

FINAL SUBDIVISION PLAN

FOR LANDS OF

REXROTH LIMITED PARTNERSHIP

LINCOLN HIGHWAY

HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121 AS FOR THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 08, 2008.

DESIGN SERIAL NUMBER 2024932529 (HELLAM TOWNSHIP)

COLUMBIA GAS OF PA INC
1601 DUELL ROAD
COLUMBUS, OH 43215
CONTACT: USA COLINS
EMAIL: LDUJAN@SOURCE.COM
PHONE: 614-355-5981

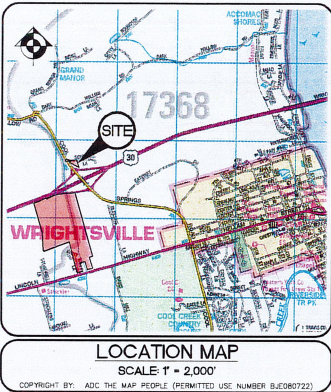
HELLAM TOWNSHIP
44 WALNUT SPRINGS ROAD
YORK, PA 17405
CONTACT: CURTIS FERREE
EMAIL: CFERREE@HELLAMTOWNSHIP.COM
PHONE: 717-434-1300

WRIGHTSVILLE BORO MUNICIPAL AUTHORITY
601 WATER STREET, PO BOX 187
WRIGHTSVILLE, PA 17368
CONTACT: LOBBI HAMMER
EMAIL: LHAMMER@WRIGHTSVILLEBOROUGH.COM
PHONE: 717-251-2788

COMCAST
C/O USE LOCATING SERVICES INC
15085 HAMILTON CROSSING BLVD, SUITE 200
CARMEL, IN 46032
CONTACT: USC PERSONNEL
PHONE: 800-762-0592

FIRSTENERGY CORPORATION
21 SOUTH MAIN STREET
AMSON, OH 44308
CONTACT: MELLYSSA ADAMS
EMAIL: MADM@FIRSTENERGYCORP.COM
PHONE: 330-604-6073

UNIFORM PARCEL IDENTIFIER		
PARCEL / LOT NO.	STREET ADDRESS	U.P.I.
RESIDUAL PARCEL 47 (LOT 1)	LINCOLN HIGHWAY	31-000-LL-0047.00-0000
LOT 2	SCHMEL LANE	



HELLAM TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING ON _____, 20____, THE HELLAM TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

HELLAM TOWNSHIP PLANNING COMMISSION

CHAIR OR DESIGNEE

HELLAM TOWNSHIP ENGINEER'S REVIEW STATEMENT

THE HELLAM TOWNSHIP ENGINEER REVIEWED THIS PLAN ON _____

TOWNSHIP ENGINEER

DATE

HELLAM TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL STATEMENT

AT A MEETING ON _____, 20____, 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.

ATTEST: _____
HELLAM TOWNSHIP SECRETARY

CHAIRMAN OR DESIGNEE

HELLAM TOWNSHIP BOARD OF SUPERVISORS

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 _____, 20____.

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 _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YPC FILE NO. _____. THE 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 OF THE FEDERAL GOVERNMENT.

DIRECTOR, YORK COUNTY PLANNING COMMISSION

DATE

GENERAL NOTES

- THE PURPOSE OF THIS FINAL SUBDIVISION PLAN IS TO DEPICT THE EXISTING CONDITIONS OF PARCEL 47 AND A PROPOSED SUBDIVISION TO FORMALLY SEPARATE AN EXISTING ORPHANED TRACT ALONG SCHMEL LANE (TRACT 2).
- PARCEL INFORMATION:
UNIFORM PARCEL IDENTIFIER: 31-000-LL-0047.00-0000
DEED REFERENCE: DEED/RECORD BOOK 2767, PAGE 4486
- EXISTING LAND TRACT IS ZONED: RA, RURAL AGRICULTURAL (FOR SENDING DISTRICT OVERLAY)
- ADJACENT LAND TRACTS ARE ZONED:
NORTH: RA, RURAL AGRICULTURAL
SOUTH: RA, RURAL AGRICULTURAL & I, INTERCHANGE
EAST: RA, RURAL AGRICULTURAL & C, COMMERCIAL INDUSTRIAL
WEST: RA, RURAL AGRICULTURAL
- EXISTING LAND TRACT(S) USE:
TRACT 1: AGRICULTURAL
TRACT 2: VACANT LOT
- PROPOSED LAND TRACT USE:
LOT 1: AGRICULTURAL
LOT 2: DETACHED SINGLE FAMILY DWELLING
- EXISTING TRACT 2 WILL BE SERVED BY A PROPOSED ON-LOT WATER SUPPLY AND BY A PROPOSED ON-LOT SANITARY SEWAGE DISPOSAL SYSTEM. EXISTING TRACT 1 IS NOT AND WILL NOT BE SERVED BY ANY UTILITIES.

