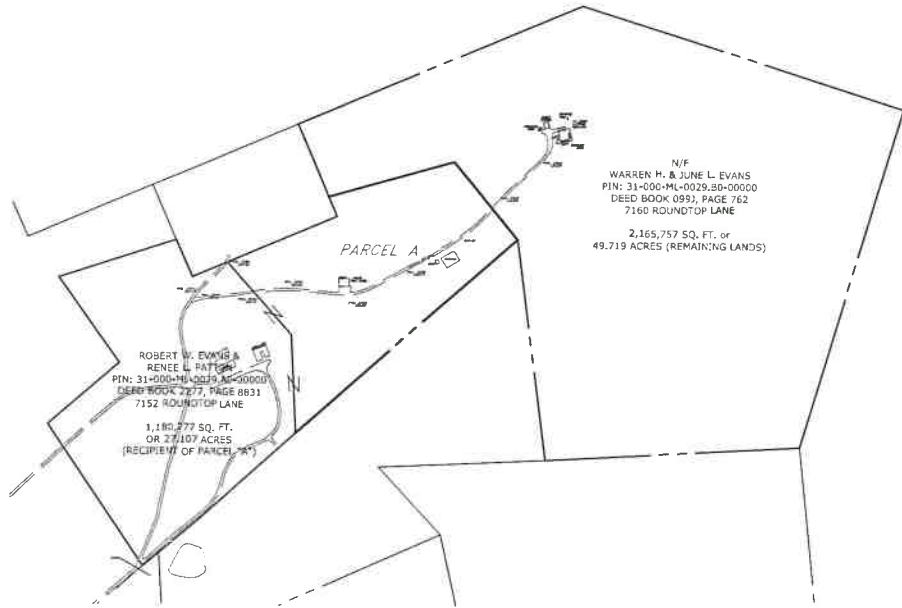


# FINAL SUBDIVISION AND LOT ADD-ON PLAN FOR ROB AND RENEE EVANS 7152 ROUNDTOP LANE HELLAM TOWNSHIP YORK COUNTY, PENNSYLVANIA

### PLAN NOTES

- THE PURPOSE OF THIS PLAN IS TO COMBINE A PORTION OF PARCELS 31-000-ML-0029.B0-00000 WITH 31-000-ML-0029.A0-00000, WHICH IS TO BE ACQUIRED BY ROBERT W. EVANS & RENEE L. PATTON (EVANS). THE RESULTANT AREAS WILL BE USED TO CREATE THE OVERALL RESULTANT PARCEL.
- THE SITE DATA SHOWN WAS OBTAINED FROM PASDA WEBSITE WWW.PASDA.PS.EDU, YORK COUNTY GIS, AND DC GOHN FIELD SURVEY ON VARIOUS DATES THE LAST BEING 01/02/2024. THE HORIZONTAL DATUM IS BASED UPON NAD83 SPC PA SOUTH ZONE. THE ELEVATION DATA IS BASED ON NAVD83 VERTICAL DATUM.
- ALL PROPERTIES CORNERS HAVE BEEN FOUND OR SET PER PLAN.
- SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD.
- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- 100 YEAR FLOODPLAIN LOCATION IS BASED UPON FEMA FLOOD INSURANCE RATE MAP NUMBER 42133C0241F, PANEL 241 OF 701, REVISED DECEMBER 16, 2015. NO PORTION OF THE SUBJECT PROPERTIES ARE IMPACTED BY THE 100 YEAR FLOODPLAIN.
- WARNING - THE DWELLING LOT OR LOTS PROPOSED BY THIS SUBDIVISION PLAN ARE IN THE RURAL AGRICULTURAL DISTRICT (RA). THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL AND RESIDENTS MUST EXPECT THINGS SUCH AS THE SMELL OF FARM ANIMALS AND THE MANURE THEY PRODUCE, TOXIC CHEMICALS, SLOW MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS, AND OTHER BY-PRODUCTS OF AGRICULTURAL ACTIVITIES.
- LANDS OWNED BY ROBERT W. EVANS & RENEE L. PATTON, PARCEL 31-000-ML-0029.A0-00000, WILL RETAIN THE EXISTING DEVELOPMENT RIGHTS.
- ALL LOT CORNERS WILL BE SET PRIOR TO RECORDING OF THIS PLAN.
- 7160 ROUNDTOP LANE (31-000-ML-0029-B0-00000) IS SUBJECT TO A CONSERVATION EASEMENT AS DESCRIBED AND RECORDED IN BOOK 2105, PAGE 682 RECORDED IN THE YORK COUNTY RECORDER OF DEEDS ON DECEMBER 10, 2010.
- ALL SUBJECT PROPERTIES ARE SERVED BY INDIVIDUAL ON-LOT WELLS AND ON-LOT SEPTIC SYSTEMS. THE LOCATIONS OF THOSE UTILITIES ARE SHOWN ON THE PLAN.
- NO EARTH DISTURBANCE OR PHYSICAL IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
- NO PORTION OF ANY OF THE SUBJECT PROPERTIES ARE PROPOSED FOR DEDICATION TO HELLAM TOWNSHIP.
- BOTH 7152 AND 7160 ROUNDTOP LANE ARE ACCESSED BY A PRIVATE DRIVE.
- THE ROBERT AND RENEE EVANS PARCEL AT 7152 ROUNDTOP LANE WILL MAINTAIN ITS 1 EXISTING DEVELOPMENT RIGHT. NO FURTHER SUBDIVISION RIGHTS EXIST WITH THE WARREN H. AND JUNE L. EVANS ESTATE AT 7160 ROUNDTOP LANE.



