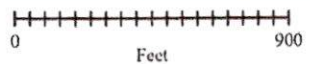


Owner - SUSQUEHANNA RESOURCES
Property Address - 6346 WANTZ LN
Tax Municipality - Hellam Twp
School District - Eastern School District
Class - Farm
Land Use - F - Crops & General Farming
Acres - 117.83
Assessed Land Value - \$ 39,690
Assessed Building Value - \$ 148,700
Assessed Total Value - \$ 188,390
Sale Date - Nov. 20, 2000
Sale Price - \$ 1,400,000
Deed Book - 1417, Page 0925

Layers should not be used at
 scales larger than 1:2400
 (Note: Pixilation will occur
 at scales 1" = below 200 Ft.)

Mapping Provided by

 YCPC
 PLANNING
 COMMISSION



1 inch = 600 ft 1:7,200

- Legend**
- Land Joins
 - Selected Parcel
 - Parcels
 - Municipal Boundary

Aerial Photography - 2021

Last Updated: 12/22/2022

Inset Map



Disclaimer:
 The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.





Surveyors - Engineers - Landscape Architects

June 5, 2023
REVISED July 26, 2023

Ms. Corina Mann,
Township Manager
Hellam Township
35 Walnut Springs Road
York, PA 17406

**SUBJECT: Lancaster County Conservancy and Susquehanna Resources
Final Subdivision and Lot Add-On Plan
Application for Consideration of Waivers
DCG Project Number 3607-20**

Dear Ms. Mann:

Please accept this letter as information required under item 6. of the Hellam Township Application for Consideration of a Waiver. The numerous waivers submitted for consideration require a significant amount of background and description of the alternate standards proposed for this unique project.

This letter has been revised and re-submitted to address the engineering review issued by the Township engineer, C.S. Davidson dated June 19, 2023. Certain additional modifications to specific sections of the Subdivision and Land Development Ordinance have been added and are shown in italicized text.

On behalf of our client, Lancaster County Conservancy and Susquehanna Resources, we are requesting the following modifications of certain requirements in the Hellam Township Subdivision and Land Development Ordinance and Riparian Buffer Protection Overlay District.

Subdivision and Land Development Ordinance

- 1. Section 430-17.A.1 – Plan Scale**
- 2. Section 430-17.C.(1)(a)[4] – Stream and Watercourses (Classification)**
- 3. Section 430-17.C.(1)(a)[6] – Unique Geologic Features**
- 4. Section 430-17.C.(1)(a)[8] – Woodland Delineation**
- 5. Section 430-17.C.(1)(a)[9] – Natural Habitat**
- 6. Section 430-17.C.(1)(b)[4] and Section 430-17.C.(1)(b)[5] – Manmade Features (On-Lot Sanitary and Water Within 100' of the Property)**
- 7. Section 430-17.E – Accompanying Reports**
- 8. Section 430-33.C – Improvements to Existing Streets**
- 9. Section 430-33.C.1.c – Additional public right-of-way along portion of River Drive, E. River Drive, Dark Hollow Road, and Accomac Road**

Hellam Township
Lancaster County Conservancy and Susquehanna Resources
Final Subdivision Plan and Lot Add-On Plan

10. **Section 430-47.A – Sewage Facilities Act plan revision module**
11. **Section 430-47.E – Sanitary sewage disposal – subsurface septic system**
12. **Section 430-17.C.(1)(a)[3] – Wetland information and delineation**
13. **Section 430-17.C.(1)(b)[2&3] – Location size and material of all public water facilities and stormwater management facilities**
14. **Section 430-48.B – Street Trees**

Riparian Buffer Protection Overlay District

Section 360-5 – Riparian Buffer Delineation Project Narrative and Alternate Standards

We request relief of the first nine requirements listed for the sections of the Subdivision and Land Development Ordinance and relief of the one section of the Riparian Buffer Protection Overlay District as listed above. This subdivision modifies an existing residential lot to correct encroachment issues between 3 parcels enlarging the existing lot from 74.51 acres to 78.45 acres. The plan will also combine a total of 7 tracts with a resultant parcel of 273.18 acres. The subdivided 273.18 acres will become parts of, undeveloped, preserved land owned and maintained by the Lancaster County Conservancy. This area will become part of the “Hellam Hills Nature Preserve”. The resultant 78.45-acre parcel will remain with its current owner, Susquehanna Resources.

All existing and resultant parcels are situated in the Rural Agricultural (RA) zoning district. Lancaster County Conservancy owns several tracts totaling over 627+ acres in the general area also zoned Rural Agricultural, those lands as well as the 273+ acres created by this plan are and will remain un-improved and preserved for the general public for passive recreational use for perpetuity.