- MINIMUM REQUIRED LOT AREA: 2 AC.
EXISTING LOT AREA:
TRACT 1: 2,203.628 S.F. (50.588 AC.) GROSS
TRACT 2: 35,280 S.F. (0.810 AC.) GROSS (VARIANCE APPROVED)
26,404 S.F. (0.608 AC.) NET
- MINIMUM REQUIRED LOT WIDTH: 110 FT. (AT RIGHT-OF-WAY LINE)
200 FT. (AT BLDG. SETBACK LINE)

- EXISTING LOT WIDTH:
- TRACT 1: (ALONG LINCOLN HIGHWAY): 315 FT. (AT R.O.W.)
315 FT. (AT B.S.L.)
(ALONG U.S. ROUTE 30): 1,273 FT. (AT R.O.W.)
1,273 FT. (AT B.S.L.)
- TRACT 2: (ALONG SCHMEL LANE): 170 FT. (AT R.O.W.)
298 FT. (AT B.S.L.)
(ALONG COOL CREEK ROAD): 320 FT. (AT R.O.W.)
239 FT. (AT B.S.L.)

- MINIMUM REQUIRED SETBACKS:
PRINCIPAL BUILDINGS & STRUCTURES:
FRONT: 40 FT. (50 FT. ALONG MAJOR THOROUGHFARES)
SIDE: 30 FT.
REAR: 30 FT.

- MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT. (PRINCIPAL BLDGS./STRUCTURES).
PROPOSED BUILDING HEIGHT: 435 FT.

- MAXIMUM ALLOWABLE LOT COVERAGE: 15%
EXISTING LOT COVERAGE:
TRACT 1: OR (0 S.F. ± 2,195,760 S.F.)
TRACT 2: OR (0 S.F. ± 26,404 S.F.)

- PROPOSED LOT COVERAGE:
- LOT 1: OR (0 S.F. ± 2,195,760 S.F.)
LOT 2: OR (0 S.F. ± 26,404 S.F.)

- PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF HELLAM, COMMUNITY NUMBER 40057, PANEL 02A1, SUPPLY F, MAP NUMBER 421330243F, EFFECTIVE DATE: DECEMBER 16, 2015.

- SITE PROPERTY LINE INFORMATION FOR TRACT 1 IS BASED ON A PLAN PREPARED BY GORDON L. BROWN IN JANUARY 1970 AND WAS SUPPLEMENTED BY AN ACTUAL LIMITED FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN JULY, 2024.
- EXISTING SITE FEATURES AND TOPOGRAPHIC INFORMATION FOR TRACT 1 HAS BEEN SHOWN FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHS AND LOCAL DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.

- SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION FOR TRACT 2 IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN JULY, 2024.

- THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES WARRANTIES OR THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.

- THE PROPERTY BOUNDARY SHOWN HAS NOT BEEN SUBDIVIDED OR CHANGED SINCE OR BEFORE SEPTEMBER 5, 1996.

- SITE BENCH MARK:
TOP OF STEEL PIN (PROPERTY CORNER) AT NORTHEAST CORNER OF PROPERTY. ELEV.=363.48 VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.

- THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE.

- CLEAR SIGHT TRIANGLE REQUIREMENTS:
75 FT. FROM A POINT WHERE THE CENTER LINE OF A DRIVEWAY AND STREET INTERSECT AND 5 FT. FROM PROPERTY LINE OR STREET RIGHT-OF-WAY LINE.
150 FT. ALONG CENTERLINE OF ARTERIAL & COLLECTOR STREETS.
100 FT. ALONG CENTERLINE OF LOCAL STREETS.