**ROBERT W. EVANS AND RENEE L. PATTON  
EXISTING (7152 ROUNDTOP LANE)**

|                           |                              |
|---------------------------|------------------------------|
| 1. LOT AREA               | 687,737 SQ.FT.               |
| 2. NUMBER OF LOTS         | 1                            |
| 3. NUMBER OF ACRES        | 15.788 ACRES                 |
| 4. DENSITY                | 0.03 LOTS/ACRES              |
| 5. ZONING                 | (RA) RURAL AGRICULTURAL ZONE |
| 6. EXISTING LAND USE      | AGRICULTURAL/WOODLAND        |
| 7. MIN. REQ'D ZONING AREA | 2 ACRES                      |
| 8. UNITS OF OCCUPANCY     | 1 DWELLING/1 BARN            |
| 9. LOT COVERAGE           | 41,228 SQ.FT. OR 6%          |

**ROBERT W. EVANS AND RENEE L. PATTON  
RESULTANT (7152 ROUNDTOP LANE)**

|                           |                              |
|---------------------------|------------------------------|
| 1. LOT AREA               | 1,180,777 SQ.FT.             |
| 2. NUMBER OF LOTS         | 1                            |
| 3. NUMBER OF ACRES        | 27.07 ACRES                  |
| 4. DENSITY                | 0.04 LOTS/ACRES              |
| 5. ZONING                 | (RA) RURAL AGRICULTURAL ZONE |
| 6. EXISTING LAND USE      | AGRICULTURAL/WOODLAND        |
| 7. MIN. REQ'D ZONING AREA | 2 ACRES                      |
| 8. UNITS OF OCCUPANCY     | 1 HOUSE/1 BARN/1 POLE BARN   |
| 9. LOT COVERAGE           | 52,226 SQ.FT. OR 4%          |

**WARREN H. AND JUNE L. EVANS  
EXISTING (7160 ROUNDTOP LANE)**

|                           |                                 |
|---------------------------|---------------------------------|
| 1. LOT AREA               | 2,658,797 SQ.FT.                |
| 2. NUMBER OF LOTS         | 1                               |
| 3. NUMBER OF ACRES        | 61.038 ACRES                    |
| 4. DENSITY                | 0.03 LOTS/ACRES                 |
| 5. ZONING                 | (RA) RURAL AGRICULTURAL ZONE    |
| 6. EXISTING LAND USE      | AGRICULTURAL/WOODLAND           |
| 7. MIN. REQ'D ZONING AREA | 2 ACRES                         |
| 8. UNITS OF OCCUPANCY     | 1 DWELLING/1 GARAGE/1 POLE BARN |
| 9. LOT COVERAGE           | 19,173 SQ.FT. 0.7%              |

**WARREN H. AND JUNE L. EVANS  
RESULTANT (7160 ROUNDTOP LANE)**

|                           |                              |
|---------------------------|------------------------------|
| 1. LOT AREA               | 2,165,757 SQ.FT.             |
| 2. NUMBER OF LOTS         | 1                            |
| 3. NUMBER OF ACRES        | 49.719 ACRES                 |
| 4. DENSITY                | 0.02 LOTS/ACRES              |
| 5. ZONING                 | (RA) RURAL AGRICULTURAL ZONE |
| 6. EXISTING LAND USE      | AGRICULTURAL/WOODLAND        |
| 7. MIN. REQ'D ZONING AREA | 2 ACRES                      |
| 8. UNITS OF OCCUPANCY     | 1 DWELLING/1 GARAGE          |
| 9. LOT COVERAGE           | 8,175 SQ.FT. 0.4%            |

### WAIVERS REQUESTS:

THE FOLLOWING WAIVERS OF THE HELLAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:

- Section 430-17.A.1 - Plan Scale
- Section 430-17.C.(1)(a)[8] - Stream and Watercourses (Classification)
- Section 430-17.C.(1)(a)[6] - Unique Geologic Features
- Section 430-17.C.(1)(a)[8] - Woodland Delineation
- Section 430-17.C.(1)(a)[9] - Natural Habitat
- Section 430-17.C.(1)(b)[4] and Section 430-17.C.(1)(b)[5] - Monmade Features (On-Lot Sanitary and Water Within 100' of the Property)
- Section 430-17.E - Accompanying Reports
- Section 430-47.A - Sewage Facilities Act plan revision module
- Section 430-47.E - Sanitary sewage disposal - subsurface septic system
- Section 430-17.C.(1)(a)[5] - Wetland Information

