

SUBDIVISION AND LAND DEVELOPMENT

275 Attachment 3

Township of Spring Garden

Application for Land Development Plan Approval

NAME OF DEVELOPMENT York College - Naylor Eco Sciences Building

SKETCH PLAN      PRELIMINARY PLAN      FINAL PLAN X

GENERAL INFORMATION

Owner York College of Pennsylvania

Address 441 Country Club Road, York, PA 17403 Phone No 717-815-1211

Applicant York College of Pennsylvania

Address 441 Country Club Road, York, PA 17403 Phone No 717-815-1211

Engineer or Surveyor RGS Associates

Address 221 West Philadelphia Street, Suite 108E Phone No 717-854-3910  
York, PA 17401

DEVELOPMENT DATA

Location 441 Country Club Road, York, PA 17403

Existing Zoning Apartment-Office (AO), Residential-Suburban (R-1)

Proposed Use College Total Acreage 67.23  
Area of Development 0.70

Number of Lots One Number of Dwelling Units N/A

Minimum Lot Size N/A

Lineal Feet of New Streets N/A

Water Supply: Public System X On-Lot System     

Sewerage System: Public System X On-Lot System     

Number of Off-Street Parking Spaces Required by Zoning Ordinance N/A

Number of Off-Street Parking Spaces Provided 19 spaces

Proposed Building Coverage (Percent of ~~Lot Area~~ <sup>Area of Development</sup>) 25%

SPRING GARDEN CODE

Area of Development

Proposed Impervious Surface Coverage (Percent of ~~Lot Area~~) 61%

Maximum Building Height Proposed 2 story

Number of Street Lights Proposed none

Number of Fire Hydrants Proposed none

Additional Comments: 7,750 SF building expansion. Relocation of existing parking lot.

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<b>Exhibits Submitted</b>	<b>Date</b>	<b>Fees Paid</b>
<input type="checkbox"/> Sketch Design Plan	_____	N/A
<input type="checkbox"/> Preliminary Plan	_____	_____
<input type="checkbox"/> Final Plan	_____	_____
<input type="checkbox"/> Feasibility Study	_____	_____
<input type="checkbox"/> Street Profiles & Cross Sections	_____	_____
<input type="checkbox"/> Drainage Plan	_____	_____
<input type="checkbox"/> Performance Bond	_____	_____
<input type="checkbox"/> Deed Restrictions	_____	_____
<input type="checkbox"/> Other: _____	_____	_____

<b>Distribution of Plan</b>	<b>Date Sent</b>	<b>Reply Received</b>
<input type="checkbox"/> Township Planning Commission	_____	_____
<input type="checkbox"/> Township Engineer	_____	_____
<input type="checkbox"/> York Co. Planning Commission	_____	_____
<input type="checkbox"/> York Co. Conservation Dist.	_____	_____
<input type="checkbox"/> Penn DER Planning Modules	_____	_____
<input type="checkbox"/> Penn DOT	_____	_____
<input type="checkbox"/> Public Utility Company	_____	_____
<input type="checkbox"/> Other: _____	_____	_____

Action Taken      Date

Plan Approved by Township Planning Commission \_\_\_\_\_

SUBDIVISION AND LAND DEVELOPMENT

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Plan Approved by Board of Commissioners \_\_\_\_\_

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Improvements Made or Bond Posted \_\_\_\_\_

Recreation Fee Paid \_\_\_\_\_

Plan Recorded \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_





**LANCASTER**  
53 West James Street  
Suite 101  
Lancaster, PA 17603  
717.715.1396

**YORK**  
221 W. Philadelphia Street  
Suite 108E  
York, PA 17401  
717.854.3910

**HARRISBURG**  
320 Market Street  
Suite 550  
Harrisburg, PA 17101  
717.599.7615

May 25, 2022

Spring Garden Township  
Attn: Ms. Linda Keller, Zoning Officer  
340 Tri Hill Road  
York, PA 17403

**RE: York College - Naylor Eco Sciences Building  
Final Land Development Plan - Modification Request  
Spring Garden Township  
RGS Project No: 2022E73-005**

Dear Ms. Keller;

RGS Associates has prepared this letter to outline and formally request a design waiver from the Spring Garden Township Subdivision and Land Development Ordinance. The referenced ordinance language and technical justification for the design waivers are enumerated below for the Final Land Development Plan.

**Section 265-301: Stormwater Management**

Proposed alternative & Justification: The applicant requests relief from meeting the requirements within the Stormwater Management Ordinance. The impervious area of the site is proposed to be reduced. The existing development area has an impervious coverage of 64%. The proposed development area has an impervious coverage of 61%. During rainfall events, runoff flows over the site are proposed to be conveyed to the same location as existing conditions.

**Section 275-24D(4): DEP Approval of planning modules**

Proposed alternative & Justification: The applicant requests relief from having DEP review the plan. There are no proposed new sanitary sewer facilities and the proposed disturbance is under one acre.

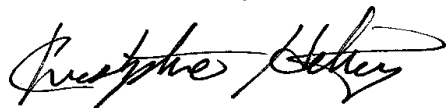
**Section 275-21A(10): List of Variances or Special Exceptions**

Proposed alternative & Justification: The applicant requests relief from listing all existing variances or special exceptions.

Thank you for your consideration of these waivers. If you have any questions, please do not hesitate to contact me.

May 25, 2022  
Spring Garden Township  
York college – Naylor Eco Sciences Building  
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Sincerely,  
**RGS ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "Christopher Helwig". The signature is fluid and cursive, with a large loop at the end.

Christopher Helwig, RLA  
Project Landscape Architect