There are no proposed improvements or construction as part of this subdivision plan. No new lots are being created by this plan; a single development right is being retained with the property being acquired by the Conservancy with the sole purpose of selling the existing boat house on Parcel 26A of the plan in the future, all other development rights will be forfeited. No development will be permitted on the preserved 273.18 acre property. Therefore, no additional sewage flows are part of, or will result from, this subdivision. Subdivision rights currently enjoyed by the parcel owned by Susquehanna Resources will remain with the resultant 78.45 acre parcel. Those remaining three (3) rights are not subject to the restrictions being placed on the resultant 273.18 acres being acquired by the Lancaster County Conservancy.

The resultant areas for the Lancaster County Conservancy are intended and planned for conservation purposes only. A permanent deed restriction will be placed on the newly acquired Conservancy land to restrict the use in perpetuity and to open the land to the general public for passive recreational purposes. The acquisition of the property is made possible through a grant from the Pennsylvania Department of Conservation and Natural Resources in conjunction with

Hellam Township
Lancaster County Conservancy and Susquehanna Resources
Final Subdivision Plan and Lot Add-On Plan

funds from private donors. Issuance of such grants are made for the expressed purpose of land preservation in accordance with strict criteria established by DCNR.

Specific language will be incorporated into the resulting deed of the preserved land. Deed restrictions are a contingency of funding. The wording for the deed restriction is as follows:

"This property, or interest in property, was either acquired with or donated as a match for funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is the Keystone Recreation, Park and Conservation Fund - LT. This property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control, or interest in this property may occur, and no encumbrance may be placed on this property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors, and assigns. This restriction is enforceable by the Department and its successors."

A majority of the waivers requested center around providing mapping, analysis, detailed study and the generation of reports and impact analysis of the many environmental features of the subject properties. More specifically the Ordinance requires the existing, sensitive and unique environmental conditions and eco systems to be identified and analyzed to assess any impacts resulting from a subdivision or land development plan.

All subject properties are mostly wooded. Steep slopes that vary from 5% to over 25% exist on the Conservancy's land as well as the Susquehanna Resources parcel. Sheet number 2 thru 4 of 9 of the plans depict steep slopes according to Ordinance criteria. The plans show slopes between 15% to 25% and those slopes greater than 25%. *The extent of steep slopes throughout the parcels shown on the subdivision greatly restricts the ability to develop the properties beyond the intended use for preservation and passive/active recreation through hiking trails*

Drainage courses, associated wetlands and riparian areas may be found at various locations on all properties. The entire tract being subdivided contains natural habitat and unique geologic features. *As an alternate standard, all wetlands and water features are shown per mapping completed by the National Wetlands Inventory and base mapping provided by PA Data which is based upon satellite imagery and LiDAR information.*

The combined size (351+ acres) of the subject properties and the extents of the many environmental features represents a significant undertaking to identify and map each and every feature as identified by the Ordinance. As an alternate standard, we propose to allow the plan sheets presented at scales which are outside of those required by ordinance to clearly depict the existing conditions of the properties in their entirety based upon a complete boundary survey coupled with information obtained from online data sources.

Hellam Township
Lancaster County Conservancy and Susquehanna Resources
Final Subdivision Plan and Lot Add-On Plan

The Final Subdivision and Lot Add-On Plan contains all of the requirements of the Preliminary Plan, and all plan information is clearly shown and legible. The resulting 273.18 acres being acquired by the Lancaster Conservancy will be preserved by a deed restriction thereby protecting and securing all existing natural resources which is the intent of the Township's ordinance. Impact assessments are not necessary as no improvements, earth disturbance or construction is proposed by this subdivision.

These waivers are not contrary to the public interest and the deed restriction placed by the DCNR grant will provide equal or better results than easements or developer's agreements put in place via a recorded subdivision plan restricting any and all activity within any of the environmentally sensitive areas.

Again, no improvements or earth disturbance is proposed on either resultant parcel as part of this Final Subdivision and Lot Add-On Plan. The resulting 78.45 acre Susquehanna Resources parcel will be governed by the Township's Storm Water Management Ordinance for any potential future earth disturbance on the parcel. This particular property has been developed in its present condition for many years. The current owners do not anticipate any further development at this time. All natural areas of the property have been and will continue to be preserved.

The applicant is also seeking relief from the requirements of **Section 430-33.C – Improvements to Existing Streets** as no further development is proposed and no significant increase in traffic is expected as a result of this subdivision and the subsequent preservation of the resultant land. No new lots (tax parcels) are being created through this subdivision.

This particular area of the Township is rural. The existing street system provides adequate access to the rural, minimally developed area and will continue to serve as access for maintenance. The applicant is also seeking partial relief from the requirements of **Section 430-33.C.1.c – Providing a 50' right-of-way for all local streets**. The waiver request applies to those lands being acquired by the Lancaster County Conservancy that are preserved through deed restriction(s) required as a condition of the funding of the land purchase through the State Department of Conservation and Natural Resources (DCNR). Relief of this section is also requested for the resultant 78.45 acre property being retained by Susquehanna Resources. The 78.45 acre parcel is located on Rountop Lane which is a private, limited access road with intersects with Dark Hollow Road (T-792).