### ZONING DATA

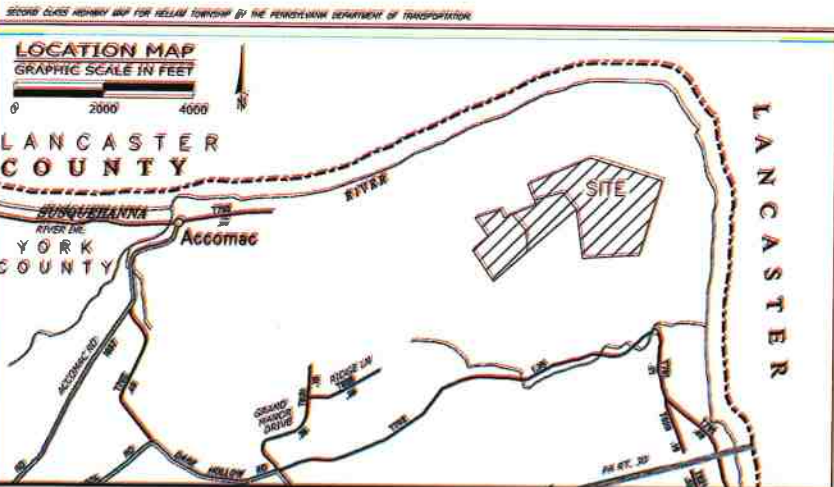
- DISTRICT (RA) RURAL AGRICULTURAL ZONE
- MIN. LOT AREA 2 ACRES
- MAX. LOT AREA 2.5 ACRES
- MIN. LOT WIDTH 200' AT BUILDING LINE
- MIN. LOT DEPTH 110' AT STREET R/W
- MIN. FRONT YARD N/A
- MIN. SIDE YARD 100' ACCESSORY
- MIN. REAR YARD 30' EACH SIDE
- MIN. REAR YARD 20' ACCESSORY
- MIN. REAR YARD 60' ACCESSORY
- MAX. LOT COVERAGE 15%
- MAX. NORMAL HEIGHT 35' ACCESSORY

ZONING DATA SHOWN AS PER ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS SURVEY.

### NON-BUILDING WAIVER

AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE AS STATED IN THE SITE DATA. NO PORTION OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREON IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING, OR RECORDING AND SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENT FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

**TOTAL SITE AREA**  
3,346,534 SQ. FT = 76.826 AC.  
(INCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER/EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

OWNER/EQUITABLE OWNER - SUBDIVIDER  
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME) \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER/EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

OWNER/EQUITABLE OWNER - SUBDIVIDER  
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY SEAL

**Final Plan Approval Statement**

At a meeting on \_\_\_\_\_, 2023, the Board of Supervisors of the Township of Hellam approved this project, based upon its conformity with the standards of the Hellam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the Township and available for public review.

**Hellam Township Board of Supervisors**

Chairman or Designee \_\_\_\_\_

Attest: \_\_\_\_\_  
Hellam Township Secretary

**Planning Commission Review Statement**

At a meeting on \_\_\_\_\_, 2023, the Hellam Township Planning Commission reviewed this plan.

**Hellam Township Planning Commission**

Chair or Designee \_\_\_\_\_

**Township Engineer's Review Statement**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_

**Hellam Township Engineer**

York County Planning Commission

The York County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on \_\_\_\_\_, 2023, and a copy of the review is on file at the Office of the Planning Commission in York County, Pennsylvania. This certificate does not indicate approval or disapproval of the plan by the York 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 the Federal Government.

**Recorder of Deeds Certificate**

Recorded in the Office for Recording of Deeds, in and for York County, Pennsylvania in Land Record Book \_\_\_\_\_, Page \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**STATEMENT OF ACCURACY-SURVEY DATA**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE HELLAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THE ERROR OF CLOSURE IS NOT GREATER THAN ONE FOOT IN 10,000 FEET.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**STATEMENT OF ACCURACY-GENERAL PLAN/REPORT DATA**

I hereby certify that, to the best of my knowledge, the Final Subdivision and Lot Add-On Plan shown and described hereon is true and correct to the accuracy required by the Hellam Township Subdivision and Land Development Ordinance.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER**

NAME: WARREN H & JUNE L. EVANS  
ADDRESS: 7160 ROUNDTOP LANE  
YORK, PA 17368  
SOURCE OF TITLE: DEED BOOK: 0991, PAGE: 762  
YORK COUNTY PARCEL ID NO: 31-000-ML-0029.B0-00000

**OWNER-**

NAME: ROBERT W. EVANS & RENEE L. PATTON  
ADDRESS: 7152 ROUNDTOP LANE  
YORK, PA 17368  
SOURCE OF TITLE: DEED BOOK: 2277, PAGE: 8831  
YORK COUNTY PARCEL ID NO: 31-000-ML-0029.A0-00000

**LIST OF DRAWINGS**

|                           |   |
|---------------------------|---|
| COVER SHEET               | 1 |
| EXISTING CONDITIONS PLANS | 2 |
| PROPOSED LAYOUT AND NOTES | 3 |
| RESULTANT CONFIGURATION   | 4 |

-ALL PLANS TO BE RECORDED-

DRAWING #: CG-4027  
SHEET #: 1 OF 4

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |
|     |           |      |
|     |           |      |

**OWNER/EQUITABLE OWNER-SUBDIVIDER**

NAME: ROBERT W. AND RENEE L. EVANS  
ADDRESS: 7152 ROUNDTOP LANE  
WRIGHTSVILLE, PA 17368  
TELEPHONE: 717-252-1311  
SOURCE OF TITLE: DEED BOOK: 2277, PAGE: 8831  
YORK COUNTY PARCEL ID NO: 31-000-ML-0029.A0-00000

