

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT FOR BECKETT WOODS



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SITE

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LOCATION MAP
SCALE: 1" = 2000'

SPECIAL EXCEPTION

THE FOLLOWING SPECIAL EXCEPTIONS OF THE YORK TOWNSHIP ZONING ORDINANCE WERE APPROVED BY THE ZONING HEARING BOARD ON NOVEMBER 22, 2016.

- BASED UPON QUESTIONS FROM THE BOARD WITH REGARD TO ACCESS, THE FOLLOWING FIVE CONDITIONS WERE DEVELOPED, AND THEY WERE INDICATED TO BE ACCEPTABLE FROM THE PERSPECTIVE OF THE APPLICANT.
- THE ACCESS BOULEVARD TO THE PROJECT SHALL BE CONSTRUCTED TO CURRENT TOWNSHIP SPECIFICATIONS AND OFFERED TO THE TOWNSHIP FOR DEDICATION.
 - THERE SHALL BE A TRAFFIC LIGHT INSTALLED AT THE INTERSECTION OF THE BOULEVARD AND SPRINGWOOD ROAD.
 - THE EMERGENCY ACCESS ALONG THE EASTERN PORTION OF THE PROPERTY SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
 - A FUTURE EASEMENT OF ACCESS SHALL BE PROVIDED ON THE PROPERTY TO FACILITATE A CONNECTION, UTILIZING ADJOINING PROPERTY, BETWEEN SPRINGWOOD AND CAMP BETTY WASHINGTON ROADS, IF AND WHEN THE TOWNSHIP SO DIRECTS.
 - A CONSERVATION EASEMENT SHALL BE PLACED UPON THE OPEN SPACE OF THE PROJECT AS SET FORTH IN THE SPECIAL EXCEPTION PLANS. (COLLECTIVELY THE "CONDITIONS")

CONCLUSIONS OF LAW
BASED UPON THE FINDINGS OF FACT, AND PURSUANT TO APPLICABLE LAW, THE BOARD CONCLUDES AS FOLLOWS:

- THE APPLICANT HAS MET THE SPECIFIC REQUIREMENTS FOR A SPECIAL EXCEPTION FOR A MULTI-FAMILY DWELLING AS SET FORTH IN SECTION 265-423.C.7. OF THE ORDINANCE.
- THE APPLICANT HAS MET THE GENERAL REQUIREMENTS FOR A SPECIAL EXCEPTION FOR A MULTI-FAMILY DWELLING AS SET FORTH IN SECTION 265-1009 OF THE ORDINANCE.
- THE IMPOSITION OF THE CONDITIONS IS NECESSARY.

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CERTIFICATE OF MUNICIPAL APPROVAL

AT A MEETING HELD ON _____, 20____, THE YORK TOWNSHIP BOARD OF COMMISSIONERS APPROVED THIS PROJECT INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSIONERS IN FILE NO. _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YCPC FILE NO. _____. BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE YORK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SIGNATURES OF THE BOARD OF COMMISSIONERS

CERTIFICATE OF MUNICIPAL STORMWATER APPROVAL

ON THIS DATE _____, 20____, WAS REVIEWED AND HEREBY ACKNOWLEDGES THAT THE SAID SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF MUNICIPAL ORDINANCE NO. 2009-8, AS AMENDED.

YORK COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YCPC FILE NO. _____. THIS CERTIFICATION DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR OF THE FEDERAL GOVERNMENT.

YORK TOWNSHIP PLANNING COMMISSION'S REVIEW CERTIFICATE

AT A MEETING ON _____, 20____, THE YORK TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

CERTIFICATE OF ACCURACY - SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE YORK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JAY H. EBERSOLE, P.L.S.

CERTIFICATE OF ACCURACY - PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE YORK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

TODD P. KURL, R.L.A.

STORM WATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT SITE PLAN AND ASSOCIATED BEST MANAGEMENT PRACTICES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE YORK TOWNSHIP STORM WATER MANAGEMENT ORDINANCE.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____ BEING _____ OF _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

