

August 24, 2023

Via FedEx

Mr. John T. McLucas
Director of Planning
Dover Township
2480 West Canal Road
Dover, PA 17315

**RE: York – Industrial Development
Waiver Request and Justification Letter
Dover Township, York County, PA
Langan Project No.: 200164401**

Dear John:

On behalf of the Applicant, Bull Canal Dover Owner LLC, please accept this letter as a "waiver request and justification letter" to accompany the Preliminary Land Development application for the above-referenced project. The following is a list of waivers and deferral requests, and the justification for the granting of these waivers from the Dover Township Subdivision and Land Development Ordinance (SALDO) and Stormwater Management Ordinance (SMO).

Waiver Requests

1. SALDO Section 22-501.2.A & 22-601.2.A – Preliminary & Final Plan Sheet Size Requirements - The referenced sections require a sheet size of 24 inches x 36 inches. A waiver is requested from these sections to permit a sheet size of 30 inches x 42 inches, which will allow for the plan set to show a greater level of detail while reducing total number of sheets.
2. SALDO Section 22-602.3 – Preliminary Drainage Profiles – Changing Pipe Sizes - The referenced section and comment from the Dover Township Public Works Department requires the crowns of all drainage pipes to be at the same elevation when changing pipe sizes. A waiver is requested to permit the crowns of drainage pipes to differ when changing pipe sizes. The orientation and grading requires the crowns of drainage pipes to be at different elevations to provide cover over the pipes and to avoid utility and drainage pipe crossing conflicts. Hydrologic grade line calculations showing adequate capacity have been provided within this submission.
3. SALDO Section 22-1103.11.B.(3) – Landscape Buffer Requirements– The referenced section requires a Buffer Planting Strip #3 adjacent to all existing residential uses or zoning. A waiver is requested to allow for existing woodlands to act as the required screening, in areas where existing woodlands are well established adjacent to the Lamparter Property and Hamme Property. These areas are depicted on the Preliminary Landscaping Plans.
4. SALDO Section 22-1103.11.C. – Landscape Buffer Requirements – The referenced section requires that when a wall is used as a screening element, the remaining required vegetative material shall be divided equally with one half placed on each side of the wall. A waiver is required from this section to permit the required vegetative material to be planted on the upgradient side of the retaining wall adjacent to the Hamme Property, as the screening will be more effective on this high side of the wall.

Previously Submitted Waivers Requests

5. SALDO Section 22-709.7 – Maximum Access Drive Width – The referenced section requires that access drives for nonresidential uses not exceed a 35-foot width within 12-feet of a public street right-of-way. A waiver is requested from this section to permit an increased driveway width to meet the requirements for a full-access driveway designed for access by WB-67 trucks. This request is for the full-access driveway on Bull Road and the emergency access only driveway on Fox Run Road.
6. SALDO Section 22-1003.3 & SMO Section 19-306.18. (A).3 – Slope of Detention Basin – The referenced section requires the interior slope of detention basins to be a maximum of four to one (4:1) slope. A waiver is requested to permit the interior slope of the infiltration basin to be three to one (3:1). The slightly steeper slopes will allow a greater volume of runoff to be captured and reused within the physical and geotechnical limitations of the site to comply with National Pollution Discharge Elimination System (NPDES) requirements.
7. SMO Section – 19-306.11 & 19-306.18. (A).1 – Basin Depth – The referenced section requires that detention and/or retention basins be designed with a maximum depth of 6-feet, measured from the emergency spillway elevation to the basin bottom. A waiver is requested to exceed this value with Detention Basin 3B by 7.5-feet. We note that Detention Basin 3B is for detention only, will not permanently hold water and is designed to dewater within 72-hours. Additionally, the depth of the basin is inflated due to requirements to discharge/dewater the emergency spillway via shallow concentrated flow to the western unnamed tributary to the Fox Run. The design depth within the basin for the 100-year storm is 8.5-feet.

If you should have any questions, or require additional information, please don't hesitate to contact me at 610-823-4013, or shaas@langan.com.

Very truly yours,

Langan Engineering and Environmental Services, Inc.



Shaun Haas, PE, CPESC
Senior Project Manager

cc: Terry Myers/Cory McCoy – CS Davidson (@ TAM@csdavidson.com)
Sharon Boyer – YCPC (@ sboyer@ycpc.org)
Bull Canal Dover Owner LLC Team (@ Whitney.Zimmermann@hines.com)
Charles Courtney – McNees Law (@ ccourtney@mcneeslaw.com)
Mike Musser – McNees Law (@ mmusser@cnrllc.org)
Langan Team