31 Mount Joy Street  
PO Box 128  
Mount Joy, PA 17552  
Ph: (717) 653-6300  
www.dcgohn.com

**dc gohn**  
Associates, Inc.

Surveyors - Engineers - Landscape Architects

PROJECT NO.: S085-20  
DATE: JANUARY 12, 2024  
DRAWN BY: GRN/CKG  
CHECKED BY: BGH  
SCALE: 1"=100'

COVER  
FOR  
FINAL SUBDIVISION AND LOT ADD-ON PLAN  
FOR  
**ROB AND RENEE EVANS**  
7152 ROUNDTOP LANE  
HELLAM TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

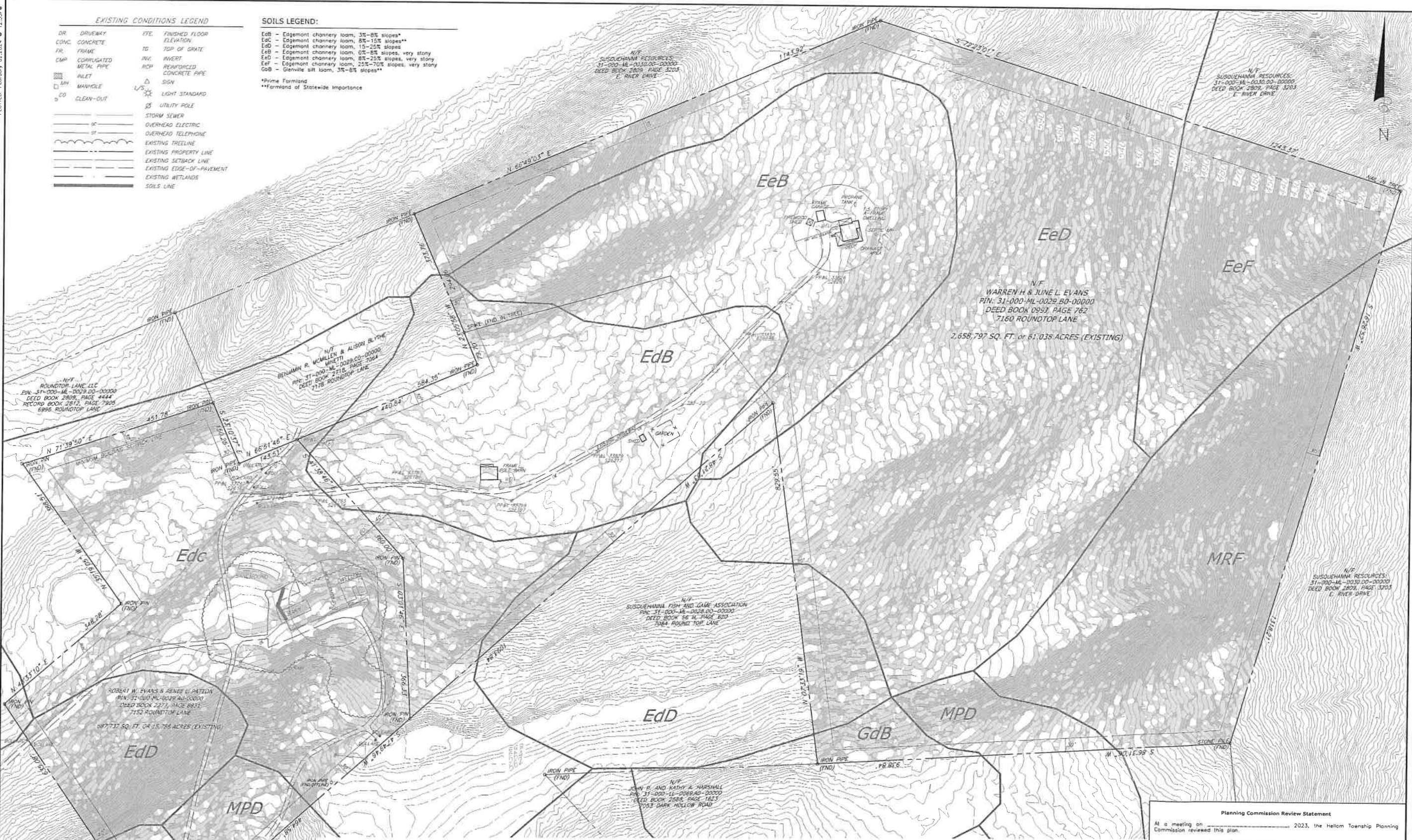
**EXISTING CONDITIONS LEGEND**

|       |                       |     |                           |
|-------|-----------------------|-----|---------------------------|
| DR    | DRIVEWAY              | FTE | FINISHED FLOOR ELEVATION  |
| CONC  | CONCRETE              | TO  | TOP OF GRATE              |
| FR    | FRAME                 | INV | INVERT                    |
| CMP   | CORRUGATED METAL PIPE | RCP | REINFORCED CONCRETE PIPE  |
| INLET | INLET                 | △   | SIGN                      |
| MH    | MANHOLE               | U/S | UTILITY POLE              |
| CO    | CLEAN-OUT             | ○   | STORM SEWER               |
|       |                       | —   | OVERHEAD ELECTRIC         |
|       |                       | —   | OVERHEAD TELEPHONE        |
|       |                       | —   | EXISTING TREELINE         |
|       |                       | —   | EXISTING PROPERTY LINE    |
|       |                       | —   | EXISTING SETBACK LINE     |
|       |                       | —   | EXISTING EDGE-OF-PAVEMENT |
|       |                       | —   | EXISTING WETLANDS         |
|       |                       | —   | SOILS LINE                |