As an alternate standard, we are adding the following note to the plan:

"A waiver of Section 430-33 (C) of the Hellam Township Subdivision and Land Development Ordinance requiring improvements to Accomac Road (S.R. 1037) and Dark Hollow Road (T-792) has been requested with the condition that if approved by Hellam Township the owners, their heirs, assigns or successors in title agree that within six (6) months of written notice from Hellam Township will at their expense widen and install necessary road widening and other

Hellam Township
Lancaster County Conservancy and Susquehanna Resources
Final Subdivision Plan and Lot Add-On Plan

improvements called for in the Ordinance along the frontage of Accomac Road and Dark Hollow Road.”

We request relief from Section 430-17.C.(1).(b).[2&3] – Location size of all existing public water facilities and stormwater management facilities must be shown on the plans. The properties which are part of this subdivision plan are situated within the Rural Agricultural zone. There are no public water facilities located in this area of Hellam Township. The existing storm water conveyance systems on and adjacent to the subject properties have served the area for many years. No erosion was noted in conducting the field survey of the parcels shown. No construction or earth disturbance is proposed as part of this subdivision. It is anticipated that the existing systems will continue to serve the resulting subdivided and preserved properties and adjoining parcels.

We request relief from Section 430-48.B. – Street Trees required along road frontage as the entire is predominately wooded and will be preserved in its current, natural state.

We request relief of Section 430-47.A – Sewage Facilities Act plan revision module for this subdivision plan. This subdivision modifies an existing single family residential lot to correct a physical encroachment issue. The resultant 273.18 acres will be preserved land owned by the Lancaster Conservancy.

No further development will be permitted as a result of this subdivision on the 273.18 acre parcel. No new lots are being created by this subdivision plan. No earth disturbance, construction, or additional sewage flows are part of or will result from this subdivision plan.

As an alternate standard, we propose the filing of “Request for Planning Waiver & Non-Building Declaration” to address sewage facilities planning for this subdivision. A copy of a Planning Waiver will be submitted to the Township and a note regarding the waiver of sewage planning is placed on the cover sheet.

We request relief of Section 430-47.E – Sanitary sewage disposal – subsurface septic system which requires identification of suitable primary and replacement areas for each property included as part of this subdivision plan.

Currently, there are existing, functioning on lot sewage systems for the existing house, pool house, and boathouse. These systems are established and have been functioning without issue.

The resultant 78.45 acre lot and 273.18 acre parcel are heavily wooded, contain steep slopes, rock outcrops and soil compositions that are not readily suitable for primary or replacement systems. Reference sheet 2-4 of 9 for information concerning the location of steep slopes on the subject property.

As an alternate standard, the property owners of the have carried forward with regular maintenance in order to protect their investment and have the system working properly. The owners will continue to comply with the On Lot Sewage Disposal System Ordinance, No.

Hellam Township
Lancaster County Conservancy and Susquehanna Resources
Final Subdivision Plan and Lot Add-On Plan

2004-3, as part of the compliance requirements to Pennsylvania's Act 537 Plan and to the Township's DEP approved Act 537 Plan. The ordinance requires that property owners have their septic tanks pumped out and inspected at least once every four years based on the schedule listed in the ordinance.

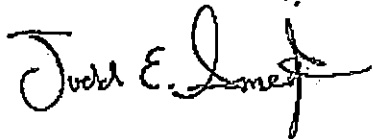
The adjoining preserved land to be acquired by the Lancaster Conservancy will be preserved for passive recreational use by the general public by deed restriction for perpetuity and therefore requires no sewage facilities planning.

Should an absorption bed fail for some unknown reason the property owners would be required to enter into an agreement with a licensed septic hauler as an interim measure until a reasonable long-term solution can be developed.

We respectfully request your consideration of the modifications as amended.

Sincerely,

D. C. Gohn Associates, Inc.



Todd E. Smeigh, PE
President
717-653-5308 ext. # 234
tsmeigh@dcgoehn.com

cc: Lancaster County Conservancy
Chad Peters, CS Davidson
York County Planning Commission



Surveyors - Engineers - Landscape Architects

July 26, 2023

Mr. Jason Test
Township Zoning Officer
Hellam Township
44 Walnut Springs Road
York, PA 17406
zoning@hellamtownship.com

**SUBJECT: Final Subdivision and Lot Add-On Plan
Lancaster County Conservancy & Susquehanna Resources
Hellam Township, York County, PA
Engineer's Project No: 1253.3.19.08
DCG Project Number 3607-20**

Dear Mr. Test:

Please accept this letter and the accompanying plans and documents as our response on behalf of, Lancaster County Conservancy & Susquehanna Resources, to the engineering review letter issued by C.S. Davidson, Inc. dated June 19, 2023. We respond to that letter as follows:

I. Zoning Ordinance Comments:

- 1. Section 490-12.F** – The maximum permitted lot size within the Rural Agriculture Zone is 2.5 Acres.
The subject properties being acquired by the Lancaster County Conservancy are all larger than the maximum permitted lot size for newly subdivided lots prescribed in the Zoning Ordinance. The plan as presented does not create new, additional lots or tax parcels. The subject properties are all larger, legally existing parcels. In addition, many do not have any development rights due to the extent of steep slopes throughout the area. The resulting lots of the subdivision will also be larger than the minimum prescribed. No lots are being created for the express purpose of sale and development as part of this plan. In fact, the number of lots/parcels is being reduced as the primary purpose of the plan is for preservation of natural features and habitat of the properties being purchased by the Lancaster County Conservancy.
- 2. Section 490-21(5.1)** – All required riparian buffer areas as outlined in this section of the Ordinance must be shown on the plan.
All Riparian Buffers have been added to the existing conditions sheets. (Sheets 2-5)

Hellam Township – Mr. Jason Test, Township Zoning Officer
 Review Letter # 1
 Lancaster County Conservancy & Susquehanna Resources
 Final Subdivision and Lot Add-On Plan
 Engineer's Project No: 1253.3.19.08

II. Subdivision and Land Development Comments:

1. The applicant has requested waivers of the following section of the Township's Subdivision and Land Development Ordinance:
 - a. Section 430-17.A.1 – Plan Scale.
 - b. Section 430-17.C.(1).(a).[4] – Stream and watercourse classification.
 - c. Section 430-17. C.(1).(a).[6] – Location of Unique Geological Features.
 - d. Section 430-17. C.(1).(a).[8] – Delineation of Woodlands.
 - e. Section 430-17. C.(1).(a).[9] – Natural Habitat.
 - f. Section 430-17. C.(1).(b).[4&5] – Manmade Features (Sanitary).
 - g. Section 430-17. E – Accompanying Reports.
 - h. Section 430-33.C – Improvements to Existing Streets.
 - i. Section 430-33.C.1.c – Additional Public Right-of-way.
 - j. Section 430-47.A – Sewage Planning.
 - k. Section 430-47.E – Subsurface Septic System Information.

Please note that an Application for Consideration of Waivers, Revised July 26, 2023 is submitted with this letter and attached revised plan set to fully address several engineering review comments. The additional waivers were discussed as part of the staff review from June 20, 2023.

2. Section 430-17.A.1 – The plan must be provided at a scale of 20 feet, 30 feet, 40 feet, 50 feet, 100 feet or 200 feet to the inch. The applicant has formally requested a waiver from this requirement.
3. Section 430-17.B.(12) – A deed plotting of the parent tract as it existed on September 5, 1996, and a plan note identifying all lots that were subdivided from the parent tract since September 5, 1996 must be added to the plan.
A plan note identifying all lots that were subdivided from the parent tract since September 5, 1996 has been added to Sheet 5 as Plan Note 13.
4. Section 430-17.C.(1).(a).[1].[b] – Topographical information must be provided on the plans in two-foot contours. The provided contour mapping should be labeled to determine the adequacy with this requirement.
2' contours are shown on the plan but labeled at 5' intervals for legibility at the plan scale. Additional contour labels have been added to reflect the 2' intervals.
5. Section 430-17.C.(1).(a).[1].[c] – A benchmark must be identified and located within or immediately adjacent to the property.
A benchmark has been added to sheet 10 near the existing "Roundtop" dwelling on Parcel 29D.

Hellam Township – Mr. Jason Test, Township Zoning Officer
Review Letter # 1
Lancaster County Conservancy & Susquehanna Resources
Final Subdivision and Lot Add-On Plan
Engineer's Project No: 1253.3.19.08

6. **Section 430-17.C.(1).(a).[1].[e]** – Steep slope areas must be specifically identified on the Existing Features Plan in categories of 15% to 25% and greater than 25%. *This information has been added and is now provided on the Existing Conditions Plans (Sheets 2-5)*
7. **Section 430-17.C.(1)(a).[3]** – The plan is required to provide wetland information in accordance with this section of the ordinance. *An additional waiver of this plan requirement is being requested. See accompanying Application for Consideration of Waivers, Revised July 26, 2023*
8. **Section 430-17.C(1).(a).[4]** – All watercourses must be located and the proper PA DEP stream classification labeled for each. The applicant has formally requested a **waiver** from this requirement.
9. **Section 430-17.C.(1).(a).[6]** – The plan is required to show all existing unique geological features. The applicant has formally requested a **waiver** from this requirement.
10. **Section 430-17.C.(1).(a).[8]** – The plan must delineate the location of all lands containing living tree masses with a caliper of six inches or more at the height of four feet above grade, and the location of all woodland reservations on the Official Map. The applicant has formally requested a **waiver** from this requirement.
11. **Section 430-17.C.(1).(a).[9]** – The plan must clearly identify all natural habitat areas. The applicant has formally requested a **waiver** from this requirement.
12. **Section 430-17.C.(1).(b).[1]** – The cartway width and legal right-of-way for Dark Hallow Road (T-792) and Accomac Road (S.R. 1037) must be shown on the plans. Additionally, the private easement width and cart way widths for Ricer Drive and E. River Drive must be included. *The cart way widths and legal right-of-way widths for Dark Hallow Road (T-792), Accomac Road (S.R. 1037), and private easement widths and cart way widths for River Drive and East River Drive have been added to the existing conditions sheets.*
13. **Section 430-17.C.(1).(b).[2&3]** – The location, size and material of all existing public water facilities and stormwater management facilities must be shown on the plans. *An additional waiver of this subdivision plan requirement is being requested. See letter dated July 26, 2023.*