- NO BUILDING, STRUCTURE, PLANTING OR OTHER OBSTRUCTION THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE. NO OBSTRUCTIONS, GRADING AND/OR PLANTING GREATER THAN THREE FEET (3') ABOVE THE CARRYWAY GRADE ARE PERMITTED IN THE CLEAR SIGHT TRIANGLE. A PUBLIC RIGHT-OF-WAY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION TO THE CLEAR SIGHT.

- A HIGHWAY OCCUPANT POINT IS REQUIRED PURSUANT TO SECTION 422 OF THE ACT OF JUNE 1, 1945 (P.S. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW, OR AMENDMENTS THEREOF, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.

- ANY PROPOSED LOT THAT IS PARTIALLY OR COMPLETELY WOODED MAY NOT BE ALTERED OR CLEARED MORE THAN 20% OF THE TOTAL LOT AREA.

- ANY REMAINING DEVELOPMENT RIGHTS ARE ASSIGNED TO LOT 1.

- TDRs ARE REQUIRED FOR THE ERECTION OF ANY PRINCIPAL STRUCTURE.

- THE SITE LAYOUT FOR LOT 2 IS ENTIRELY CONCEPTUAL. SITE PLANS WITH AN ACCURATE DWELLING FOOTPRINT, ONE-FOOT GRADING, TORMANTHAUS, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT SUBMISSION.

- LAND OWNER: REXROTH LIMITED PARTNERSHIP
ATTN: JIM REXROTH
1742 WINTERS ROAD
WINDSOR, PA 17368

- PROPERTY ADDRESS: LINCOLN HIGHWAY
WRIGHTSVILLE, PA 17368

WAIVER REQUESTS

THE FOLLOWING WAIVER(S) FROM THE HELLAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED, ACTED UPON AND APPROVED BY THE HELLAM TOWNSHIP BOARD OF SUPERVISORS AT A MEETING HELD ON _____.

- SECTION 436-17.A.3. WHICH REQUIRES PLANS BE DRAWN ON A 24" x 36" SHEET.
WAIVER IS REQUESTED TO ALLOW PLANS ON A SHEET SIZE OF 30" x 42" SO THAT THE ENTIRE PROPERTY CAN BE SHOWN AT A SCALE OF 1"=100'.

- SECTION 430-33.3.C.2. WHICH REQUIRES IMPROVEMENTS TO ADJACENT ROADWAYS SPECIFICALLY: ARTERIAL ROADWAYS TO BE IMPROVED TO HAVE 12 FT. WIDE TRAVEL LANES AND 8 FT. WIDE PARKED SHOULDERS AND LOCAL ROADS TO BE IMPROVED TO HAVE 10 FT. WIDE TRAVEL LANES AND WITH PAVED SHOULDERS.

- WAIVER IS REQUESTED TO NOT WIDEN SCHMEL LANE (T-941) DUE TO THE SIMPLE NATURE OF THE PLAN, MEMORIALIZE THE PREVIOUS SEPARATION OF AN ORPHAN TRACT ALONG SCHMEL LANE, AND TO AVOID IMPACTING THE CHARACTER OF THE EXISTING COMMUNITY AND TO NOT WIDEN LINCOLN HIGHWAY (S.R. 0462) AS NO PART OF THIS PLAN WILL IMPACT SAID ROADWAY.

- SECTION 436-33.C.1. WHICH REQUIRES A 25 FT. RIGHT-OF-WAY FROM THE CENTERLINE OF THE ROAD.

- WAIVER IS REQUESTED TO NOT DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG SCHMEL LANE AS IT WOULD CREATE A VERY SMALL TO NONEXISTING BUILDING ENVELOPE.

- SECTION 436-48.B. WHICH REQUIRES STREET TREES ALONG THE ENTIRE ROAD FRONTAGE.

- WAIVER IS REQUESTED TO NOT PLANT STREET TREES TO AVOID IMPACTING THE ADJOINING CULTIVATED FIELD.

ZONING APPROVALS

THE FOLLOWING VARIANCES FROM THE HELLAM TOWNSHIP ZONING ORDINANCE HAVE BEEN REQUESTED AND ACTED UPON BY THE HELLAM TOWNSHIP ZONING HEARING BOARD AT A MEETING HELD ON JULY 23, 2024, APPLICATION:

- SECTION 480-12.F. WHICH STATES THAT THE MINIMUM LOT SIZE IN THE RA, RURAL AGRICULTURAL ZONE IS 2 ACRES.