**SOILS LEGEND:**

|     |   |
|-----|---|
| EeB | Edgmont channery loam, 3%-8% slopes*              |
| EeC | Edgmont channery loam, 8%-15% slopes**            |
| EeD | Edgmont channery loam, 15%-25% slopes             |
| EeE | Edgmont channery loam, 0%-8% slopes, very stony   |
| EeD | Edgmont channery loam, 8%-25% slopes, very stony  |
| EeF | Edgmont channery loam, 25%-70% slopes, very stony |
| GdB | Glenville silt loam, 3%-8% slopes**               |

\*Prime Farmland  
\*\*Farmland of Statewide Importance



**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE PA STATE PLANE COORDINATE SYSTEM (PA SPCS), SOUTH ZONE (3702), NORTH AMERICAN DATUM OF 1983 (NAD83, 2011), BASED ON GPS OBSERVATIONS THAT WERE PROCESSED THROUGH THE NGS OPUS WEBSITE BY THIS FIRM.
- THIS IS NOT A TOPOGRAPHIC SURVEY; THE CONTOUR LINES SHOWN HEREON HAVE BEEN IMPORTED FROM THE PASDA WEBSITE (NAVDBB) AND ARE SHOWN FOR GENERAL PURPOSES ONLY.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES, MONUMENTATION AND LIMITED FIXED HORIZONTAL IMPROVEMENTS ON TAX ACCOUNT 31-000-ML-0029.B0-00000 & 31-000-ML-0029.A0-00000 LOCATED AT 7152 ROUNDTOP LANE & 7152 ROUNDTOP LANE IN HELLAM TOWNSHIP.
- THE LAST DATE OF FIELD WORK WAS ON JANUARY 02, 2024.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE ADJOINING PROPERTY OWNERS AND RELATIVE INFORMATION HAS BEEN OBTAINED FROM THE YORK COUNTY RECORDER OF DEEDS WEBSITE.

**Slopes Table**

| Number | Minimum Slope | Maximum Slope | Color | Area              |
|--------|---------------|---------------|-------|-------------------|
| 1      | 15.00%        | 25.00%        | ■     | 1,125,114.18 S.F. |
| 2      | 25.00%        | 100.00%       | ■     | 1,043,077.78 S.F. |

**Township Engineer's Review Statement**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_

Hellam Township Engineer

**Final Plan Approval Statement**

At a meeting on \_\_\_\_\_, 2023, the Board of Supervisors of the Township of Hellam approved this project, based upon its conformity with the standards of the Hellam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval included the complete set of plans/reports which are filed with the Township and available for public review.

**Hellam Township Board of Supervisors**

Chairman or Designee \_\_\_\_\_

Attest: \_\_\_\_\_  
Hellam Township Secretary

**Planning Commission Review Statement**

At a meeting on \_\_\_\_\_, 2023, the Hellam Township Planning Commission reviewed this plan.

**Hellam Township Planning Commission**

Chair or Designee \_\_\_\_\_

**EXISTING CONDITIONS AND LOT ADD-ON PLAN**  
FOR  
**ROB EVANS EVANS AND RENEE PATTON**  
HELLAM TOWNSHIP  
YORK COUNTY, PENNSYLVANIA

**OWNER/EQUITABLE OWNED-SUBDIVIDER**  
NAME: ROBERT W. AND RENEE L. EVANS  
ADDRESS: 7152 ROUNDTOP LANE  
WRIGHTSVILLE, PA 17368  
TELEPHONE: 717-252-1311  
SOURCE OF TITLE: DEED BOOK: 2277, PAGE: 1831  
YORK COUNTY PARCEL ID NO: 31-000-ML-0029.A0-00000

**dc gohn ASSOCIATES, Inc.**  
Surveyors - Engineers - Landscape Architects  
37 Mount Joy Street  
P.O. Box 120  
Mount Joy, PA 17552  
PH: (717) 653-5308  
www.dcgohm.com

PROJECT NO.: 5085-20  
DATE: JANUARY 12, 2024  
DRAWN BY: GRN/CBG  
CHECKED BY: BGH  
SCALE: 1"=100'  
SCALE IN FEET: 100 0 50 100