Hellam Township – Mr. Jason Test, Township Zoning Officer
Review Letter # 1
Lancaster County Conservancy & Susquehanna Resources
Final Subdivision and Lot Add-On Plan
Engineer's Project No: 1253.3.19.08

14. **Section 430-17.C(1)(b).[4&5]** – The plan is to identify all on-lot sewage facilities within 100 feet of the property. The applicant has formally requested a waiver from this requirement.
15. **Section 430-17.D.(13)** – The plan must include information pertaining to when the required permanent lot monuments and markers are to be set.
All permanent lot monuments and markers will be set prior to recording of this plan. Plan Note 11 has been added to sheet 5 reflecting this pending action.
16. **Section 430-17.E** – Accompanying reports are required as indicated in this section of the Ordinance. The applicant has formally requested a waiver from this requirement.
17. **Section 430-18.F** – All certification statements as outlined within this section of the ordinance are required to be provided on each sheet of the plan set to be recorded.
The required certification statements have been added to each sheet of the plan set. All sheets are to be signed and recorded.
18. **Section 430-18.F.(3)** – A notice from DEP that the sewer facilities plan revision, supplement or non-building waiver has been approved must be provided prior to the recording of the plan.
We will be processing a Waiver of Sewage Planning for this subdivision plan. We are working directly with Patrick Buhl, SEO on this process.
19. **Section 430-18.F.(4)** – The statements of ownership must be signed, dated, and notarized prior to plan recording.
All statements of ownership will be signed, dated and properly notarized prior to plan recording.
20. **Section 430-33.C** – Where a subdivision abuts an existing Township street and/or State Route, the applicant is required to provide right-of-way and road improvements as outlined in this section of the Ordinance. The applicant has formally requested a waiver from this requirement.
While we have requested this particular waiver for the project, we understand that a condition of such an approval requires a note on the plan that if approved by Hellam Township, the owners, their heirs, assigns or successors in title agree that within six (6) months after receipt of written notice from Hellam Township that all necessary improvements will be made at their expense for the entire road frontage of the respective parcels adjoining Accomac Road and Dark Hollow Road. See Plan Notes on sheet 5.

Hellam Township – Mr. Jason Test, Township Zoning Officer
Review Letter # 1
Lancaster County Conservancy & Susquehanna Resources
Final Subdivision and Lot Add-On Plan
Engineer's Project No: 1253.3.19.08

21. **Section 430-33.C.1.c** – All local roadways shall be provided with a fifty-foot right-of-way, measured 25 feet from the existing street centerline. Appropriate right-of-way is to be shown along the entire frontage of River Drive, Dark Hollow Road, and Accomac Road. The applicant has formally requested a waiver from this requirement.

While we have requested this particular waiver for the project, we understand that a condition of such an approval requires a note on the plan that if approved by Hellam Township, the owners, their heirs, assigns or successors in title agree that within six (6) months after receipt of written notice from Hellam Township that all necessary improvements will be made at their expense for the entire road frontage of the respective parcels adjoining Accomac Road and Dark Hollow Road. See Plan Notes on sheet 5.

22. **Section 430-45** – All monuments and markers must be provided in accordance with this section of the ordinance.

23. **Section 430-47.A** – When the Sewage Facilities Act requires sewer facilities plan revision module for land development, or supplement, approval of the revision or supplement shall be submitted with the final plan application. The applicant has formally requested a waiver from this requirement.

24. **Section 430-47.E** – Subsurface Septic Requirements. The applicant has formally requested a waiver from this requirement.

25. **Section 430-48.B** – Street trees are required to be provided along the entire road frontage as outlined within this section of the ordinance.

An additional waiver of this subdivision plan requirement is being requested. See Application for Consideration of Waivers, Revised July 26, 2023.

III. Riparian Buffer Ordinance Comments:

1. **Section 360-5** – The Riparian Buffer associated with the pond and other watercourses must be delineated on the plans in conformance with this section of the ordinance.