OWNER OF RECORD

SPARTAN ASSETS, LLC.
1085 MANHEIM PIKE
LANCASTER, PA 17601

SOURCE OF TITLE

YORK COUNTY, PA
TAX MAP NO.: 54-LJ-263
DEED REF: 2546-46/6

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:
LAKE ROEDER ASSOCIATES

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:
VORTECHNICS ASSOCIATES
BRADLEY GOCHENAUR

COMMERCIAL LOT 1 SITE / ZONING DATA

TOTAL SITE ACREAGE	- 3.36 ACRES (GROSS)
EXISTING LAND USE:	- AGRICULTURE/RESIDENTIAL
PROPOSED LAND USE:	- COMMERCIAL
SEWER:	- PUBLIC (YORK TOWNSHIP SEWER AUTHORITY)
WATER:	- PUBLIC (YORK WATER COMPANY)
ZONING CLASSIFICATION	- MRC MIXED RESIDENTIAL COMMERCIAL
NO. OF LOTS	EXISTING: 1 PROPOSED: 1
LOT AREA	REQUIRED: 5,000 SF PROPOSED: 3,36 AC.
LOT WIDTH	40 FT. MIN 260.80 FT.
FRONT YARD	20 FT. MIN 20 FT.
REAR YARD	20 FT. MIN 20 FT.
SIDE YARD	20 FT. MIN 20 FT.
BUILDING HEIGHT	46 FT. MAX 30 FT. APPROX. 3 STORIES MAX 1 STORIES MAX
IMPERVIOUS COVERAGE	60% MAX 42.54%
NOTES:	* SETBACK REQUIREMENTS SHALL BE INCREASED BY 2' FOR EVERY ADDITIONAL 1' OF BUILDING HEIGHT IF THE PROPOSED BUILDING EXCEEDS 35' HT. BUILDING HEIGHT NOT TO EXCEED 65' MAXIMUM.

RESIDENTIAL LOT 2 SITE / ZONING DATA

TOTAL SITE ACREAGE	- 106.88 ACRES (GROSS)
EXISTING LAND USE:	- AGRICULTURE/RESIDENTIAL
PROPOSED LAND USE:	- MIXED USE/MULTIFAMILY DWELLINGS (USE BY SPECIAL EXCEPTION)
SEWER:	- PUBLIC (YORK TOWNSHIP SEWER AUTHORITY)
WATER:	- PUBLIC (YORK WATER COMPANY)
EXISTING NUMBER OF UNITS:	- 1
PROPOSED APARTMENTS:	- 306
ZONING CLASSIFICATION	- RH RESIDENTIAL HIGH DENSITY
NO. OF LOTS	EXISTING: 1 PROPOSED: 1
LOT AREA	REQUIRED: NA PROPOSED: 106.54 AC.
LOT WIDTH	200 FT. MIN 453.60 FT.
FRONT YARD	20 FT. MIN 20 FT.
REAR YARD	15 FT. MIN 15 FT.
SIDE YARD	10 FT. MIN 10 FT.
BUILDING HEIGHT	46 FT. MAX 40 FT. APPROX. 4 STORIES MAX 4 STORIES MAX
DENSITY	1,400 S.F. / 1 BDRM UNIT 2,000 S.F. / 2 BDRM UNIT 2,500 S.F. / 3 BDRM UNIT
IMPERVIOUS COVERAGE	60% MAX 13.1%
PLAY SPACE	20 S.F. / 1 BDRM UNIT MIN. 40 S.F. / 2 BDRM UNIT MIN. 80 S.F. / 3 BDRM UNIT MIN.
OPEN SPACE	500 S.F. / 1 BDRM UNIT MIN. 700 S.F. / 2 BDRM UNIT MIN. 900 S.F. / 3 BDRM UNIT MIN.
PARKING	2 SP. / 1 BDRM UNIT 2 SP. / 2 BDRM UNIT 2.5 SP. / 3 BDRM UNIT SUBTOTAL SPACES REQUIRED = 612 + 20% OF SUBTOTAL = 123 SPACES COMMERCIAL SPACES = 90 SPACES TOTAL SPACES REQUIRED = 825 SPACES
TOTAL SPACES PROVIDED	= 827
NOTES:	* SETBACK REQUIREMENTS SHALL BE INCREASED BY 2' FOR EVERY ADDITIONAL 1' OF BUILDING HEIGHT IF THE PROPOSED BUILDING EXCEEDS 35' HT. BUILDING HEIGHT NOT TO EXCEED 65' MAXIMUM.

LOT REQUIREMENTS

	NUMBER OF UNITS	REQUIRED LOT AREA (SF)	REQUIRED PLAY AREA (SF)	REQUIRED OPEN SPACE (SF)	REQUIRED PARKING
REQUIRED	306 UNITS	14.05 AC	0.281 AC	4.92 AC	825 SPACES
PROVIDED		106.54 AC	0.329 AC	92.64 AC	827 SPACES

UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY ACT 12 OF 2008, RGS ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN.

- PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION HAS BEEN OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
- PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
- PURSUANT TO 73 P.S. 176(5), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROVIDED, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
- IF PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

RGS ASSOCIATES, INC. DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, RGS ASSOCIATES, INC. INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED BY ACT 12 OF 2008.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL): 2016360222
PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER: 1-800-242-1776
DATE: 9-16-2016 BY: CHRISTOPHER HELMS

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY):
PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER:
DATE: BY:

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY):
PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER:
DATE: BY:

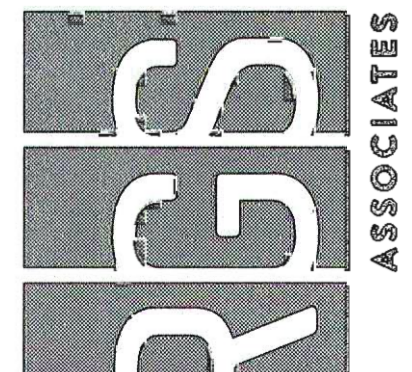
PA1 SYSTEM, INC.
1-800-242-1776
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND (10) WORKING
DAYS IN DESIGN STAGE - STOP CALL

SITE FEATURE LEGEND

EXISTING FEATURES	PROPOSED FEATURES
497	497
EXISTING GRADE CONTOUR	PROPOSED GRADE CONTOUR
500	500
EXISTING GRADE INDEX CONTOUR	PROPOSED GRADE INDEX CONTOUR
X 496.7	X 4% TO
SPOT ELEVATION	SPOT ELEVATION
▽	X 4% TO BC
EXISTING DOOR LOCATION	SPOT ELEVATION- BOTTOM OF CURB
W	X 4% TO TC
WATER LINE, HYDRANT & VALVE	SPOT ELEVATION- TOP OF CURB
G	X 4% TO BW
GAS LINE & VALVE	SPOT ELEVATION- BOTTOM OF WALL
S	X 4% TO TW
GRAVITY SEWER LINE & MANHOLE	SPOT ELEVATION- TOP OF WALL
FM	X 4% TO HP
SEWER FORCE MAIN	SPOT ELEVATION- HIGH POINT
UE	X 4% TO LP
UNDERGROUND ELECTRIC	SPOT ELEVATION- LOW POINT
EXISTING UTILITY POLE	PROPOSED DOOR LOCATION
UT	W
UNDERGROUND TELEPHONE	WATER LINE, HYDRANT & VALVE
CMP	G
STORM DRAIN & INLET & ENDWALL	G
OVERHEAD LIGHT FIXTURES	S
SPOTLIGHT FIXTURES	FM
GUIDERAIL	UE
EDGE OF DRIVEWAY/GRAVEL	UT
EDGE OF PAVEMENT	UT
CURB	UNDERGROUND TELEPHONE
SIDEWALK	STORM DRAIN & INLET & ENDWALL
CENTER LINE	
RIGHT-OF-WAY LINE	OVERHEAD LIGHT FIXTURES
EASEMENT LINE	SPOTLIGHT FIXTURES
BOUNDARY LINE & CORNER	GUIDERAIL
ADJOINER	EDGE OF PAVEMENT
LOT LINE	CURB
SETBACK LINE	SIDEWALK - CONCRETE
EDGE OF FLOODPLAIN	SIDEWALK - BITUMINOUS
EDGE OF WETLANDS	CENTER LINE
EDGE OF WATER	RIGHT-OF-WAY LINE
FENCE	EASEMENT LINE
ZONING BOUNDARY	LOT LINE
MUNICIPAL BOUNDARY	SETBACK LINE
RAILROAD TRACK	EDGE OF FLOODPLAIN
	EDGE OF WETLANDS
	EDGE OF WATER
	CHAIN LINK FENCE
	CONSTRUCTION PHASE LINE
	RAILROAD TRACK
	TEST PIT LOCATION

BECKETT WOODS
PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN

Land Planning
Landscape Architecture
Civil Engineering
35 West 14th Street
York, PA 17403
(717) 751-1586 FAX: (717) 492-8217
(717) 854-3030 FAX: (717) 854-3920
325 N. Market Street
(717) 582-7515 FAX: (717) 322-0949
E-mail: info@rgsasociates.com
www.rgsassociates.com

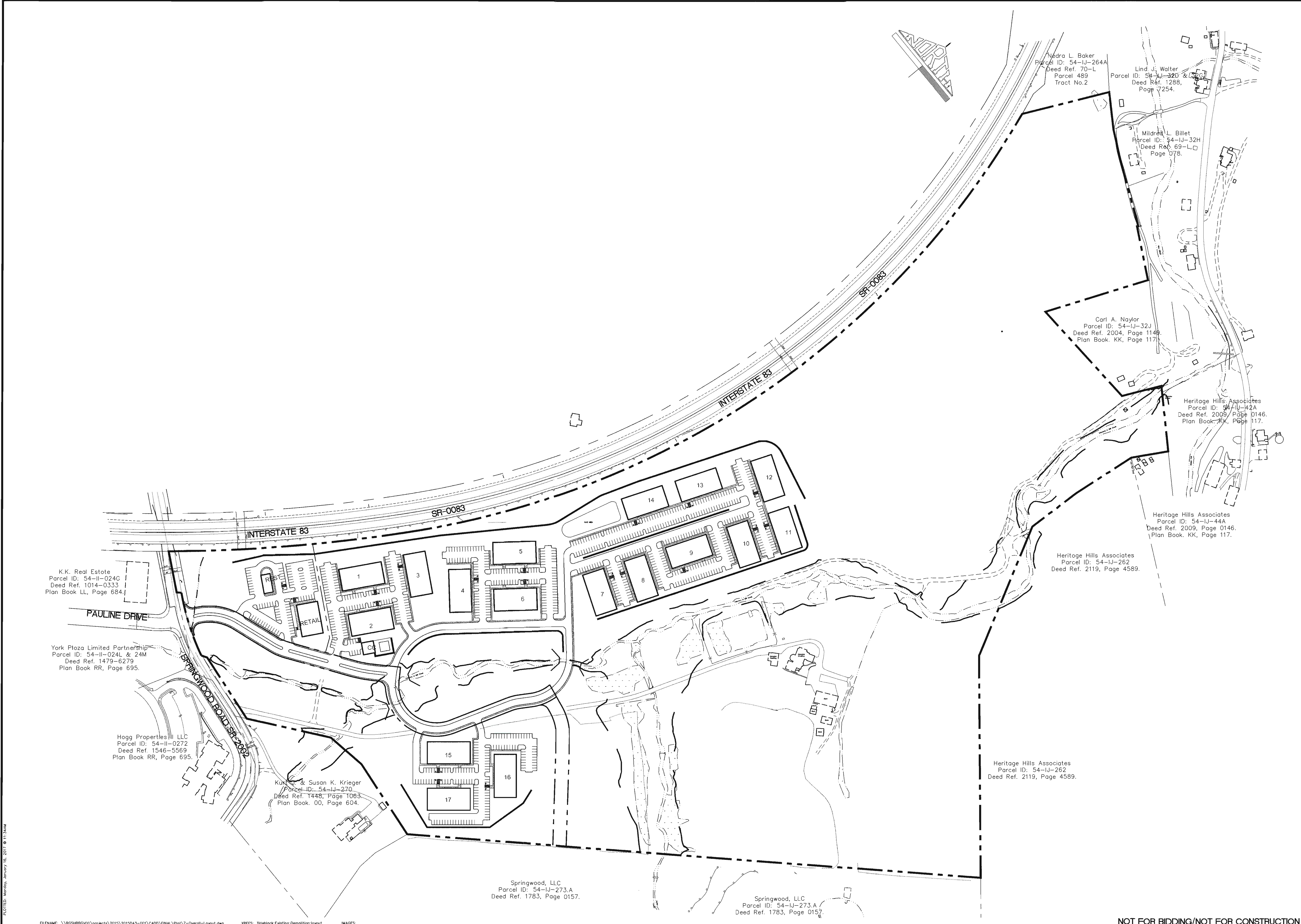


DATE: 1/13/2017
PROJECT NO.: 2015D043-001
SHEET NO.: 1 OF 51

RECEIVED
JAN 24 2017
YORK COUNTY
PLANNING COMMISSION

NOT FOR BIDDING/NOT FOR CONSTRUCTION

17-0012-7



<p>MANAGER: JOHN D. SNYDER DESIGN BY: KME DRAWN BY: KME</p>		<p>CHECKED BY: MAK CHECKED BY: MAK</p>		<p>SCALE: 1"=150' 0 150 300 450</p>	
<p>CLIENT: SPARTAN ASSETS, LLC 1085 MANHEIM PIKE LANCASTER, PA 17601</p>		<p>PROJECT TITLE: BECKETT WOODS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN</p>		<p>SHEET TITLE: OVERALL SITE LAYOUT PLAN</p>	
<p>PROJECT TITLE: BECKETT WOODS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN</p>		<p>CLIENT: SPARTAN ASSETS, LLC 1085 MANHEIM PIKE LANCASTER, PA 17601</p>		<p>MANAGER: JOHN D. SNYDER DESIGN BY: KME DRAWN BY: KME</p>	
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<p>Land Planning Landscape Architecture Civil Engineering 25 West James Street, PA 17603 (717) 715-1336 FAX: (717) 435-8377 110 North George Street, York, PA 17401 (717) 745-1222 FAX: (717) 745-1222 330 N. Market Street Suite 600W, Harrisburg, PA 17101 (717) 399-9475 FAX: (717) 325-0996 www.rgsassociates.com</p>		<p>DATE: 1/13/2017 PROJECT NO.: 2015D43-001</p>		<p>SHEET NO.: 12 OF 51</p>	

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PLOTTED: Monday, January 16, 2017 @ 11:34AM