PARCEL HISTORY

AS OF DECEMBER 15, 2016, THE ELIGIBLE AREA OF THE PARENT PARCEL WAS DETERMINED TO BE 51.598 ACRES, LESS THE FOLLOWING:
EASEMENTS FOR ROADS, UTILITIES, DRAINAGE, OR ACCESS: 0.384 AC.
STEEP SLOPES: 0.881 AC.
DELINEATED WETLANDS: 0.746 AC.
AREAS PROHIBITED FROM DEVELOPMENT: 0 AC.
LAND LOCATED IN ANY OTHER ZONING DISTRICT: 0 AC.
49.387 AC.

NUMBER OF DWELLING UNITS PERMITTED: 2
NUMBER OF DWELLING UNITS USED BY THIS PLAN: 1 (LOT 2)
NUMBER OF DWELLING UNITS REMAINING: (RESIDUAL PARCEL 47, LOT 1)

FINAL SUBDIVISION PLAN SHEET INDEX

DRAWING	DRAWING TITLE
SHEET NO.	DRAWING TITLE
FSD-1	TITLE SHEET
FSD-2	MASTER EXISTING SITE CONDITIONS AND SUBDIVISION PLAN
FSD-3	FINAL SUBDIVISION PLAN

SURVEYOR

HEREBY STATE 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 NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000'). COPYRIGHT BY AND FOR:

GRANT ALLEN ANDERSON, P.L.S.
REGISTRATION NO. 351 075471
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE

SEAL

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(UPR - 31-000-LL-0047.00-00000)
FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, _____ DAY OF _____, 20____, BEFORE ME,
_____, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
APPEARED _____, BEING A CORPORATE OFFICER _____ OF
REXROTH LIMITED PARTNERSHIP, TO ME KNOWN OR PRESENT, BEING DULY
SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE
OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN
THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE
THE CORPORATION'S ACT AND PLAN, THAT THE CORPORATION DESIRES THE SAME TO BE
RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC
PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY
DEDICATED TO THE PUBLIC USE.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

CORPORATE OFFICER SIGNATURE

CORPORATE OFFICER PRINTED NAME

TITLE

NOTARY STAMP SEAL

TITLE SHEET

PROPOSED SUBDIVISION
FOR LANDS OF
REXROTH LIMITED PARTNERSHIP
LINCOLN HIGHWAY
HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE AS NOTED