DRAWING #: CG-4027  
SHEET #: 2 OF 4

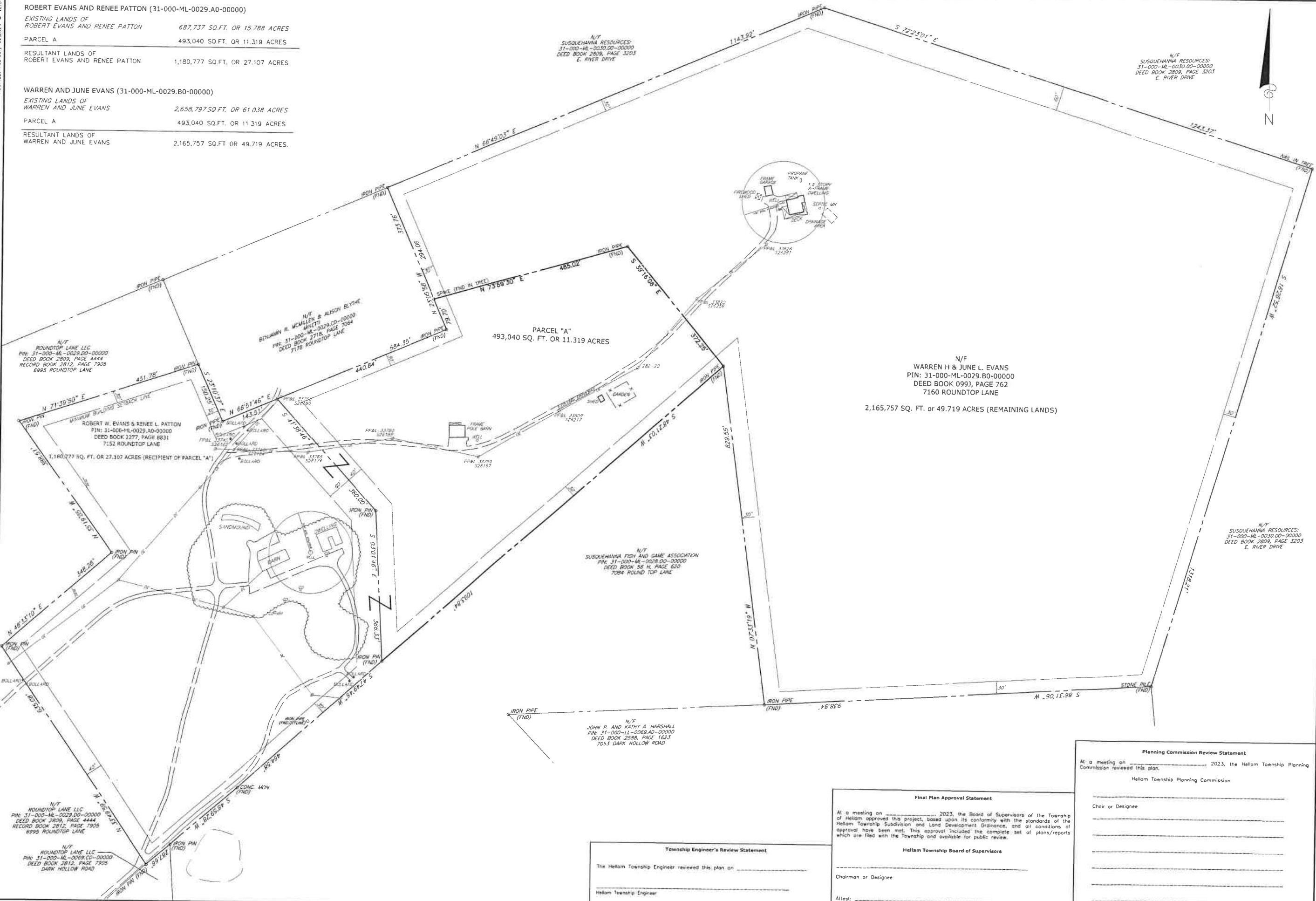
REVISIONS

| NO. | DATE | DESCRIPTION |
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|     |      |             |
|     |      |             |

FILENAME: P:\5085\CAD\Evans Final Subdivision Plan.dwg XREFS: IMAGES: PLOTTED: February 02, 2024 12:34PM

**LOT AREA CALCULATIONS**

|  |                                   |
|--|-----------------------------------|
| <b>ROBERT EVANS AND RENEE PATTON (31-000-ML-0029.A0-00000)</b> |                                   |
| EXISTING LANDS OF ROBERT EVANS AND RENEE PATTON                | 687,737 SQ.FT. OR 15.788 ACRES    |
| PARCEL A   | 493,040 SQ.FT. OR 11.319 ACRES    |
| RESULTANT LANDS OF ROBERT EVANS AND RENEE PATTON               | 1,180,777 SQ.FT. OR 27.107 ACRES  |
| <b>WARREN AND JUNE EVANS (31-000-ML-0029.B0-00000)</b>         |                                   |
| EXISTING LANDS OF WARREN AND JUNE EVANS                        | 2,658,797 SQ.FT. OR 61.038 ACRES  |
| PARCEL A   | 493,040 SQ.FT. OR 11.319 ACRES    |
| RESULTANT LANDS OF WARREN AND JUNE EVANS                       | 2,165,757 SQ.FT. OR 49.719 ACRES. |



| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |

OWNER/EQUITABLE OWNER-SUBDIVIDER  
 NAME: ROBERT W. AND RENEE L. EVANS  
 ADDRESS: 7152 ROUNDTOP LANE  
 WRIGHTSVILLE, PA 17368  
 TELEPHONE: 717-252-1311  
 SOURCE OF TITLE: DEED BOOK: 2277, PAGE: 8831  
 YORK COUNTY PARCEL ID NO.: 31-000-ML-0029.A0-00000