All Riparian Buffers have been added to the existing conditions sheets. (Sheets 2-5)

IV. General Comments:

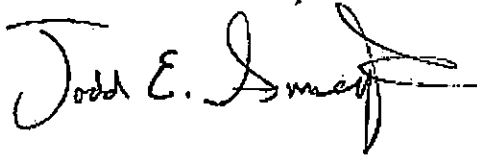
1. We would request that after the recording of the approved plans that the Applicant provides a copy of the newly prepared and recorded deeds for each new lot created.

Hellam Township – Mr. Jason Test, Township Zoning Officer
Review Letter # 1
Lancaster County Conservancy & Susquehanna Resources
Final Subdivision and Lot Add-On Plan
Engineer's Project No: 1253.3.19.08

Should you have any questions, or require additional information, please feel free to contact us at any time.

Respectfully,

D. C. Gohn Associates, Inc.

A handwritten signature in black ink that reads "Todd E. Smeigh". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

Todd E. Smeigh, PE
President
tsmeigh@dcgoohn.com

enclosures



August 3, 2023

Jason Test, Township Zoning Officer
44 Walnut Springs Road
York, PA 17406

RE: Lancaster County Conservancy and Susquehanna Resources
Final Subdivision and Lot Add-on Plan
Hellam Township, York County, PA
Engineer's Project No. 1253.3.19.08

Dear Mr. Test:

I have reviewed the above-referenced revised final subdivision plan and offer the following comments:

Summary of information provided for review is as follows:

- Final Subdivision/Lot Add-on Plan set for Lancaster County Conservancy and Susquehanna Resources, prepared by D.C. Gohn Associates, Inc., dated March 15, 2023, last revised July 25, 2023.
- Application for Consideration of Subdivision, dated June 5, 2023.
- Application for consideration of Waiver, dated June 5, 2023, last revised July 26, 2023.

I. Subdivision and Land Development Ordinance Comments:

1. The applicant has requested waivers of the following sections of the Township's Subdivision and Land Development Ordinance:
 - a. **Section 430-17.A.1** – Plan Scale.
 - b. **Section 430-17.C.(1).(a).[3]** – Wetland information.
 - c. **Section 430-17.C.(1).(a).[4]** – Stream and watercourse classification.
 - d. **Section 430-17.C.(1).(a).[6]** – Location of Unique Geological Features.
 - e. **Section 430-17.C.(1).(a).[8]** – Delineation of Woodlands.
 - f. **Section 430-17.C.(1).(a).[9]** – Natural Habitat.
 - g. **Section 430-17.C.(1).(b).[2 & 3]** – The location, size, and material of all existing public water facilities and stormwater management facilities.
 - h. **Section 430-17.C.(1).(b).[4&5]** – Manmade Features (Sanitary)
 - i. **Section 430-17.E** – Accompanying Reports.
 - j. **Section 430-33.C** – Improvements to Existing Streets.
 - k. **Section 430-33.C.1.c** – Additional Public Right-of-way.
 - l. **Section 430-47.A** – Sewage Planning.
 - m. **Section 430-47.E** – Subsurface Septic System Information.
 - n. **Section 430-38.B** – Street Trees.
2. **Section 430-17.A.1** – The plan must be provided at a scale of 20 feet, 30 feet, 40 feet, 50 feet, 100 feet, or 200 feet to the inch. The Applicant has formally requested a waiver from this requirement.
3. **Section 430-17.C.(1).(a).[3]** – The plan is required to provide wetland information in accordance with this section of the ordinance. The Applicant has formally requested a waiver from this requirement.
4. **Section 430-17.C.(1).(a).[4]** – All watercourses must be located and the proper PA DEP stream classification labeled for each. The Applicant has formally requested a waiver from this requirement.