DRAWN BY RMH

CHECKED BY GAA

CONTACT GAA

DATE 08.02.24

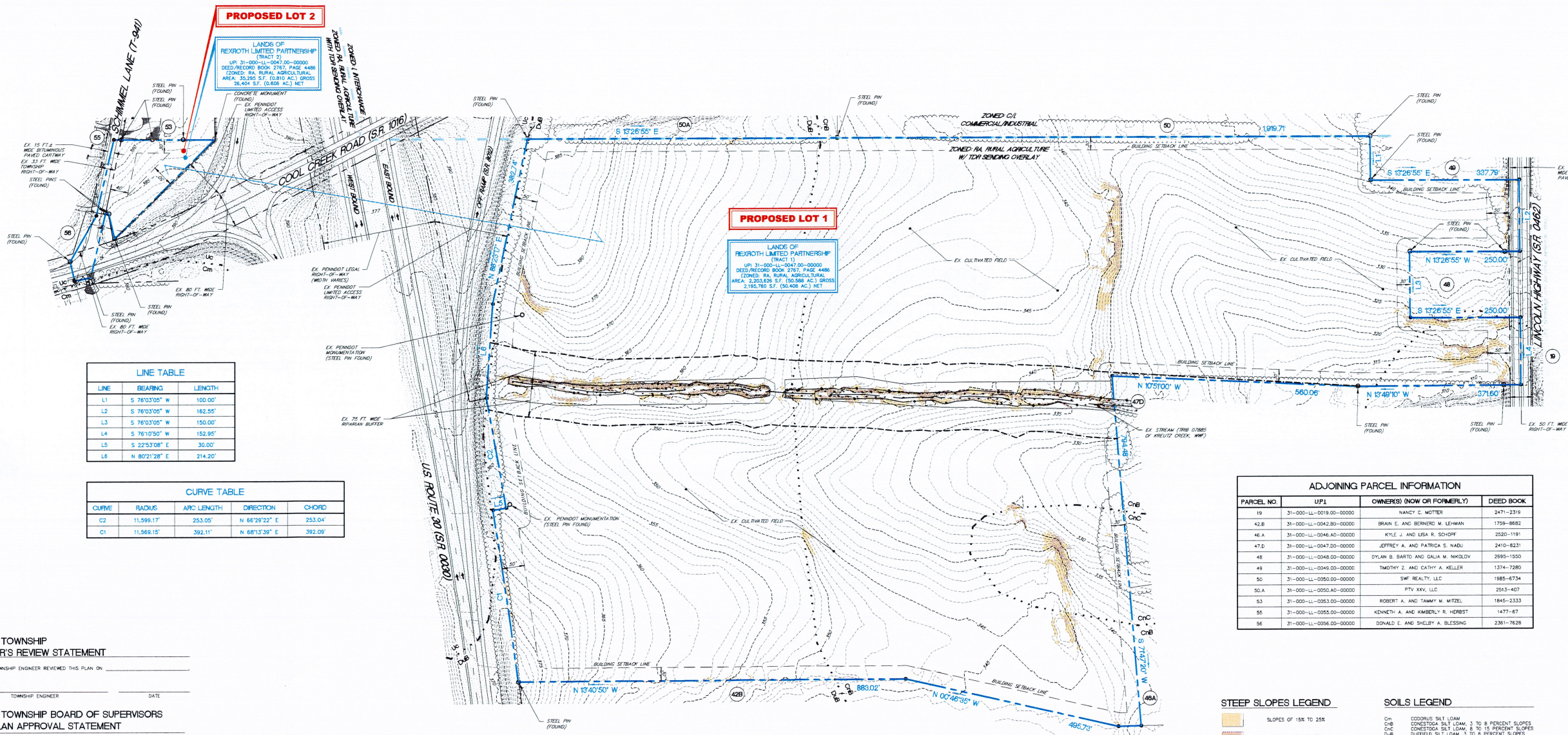
FILE NAME 1210.2-FSD-1

JOB NO. 1210.2

SHEET NO. FSD-1

SHT. 1 OF 3

REV. 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°03'05" W	100.00'
L2	S 76°03'05" W	162.55'
L3	S 76°03'05" W	150.00'
L4	S 76°10'50" W	152.95'
L5	S 22°53'08" E	30.00'
L6	N 80°21'28" E	214.20'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C2	11,599.17'	253.05'	N 66°29'22" E	253.04'
C1	11,568.15'	392.11'	N 68°13'38" E	392.09'

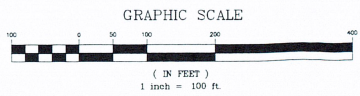
ADJOINING PARCEL INFORMATION			
PARCEL NO.	UPL	OWNER(S) (NOW OR FORMERLY)	DEED BOOK
19	31-000-LL-0019.00-00000	NANCY C. MOTTER	2471-2319
42.B	31-000-LL-0042.B0-00000	BRAIN E. AND BERNARD M. LEHMAN	1759-8682
46.A	31-000-LL-0046.A0-00000	KYLE J. AND LISA R. SCHOFF	2520-1191
47.D	31-000-LL-0047.D0-00000	JEFFREY A. AND PATRICK A. NADU	2410-8231
48	31-000-LL-0048.00-00000	DYLAN B. BARTO AND GALIA M. NIKOLOV	2695-1550
49	31-000-LL-0049.00-00000	TIMOTHY Z. AND CATHY A. KELLER	1374-7280
50	31-000-LL-0050.00-00000	SWF REALTY, LLC	1885-6734
50.A	31-000-LL-0050.A0-00000	PTV KKV, LLC	2543-407
53	31-000-LL-0053.00-00000	ROBERT A. AND TAMMY M. WITZEL	1845-2333
55	31-000-LL-0055.00-00000	KENNETH A. AND KIMBERLY R. HERBST	1477-67
56	31-000-LL-0056.00-00000	DONALD E. AND SHELBY A. BLESSING	2361-7628

STEEP SLOPES LEGEND	
	SLOPES OF 15% TO 25%
	STEEP SLOPES OF 25% AND GREATER

HATCH LEGEND	
	EXISTING CONCRETE
	EXISTING PENNDOT RIGHT-OF-WAY

SOILS LEGEND	
Cm	CONGLOMERATE SILT LOAM, 3 TO 8 PERCENT SLOPES
Cb	CONGLOMERATE SILT LOAM, 8 TO 15 PERCENT SLOPES
Du	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
U	URBAN LAND

GENERAL PLAN LEGEND	
	EXISTING CONTOUR LINE
	EXISTING PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	EXISTING TREE/BRUSH LINE
	ZONING DISTRICT BOUNDARY LINE
	SOIL BOUNDARY LINE
	EXISTING PROPERTY CORNER (AS SHOWN)
	PROPERTY CORNER - CONCRETE MONUMENT
	DEED BOOK
	FOUND
	FEET OR FOOT
	NOW OR FORMERLY
	PLAN BOOK
	PAGE
	STATE PLANE, COORDINATE SYSTEM
	UNIFORM PARCEL IDENTIFIER



HELLAM TOWNSHIP
ENGINEER'S REVIEW STATEMENT

THE HELLAM TOWNSHIP ENGINEER REVIEWED THIS PLAN ON _____

TOWNSHIP ENGINEER _____ DATE _____

HELLAM TOWNSHIP BOARD OF SUPERVISORS
FINAL PLAN APPROVAL STATEMENT

AT A MEETING ON _____, 20____, 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

ATTEST: _____ HELLAM TOWNSHIP SECRETARY _____ CHAIRMAN OR DESIGNEE _____

HELLAM TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

AT A MEETING ON _____, 20____, THE HELLAM TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN _____

HELLAM TOWNSHIP PLANNING COMMISSION

CHAIR OR DESIGNEE _____

REVISIONS	
NO.	DATE
1	08.23.24

COMMENTS	
REVISED PER TOWNSHIP ENGINEER AND TOPIC COMMENTS	

site design concepts
LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 - YORK, PA 17401
T: 717.757.9414 - F: 717.840.8705 - WWW.SITDCON.COM
Civil Engineering - Surveying - Landscape Architecture - Land Planning - Environmental Consulting

MASTER EXISTING SITE CONDITIONS AND
SUBDIVISION PLAN

PROPOSED SUBDIVISION
FOR LANDS OF
REXROTH LIMITED PARTNERSHIP
LINCOLN HIGHWAY
HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE AS NOTED

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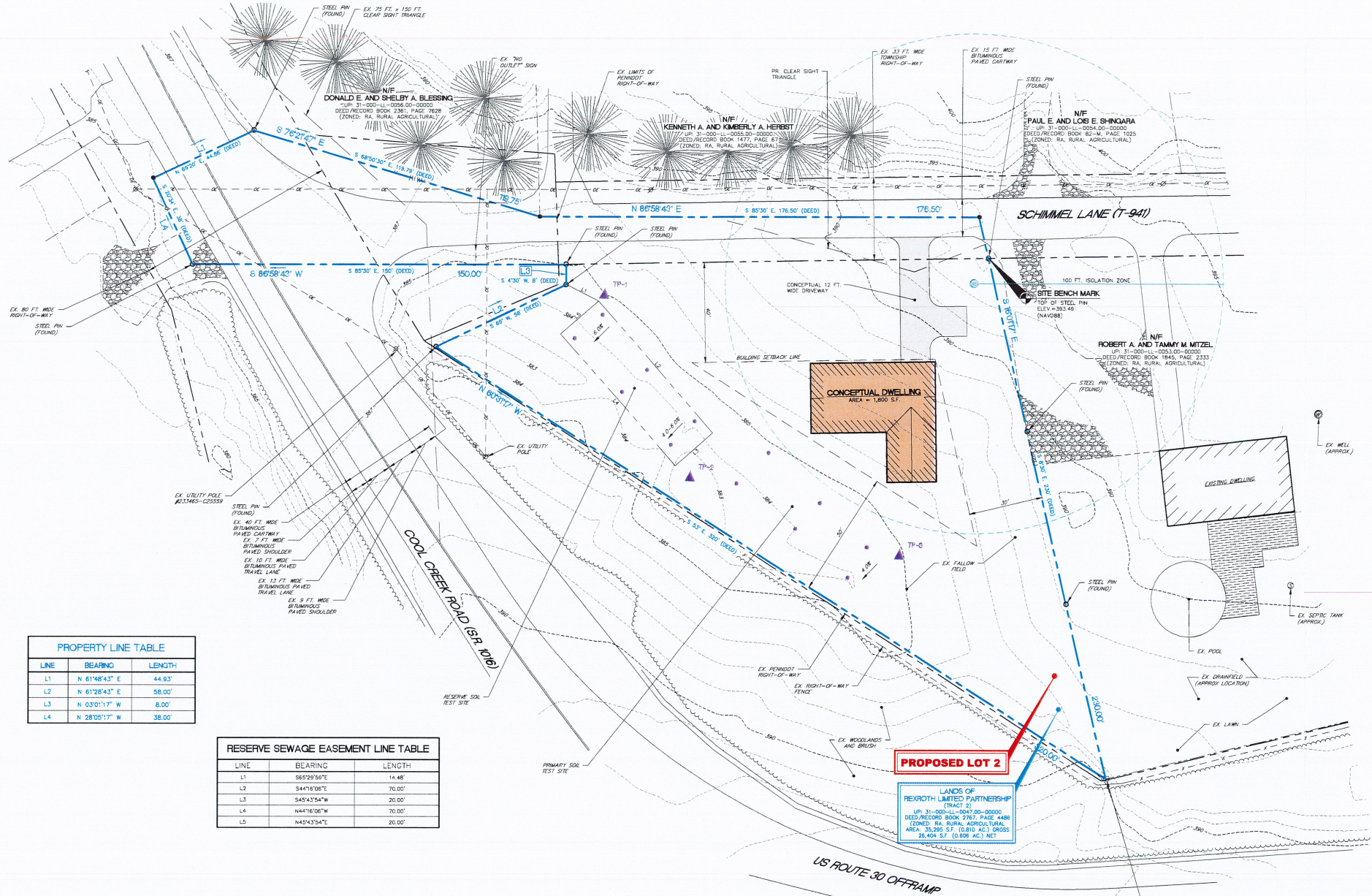
FILE NAME 1210.2-FSD-1

JOB NO. 1210.2

SHEET NO. FSD-2

SHT. 2 OF 3

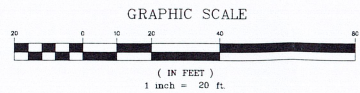
REV. 1



PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L1	N 61°48'43" E	44.93'
L2	N 61°28'43" E	58.00'
L3	N 03°01'17" W	8.00'
L4	N 28°05'17" W	38.00'

RESERVE SEWAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S 85°29'59" E	14.48'
L2	S 44°18'06" E	70.00'
L3	S 45°43'54" W	20.00'
L4	N 44°16'06" W	70.00'
L5	N 45°43'54" E	20.00'

- GENERAL PLAN LEGEND**
- EXISTING CONTOUR LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING FENCE LINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING SETBACK LINE
 - EXISTING TREE BRUSH LINE
 - EXISTING CONVEY
 - EXISTING SIGN
 - EXISTING PROPERTY CORNER (AS STATED)
 - PROPERTY CORNER
 - PROPERTY CORNER - CONCRETE MONUMENT
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - PROPOSED WELL
 - EXISTING SANITARY SEWER MANHOLE
 - PIPE CONTINUATION (LOCATION UNKNOWN)
 - DEED BOOK
 - D.B.
 - D.A.
 - ELEV.
 - F.F.
 - FIN.
 - FT.
 - FEET OR FOOT
 - N/O
 - N/A
 - P.B.
 - PAGE
 - PROPOSED
 - STATE PLANE COORDINATE SYSTEM
 - UNIFORM PARCEL IDENTIFIER
- SOIL TEST LEGEND**
- TP-1
 - PROPOSED PERC & PROBE LOCATION
- HATCH LEGEND**
- EXISTING BUILDING
 - EXISTING GRAVEL
 - EXISTING DECK
 - PROPOSED BUILDING
 - PROPOSED PAVEMENT



**HELLAM TOWNSHIP
ENGINEER'S REVIEW STATEMENT**

THE HELLAM TOWNSHIP ENGINEER REVIEWED THIS PLAN ON _____

TOWNSHIP ENGINEER _____ DATE _____

**HELLAM TOWNSHIP BOARD OF SUPERVISORS
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ATTEST: _____
HELLAM TOWNSHIP SECRETARY CHAIRMAN OR DESIGNEE

**HELLAM TOWNSHIP
PLANNING COMMISSION REVIEW STATEMENT**

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