22 Mount Joy Street  
 Mount Joy, PA 17552  
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**dc gohn**  
 ASSOCIATES, INC.  
 Surveyors • Engineers • Landscape Architects

|              |                  |
|--------------|------------------|
| PROJECT NO.: | 5085-20          |
| DATE:        | JANUARY 12, 2024 |
| DRAWN BY:    | GPW/CBG          |
| CHECKED BY:  | BGH              |
| SCALE:       | 1" = 100'        |

**PROPOSED CONDITIONS**  
**FINAL SUBDIVISION AND LOT ADD-ON PLAN**  
 FOR  
**ROB EVANS EVANS AND RENEE PATTON**  
**7152 ROUNDTOP LANE**  
 HELIAM TOWNSHIP  
 YORK COUNTY, PENNSYLVANIA

DRAWING #: CG-4027  
SHEET #: 3 OF 4

**Township Engineer's Review Statement**

The Heliam Township Engineer reviewed this plan on \_\_\_\_\_

\_\_\_\_\_

Heliam Township Engineer

**Final Plan Approval Statement**

At a meeting on \_\_\_\_\_, 2023, the Board of Supervisors of the Township of Heliam approved this project, based upon its conformity with the standards of the Heliam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval included the complete set of plans/reports which are filed with the Township and available for public review.

\_\_\_\_\_

Heliam Township Board of Supervisors

Chairman or Designee

Attest: \_\_\_\_\_

Heliam Township Secretary

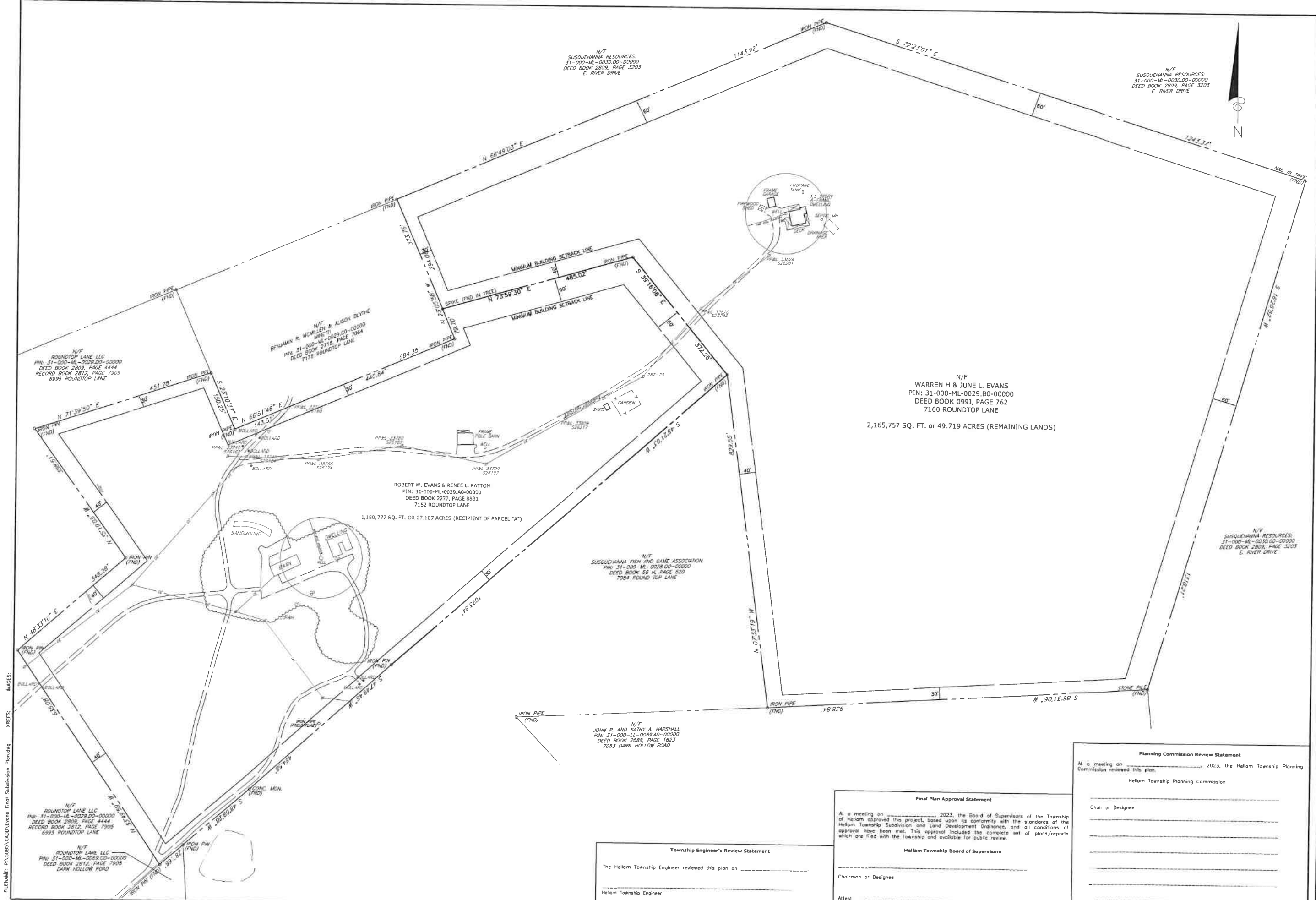
**Planning Commission Review Statement**

At a meeting on \_\_\_\_\_, 2023, the Heliam Township Planning Commission reviewed this plan.