Exhibit
B



5. **Section 430-17.C.(1).(a).[6]** – The plan is required to show all existing unique geological features. The Applicant has formally requested a waiver from this requirement.
6. **Section 430-17.C.(1).(a).[8]** – The plan must delineate the location of all lands containing living tree masses with a caliper of six inches or more at the height of four feet above grade and the location of all woodland reservations on the Official Map. The Applicant has formally requested a waiver from this requirement.
7. **Section 430-17.C.(1).(a).[9]** – The plan must clearly identify all natural habitat areas. The Applicant has formally requested a waiver from this requirement.
8. **Section 430-17.C.(1).(b).[2 & 3]** – The location, size, and material of all existing public water facilities and stormwater management facilities must be shown on the plans. The Applicant has formally requested a waiver from this requirement.
9. **Section 430-17.C.(1).(b).[4&5]** – The plan is to identify all on-lot sewage facilities within 100 feet of the property. The Applicant has formally requested a waiver from this requirement.
10. **Section 430-17.E** – Accompanying reports are required as indicated in this section of the Ordinance. The Applicant has formally requested a waiver from this requirement.
11. **Section 430-18.F.(3)** – A notice from DEP that the sewer facilities plan revision, supplement or non-building waiver has been approved must be provided prior to the recording of the plan.
12. **Section 430-18.F.(4)** – The statements of ownership must be signed, dated, and notarized prior to plan recording.
13. **Section 430-33.C** – Where a subdivision abuts an existing Township street and/or State Route, the applicant is required to provide right-of-way and road improvements as outlined in this section of the Ordinance. The Applicant has formally requested a waiver from this requirement.
14. **Section 430-33.C.1.c** – All local roadways shall be provided with a fifty-foot right-of-way, measured 25 feet from the existing street centerline. Appropriate right-of-way is to be shown along the entire frontage of River Drive, Dark Hollow Road, and Accomac Road. The Applicant has formally requested a waiver from this requirement. Additionally the “6 Month Note” has been added to the plans and can be found as Note 14 on sheet 11 of the plan set.
15. **Section 430-47.A** – When the Sewage Facilities Act requires sewer facilities plan revision module for land development, or supplement, approval of the revision or supplement shall be submitted with the final plan application. The Applicant has formally requested a waiver from this requirement.
16. **Section 430-47.E** – Subsurface Septic Requirements. The Applicant has formally requested a waiver from this requirement.
17. **Section 430-48.B** – Street trees are required to be provided along the entire road frontage as outlined within this section of the ordinance. The Applicant has formally requested a waiver from this requirement.



General Comments:

1. We would request that after the recording of the approved record plans, the Applicant provides a copy of the newly prepared and recorded deeds for each new lot created.

If you have questions related to the enclosed information or require any clarification, please do not hesitate to contact me directly at (717) 814-4516 or cdp@csdavidson.com.

Respectfully,

Chad D. Peters, P.E.
Township Engineer

CDP/nee

Copy to: File

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PLANNING
COMMISSION

REPORT TO MUNICIPALITY OF REVIEW OF FINAL
SUBDIVISION AND LAND DEVELOPMENT APPLICATION

June 26, 2023

Mr. Todd Trimmer, Chair
Hellam Township Board of Supervisors
471 Frysville Road
York, PA 17406

Re: Lancaster County Conservancy and
Susquehanna Resources
Accomac Road/River Drive
3 Lots – Final Subdivision Plan
YCPC File #31-23-06-12-0127

Dear Mr. Trimmer:

The above captioned Final Subdivision and Land Development application has been reviewed by the York County Planning Commission staff. Attached are comments made as a result of our review of the application. These comments are made in reference to the municipal ordinances and plans, the County Comprehensive Plan, and/or general planning concerns, and do not constitute approval or disapproval of this application. That decision rests solely with the municipality.

According to the Pennsylvania Municipalities Planning Code, upon the approval of a final plat, the developer shall within 90 days of such final approval, or 90 days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later, record such plat in the York County Recorder of Deeds office. The York County Recorder of Deeds office shall not accept any plat for recording, unless such plat officially notes the approval of the governing body and review by the York County Planning Commission staff.

Please contact this office if there are any questions concerning this report.

Sincerely,



Jesse King
Senior Planner

Encl. Copies of this review have been sent to:

- (X) Municipal Manager
- (X) Municipal Planning Comm. Chr.
- (X) Municipal Engineer
- (X) Municipal Zoning Officer
- (X) Applicant
- (X) Applicant's Surv./Engr.

Mary E. Coble
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Director

Jeffrey L. Rehmeyer
Solicitor

EQUAL
OPPORTUNITY
EMPLOYER

Exhibit
C

LANCASTER COUNTY CONSERVANCY AND SUSQUEHANNA RESOURCES

Accomac Road/River Drive
3 Lots – Final Subdivision and Lot Add-On Plan
YCPC File # 31-23-06-12-0127

The plan set specifically calls out Tract B of Parcel 31-000-LL-0063.00, however, as this tract is a part of the overall parcel, the entirety of Parcel 31-000-LL-0063.00 must be shown on the plan, and the plan must include the entirety of this parcel in the plan descriptions and site data (see attached map). The residual parcel for Parcel 63 must also be shown on the plan after Tract B has been subdivided off of the overall parcel. YCPC staff recommend that the applicant discuss any discrepancies between the York County Tax Map and the plan prior to final plan approval by Hellam Township.

These comments refer to the Hellam Township Zoning Ordinance:

1. (s.490-12.D.(3)) The minimum required lot area for a Farm use is 50 acres. This lot area requirement should be noted in the Zoning Data Table on Sheet 1.

These comments refer to the Hellam Township Subdivision and Land Development Ordinance:

1. The following information is required by the Ordinance to be shown on or provided with the plan:
 - a. (s.430-17.A.(1)) The Plan shall be drawn at a scale of 10', 20', 30', 40', 50', 100', or 200' to the Inch. **A waiver has been requested.**
 - b. (s.430-17.B.(2)) The location of municipal boundary lines. The location map should be revised so that the York County label is on the correct side of the boundary line.
 - c. (s.430-17.B.(5)) The source of title to the land. Available parcel data lists the deed book and page numbers for Parcel 26A as 1068 and 0755, respectively. Correct the label information for Parcel 26A on Sheet 2.
 - d. (s.430-17.B.(12)) A deed plotting of the parent tract as it existed on September 5, 1996, and a plan note identifying all lots that were subdivided from the parent tract since September 5, 1996, including the deed book reference numbers and date of subdivision. When applicable, the plan shall note that the boundaries of the parcel to be subdivided are the same as those that existed on September 5, 1996, and that no new lots have been created from this parcel since that date.
 - e. (s.430-17.B.(13)) The names of all immediately adjacent landowners. Owner information is missing for Parcels 31-000-08-0105.00 and 0105.A0. Correct the Parcel number shown on Sheet 2 for Parcel 31-000-03-0106.00. Review all adjoining property owner information to ensure that the plan is accurate.
 - f. (s.430-17.B.(16)) The location of any feature established on the Official Map. The Official map identifies the Mason Dixon Trail, the Roundtop and Hellam Point unique geological features, and an area of Continuous Canopy Woodland Corridor Reservation within the site. Township officials should determine how these items are to be shown/noted on the plan.
 - g. (s.430-17.C.(1)(a)[4]) Delineation of the location of perennial and intermittent streams, rivers, brooks, creeks, channels, ponds, lakes, or other bodies of surface water, and their classification. **A waiver has been requested.**
 - h. (s.430-17.C.(1)(a)[6]) Delineation of the location of areas containing unique geologic features and all major rock outcrops. **A waiver has been requested.**
 - i. (s.430-17.C.(1)(a)[8]) Delineation of the location of lands containing living tree masses with a caliper of 6" or more at a height of 4' above grade, and the location of all woodland reservations on the Official Map. **A waiver has been requested.**
 - j. (s.430-17.C.(1)(a)[9]) Delineation of the location of natural habitat areas. **A waiver has been requested.**
 - k. (s.430-17.C.(1)(a)[10]) Delineation of historic sites identified in the Comprehensive Plan. Exhibit "F" of the Hellam Township Comprehensive Plan identifies a private historic site on Parcel 29D.

- l. (s.430-17.C.(1)(b)[1]) The cartway and right-of-way widths for streets located within the property.
 - m. (s.430-17.C.(1)(b)[4] & s.430-17.C.(1)(b)[5]) The location of on-lot sanitary sewer facilities (located on lot or within 100 feet of the property). **A waiver has been requested.**
 - n. (s.430-17.D.(5)) The proposed lot coverage and building coverage for the proposed lots.
 - o. (s.430-17.D.(8)) Building setback lines, with distances from the property lines and street right-of-way. This should be provided on Sheet 9 for the final lot configurations.
 - p. (s.430-17.D.(13)) The location and material of all permanent monuments and lot line markers, including a note that all monuments and markers are set or indicating when they will be set.
 - q. (s.430-17.E.) Accompanying reports. **A waiver has been requested.**
 - r. (s.430-17.F.(4)) A statement on the Plan that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), as amended, before any improvements are initiated within a state highway, or a street, access drive, or driveway intersection to a state highway is permitted.
 - s. (s.430-18.F.(4)) The statements of ownership must be signed, dated, and notarized.
 - t. (s.430-18.F.(15)) The determination of the Zoning Officer of the number of development rights attributable to the parent tract and the number of development rights which remain available for use.
2. (s.430-33.C.) Improvements to existing streets. **A waiver has been requested.**
 3. (s.430-33.C.(1)(c)) Additional right-of-way. **A waiver has been requested.**
 4. (s.430-45.H.) All existing and proposed monuments and lot line markers shall be delineated on the plan unless set prior to final plan approval.
 5. (s.430-47.A.) Sewage Facilities Act plan revision module. **A waiver has been requested.**
 6. (s.430-47.E.) Sanitary sewage disposal – subsurface septic system. **A waiver has been requested.**

General Comments:

1. Revise the signature block for the Hellam Township Board of Supervisors to remove duplicate language.
2. Please provide symbology on the plan that will make it easier to differentiate between existing parcel lines, parcel lines to be removed, and proposed parcel lines.
3. Provide land joins on Sheets 5 and 6 of the plan set for the areas of Parcels 36A and 30 that are to be added to Parcel 29D. Provide land joins on Sheet 8 for the parcels that are being combined with Parcel 26A (also revise the label for Parcel 26A on this plan sheet so that it reads Parcel 26A, not parcel 26D).
4. A new/revised legal description should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax Map is updated.

**** The preceding comments have been prepared by the staff of the York County Planning Commission and constitute a professional planning review, not a legal opinion.**