\_\_\_\_\_

Heliam Township Planning Commission

Chair or Designee



| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |
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|           |      |
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**OWNER/EQUITABLE OWNER-SUBDIVIDER**  
 NAME: ROBERT W. AND RENEE L. EVANS  
 ADDRESS: 7152 ROUNDTOP LANE  
 WRIGHTSVILLE, PA 17368  
 TELEPHONE: 717-252-1311  
 SOURCE OF TITLE: DEED BOOK 2277, PAGE 8831  
 YORK COUNTY PARCEL ID NO: 31-000-ML-0029-AD-00000

**37 Mount Joy Street**  
 P.O. Box 128  
 Mount Joy, PA 17352  
 PH: (717) 653-5300  
 www.dgohn.com

**dgohn ASSOCIATES, INC.**  
 Surveyors • Engineers • Landscape Architects

|                               |
|-------------------------------|
| PROJECT NO.: 5085-20          |
| DATE: JANUARY 12, 2024        |
| DRAWN BY: GRN/CJG             |
| CHECKED BY: BQH               |
| SCALE: 1"=100'                |
| 100 0 50 100<br>SCALE IN FEET |

**RESULTANT LAYOUT**  
**FINAL SUBDIVISION AND LOT ADD-ON PLAN**  
 FOR  
**ROB EVANS EVANS AND RENEE PATTON**  
**7152 ROUNDTOP LANE**  
 HELIAM TOWNSHIP  
 YORK COUNTY, PENNSYLVANIA

DRAWING #: CG-4027  
 SHEET #: 4 OF 4

N/F  
 SUSQUEHANNA RESOURCES:  
 31-000-ML-0030.00-00000  
 DEED BOOK 2809, PAGE 3203  
 E. RIVER DRIVE

N/F  
 SUSQUEHANNA RESOURCES:  
 31-000-ML-0030.00-00000  
 DEED BOOK 2809, PAGE 3203  
 E. RIVER DRIVE

N/F  
 ROUNDTOP LANE LLC  
 PIN: 31-000-ML-0029.00-00000  
 DEED BOOK 2809, PAGE 4444  
 RECORD BOOK 2812, PAGE 7905  
 6995 ROUNDTOP LANE

N/F  
 BEHAMAN R. McMILLEN & ALISON BLYTHE  
 MANETTI  
 PIN: 31-000-ML-0029.00-00000  
 DEED BOOK 2718, PAGE 7064  
 7178 ROUNDTOP LANE

N/F  
 WARREN H & JUNE L. EVANS  
 PIN: 31-000-ML-0029.B0-00000  
 DEED BOOK 099J, PAGE 762  
 7160 ROUNDTOP LANE  
 2,165,757 SQ. FT. OR 49.719 ACRES (REMAINING LANDS)

ROBERT W. EVANS & RENEE L. PATTON  
 PIN: 31-000-ML-0029.A0-00000  
 DEED BOOK 2277, PAGE 8831  
 7152 ROUNDTOP LANE  
 1,180,777 SQ. FT. OR 27.107 ACRES (RECIPIENT OF PARCEL "A")

N/F  
 SUSQUEHANNA FISH AND GAME ASSOCIATION  
 PIN: 31-000-ML-0028.00-00000  
 DEED BOOK 58 M, PAGE 609  
 7094 ROUND TOP LANE

N/F  
 SUSQUEHANNA RESOURCES:  
 31-000-ML-0030.00-00000  
 DEED BOOK 2809, PAGE 3203  
 E. RIVER DRIVE

N/F  
 JOHN P. AND KATHY A. HARSHALL  
 PIN: 31-000-ML-0069.A0-00000  
 DEED BOOK 2589, PAGE 1623  
 7053 DARK HOLLOW ROAD

N/F  
 ROUNDTOP LANE LLC  
 PIN: 31-000-ML-0029.00-00000  
 DEED BOOK 2809, PAGE 4444  
 RECORD BOOK 2812, PAGE 7905  
 6995 ROUNDTOP LANE

N/F  
 ROUNDTOP LANE LLC  
 PIN: 31-000-ML-0069.00-00000  
 DEED BOOK 2812, PAGE 7905  
 DARK HOLLOW ROAD

**Township Engineer's Review Statement**

The Heliam Township Engineer reviewed this plan on \_\_\_\_\_

\_\_\_\_\_  
 Heliam Township Engineer

**Final Plan Approval Statement**

At a meeting on \_\_\_\_\_, 2023, the Board of Supervisors of the Township of Heliam approved this project, based upon its conformity with the standards of the Heliam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval included the complete set of plans/reports which are filed with the Township and available for public review.

**Heliam Township Board of Supervisors**

Chairman or Designee \_\_\_\_\_

Attest: \_\_\_\_\_  
 Heliam Township Secretary

**Planning Commission Review Statement**

At a meeting on \_\_\_\_\_, 2023, the Heliam Township Planning Commission reviewed this plan.

**Heliam Township Planning Commission**

Chair or Designee \_\_\_\_\_

FILENAME: P:\5085\CADD\Evans Final Subdivision Plan.dwg XREFS: IMAGES: