

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 1996, PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. COPIES OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURVEY EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTORS SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-341-7171) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 121 OF 1996. THE PA ONE CALL SYSTEM IS IN EFFECT AS OF 10/01/2008.

DESIGN SERIAL NUMBER 2024R02528 (HELLAM TOWNSHIP)

COLUMBIA GAS OF PA INC
1600 GARDEN ROAD
COLUMBIA, PA 17316
CONTACT: USA COLLINS
EMAIL: LUCAS@COLUMBIA.GAS.COM
PHONE: 610-321-5985

HELLAM TOWNSHIP
14 WALNUT SPRINGS ROAD
YORK, PA 17409
CONTACT: CORTIS FENNEL
EMAIL: CFENNEL@HELLAMTOWNSHIP.COM
PHONE: 717-491-1300

WRIGHTVILLE BORO MUNICIPAL AUTHORITY
100 WATER STREET, 2ND FLOOR
WRIGHTVILLE, PA 17388
CONTACT: LORRI HANMER
EMAIL: LHANMER@WRIGHTVILLEBORO.ORG
PHONE: 717-252-2758

COMCAST
C/O LOGIC LOCATING SERVICES INC
10005 HAMILTON CROSSING BLVD, SUITE 200
CARMEL, IN 46032
CONTACT: USOC PERSONNEL
PHONE: 800-752-0392

FIRSTENERGY CORPORATION
21 SOUTH MAIN STREET
ANDOVER, PA 17006
CONTACT: MELISSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 330-604-4073

UNIFORM PARCEL IDENTIFIER		
PARCEL / LOT NO.	STREET ADDRESS	UPI
RESIDUAL PARCEL 47 (LOT 1)	LINCOLN HIGHWAY	31-000-LL-0047.00-00000
LOT 2	SCHMIDT LANE	



LOCATION MAP
SCALE: 1" = 2,000'

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.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

ATTEST: _____

CHAIRMAN OR DESIGNEE

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 YORK COUNTY. 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 PENNSYLVANIA, OR THE FEDERAL GOVERNMENT.

DIRECTOR YORK COUNTY PLANNING COMMISSION

DATE

GENERAL NOTES

- THE PURPOSE OF THIS FINAL SUBDIVISION PLAN IS TO DETECT THE EXISTING CONDITIONS OF PARCEL 47 AND A PROPOSED SUBDIVISION TO FORMALLY SEPARATE AN EXISTING ORPHANED TRACT ALONG SCHMIDT LANE (TRACT 2).
- PARCEL INFORMATION
UNIFORM PARCEL IDENTIFIER: 31-000-LL-0047.00-00000
DEED REFERENCE: DEED/REC'D BOOK 2787, PAGE 4488
- EXISTING LAND TRACT IS ZONED: RA, RURAL AGRICULTURAL (TOP BENDING 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) GRASS
TRACT 2: 2,185,780 S.F. (50.140 AC) NET
TRACT 2: 30,285 S.F. (0.695 AC) GRASS (VARIANCE APPROVED)
TRACT 2: 28,404 S.F. (0.650 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.)
(ALONG U.S. ROUTE 30) 315 FT. (AT B.S.L.)
1,273 FT. (AT R.O.W.)
1,273 FT. (AT B.S.L.)
TRACT 2: (ALONG SCHMIDT LANE) 170 FT. (AT R.O.W.)
(ALONG COOL CREEK ROAD) 214 FT. (AT B.S.L.)
320 FT. (AT R.O.W.)
320 FT. (AT B.S.L.)
- MINIMUM REQUIRED SETBACKS:
PRINCIPAL BUILDINGS & STRUCTURES:
FRONT: 40 FT. (50 FT. ALONG MAJOR THROUGHFARES)
SIDE: 30 FT.
REAR: 60 FT.
- MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT. (PRINCIPAL BLDGS./STRUCTURES)
PROPOSED BUILDING HEIGHT: 43.5 FT.
- MAXIMUM ALLOWABLE LOT COVERAGE: 100%
EXISTING LOT COVERAGE:
TRACT 1: OR (6 S.F. 4/2,185,780 S.F.)
TRACT 2: OR (5 S.F. 4/28,404 S.F.)
PROPOSED LOT COVERAGE:
LOT 1: OR (5 S.F. 4/2,185,780 S.F.)
LOT 2: 100% (2,185 S.F. 4/28,404 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 AD0007, PANEL 0341, SUPPLY F, MAP NUMBER XH330224N, EFFECTIVE DATE: DECEMBER 18, 2010.
- SITE PROPERTY LINE INFORMATION FOR TRACT 1 IS BASED ON A PLAN PREPARED BY GEORGE L. BROWN JR. IN JANUARY, 1992 AND WAS SUPERSEDED 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 OBTAINED 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 THE PLAN WAS PREPARED USING BOTS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SURVEYOR IN NO WAY GUARANTEES, WARRANTS OR REPRESENTS 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 SURVEYED OR CHANGED SINCE OR BEFORE SEPTEMBER 5, 1996.
- SITE BENCH MARK:
TOP OF STEEL PIN (PROPERTY CORNER) AT NORTHEAST CORNER OF PROPERTY (ELEV.=383.48 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 RIGHT TRIANGLE REQUIREMENTS:
75 FT. FROM A POINT WHERE THE CENTER LINE OF A HIGHWAY AND STREET INTERSECT, AND 5 FT. FROM PROPERTY LINE OR STREET RIGHT-OF-WAY LINE.
100 FT. ALONG CENTERLINE OF HIGHWAY OR COLLECTOR STREET.
100 FT. ALONG CENTERLINE OF LOCAL STREET.
- NO BUILDING, STRUCTURE, PLANTING OR OTHER OBSTRUCTION THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PERMITTED WITHIN THE CLEAR RIGHT TRIANGLE. NO OBSTRUCTIONS, GRADING AND/OR PLANTINGS GREATER THAN THREE FEET (3') ABOVE THE EXISTING GRADE ARE PERMITTED IN THE CLEAR RIGHT 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 OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 402 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" OR IMPLEMENTED THEREBY, BEFORE ANY IMPROVEMENTS ARE INITIATED ON A STATE HIGHWAY, OR A STREET, ACCESS DRIVING OR HIGHWAY 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.
- TOWNSHIP ARE REQUIRED FOR THE ERECTION OF ANY PRINCIPAL STRUCTURE.
- THE SITE LAYOUT FOR LOT 2 IS ENTIRELY CONCEPTUAL. SITE PLANS WITH AN EXISTING DWELLING, EXISTING GRADING, STORMWATER, AND 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 REICHERT
1714 WHITEHILL ROAD
MEADOW, PA 17055
PROPERTY ADDRESS:
LINCOLN HIGHWAY
WRIGHTVILLE, PA 17388

WARRANT REQUESTS

THE FOLLOWING REQUESTS 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 _____, 20____.

- SECTION 430-17A.3, WHICH REQUIRES PLANS BE DRAWN ON A 24" x 36" SHEET
WARRANT 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"=200'
- SECTION 430-33(C)(3), WHICH REQUIRES IMPROVEMENTS TO ADJACENT ROADWAYS SPECIFICALLY: ADJACENT ROAD TO BE IMPROVED TO HAVE 10 FT. WIDE TRAVEL LANE AND 6 FT. WIDE PARKED SHOULDER AND LOCAL ROADS TO BE IMPROVED TO HAVE 10 FT. WIDE TRAVEL LANE AND 8 FT. WIDE PARKED SHOULDER.
WARRANT IS REQUESTED TO NOT WIDEN SCHMIDT LANE (17-BAY) DUE TO THE SIMPLE NATURE OF THE PLAN, MAINTAIN THE PREVIOUS SEPARATION OF AN ORPHAN TRACT ALONG SCHMIDT LANE, AND TO AVOID IMPACTING THE CHARACTER OF THE EXISTING COMMUNITY AND TO NOT WIDEN LINCOLN HIGHWAY (S.R. 0482) AS NO PART OF THIS PLAN WILL IMPACT SAID ROADWAY.
- SECTION 430-33(C)(1), WHICH REQUIRES A 25 FT. RIGHT-OF-WAY FROM THE CENTERLINE OF THE ROAD.
WARRANT IS REQUESTED TO NOT DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG SCHMIDT LANE AS IT WOULD CREATE A VERY SMALL TO NONEXISTING BUILDING ENVELOPE.
- SECTION 430-40B, WHICH REQUIRES STREET TREES ALONG THE ENTIRE ROAD FRONTAGE.
WARRANT 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 04-23-2024.

- SECTION 400-12(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 31,000 ACRES. LESS THE FOLLOWING:
EASEMENTS FOR ROADS, UTILITIES, DRAINAGE OR ACCESS: 0.284 AC.
DEEP FLOODS: 0.081 AC.
DEVELOPED WETLANDS: 0.746 AC.
AREAS PROHIBITED FROM DEVELOPMENT: 0 AC.
LAND LOCATED IN ANY OTHER ZONING DISTRICT: 49,367 AC.

NUMBER OF DWELLING UNITS PERMITTED: 3
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 SHEET NO.	DRAWING TITLE
FSD-1	TITLE SHEET
FSD-2	MASTER EXISTING SITE CONDITIONS AND SUBDIVISION PLAN
FSD-3	FINAL SUBDIVISION PLAN

SURVEYOR

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY PLAN SHOWN AND DESCRIBED HEREIN 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. SU 075471
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

DATE

SCALE

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

(UPI = 31-000-LL-0047.00-00000)

FORM OF AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK
ON THIS _____ DAY OF _____, 20____, BEFORE ME,
APPEARED _____, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY,
BEING _____, BEING _____, OF
SHEPARD-UNITED PARTNERSHIP, TO ME KNOWN OR PROVEN, BEING DULY
SWORN ACCORDING TO LAW, DEPOSED AND SAYS THAT THE CORPORATION IS THE
OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN
THEREON 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 DESIGNATED 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

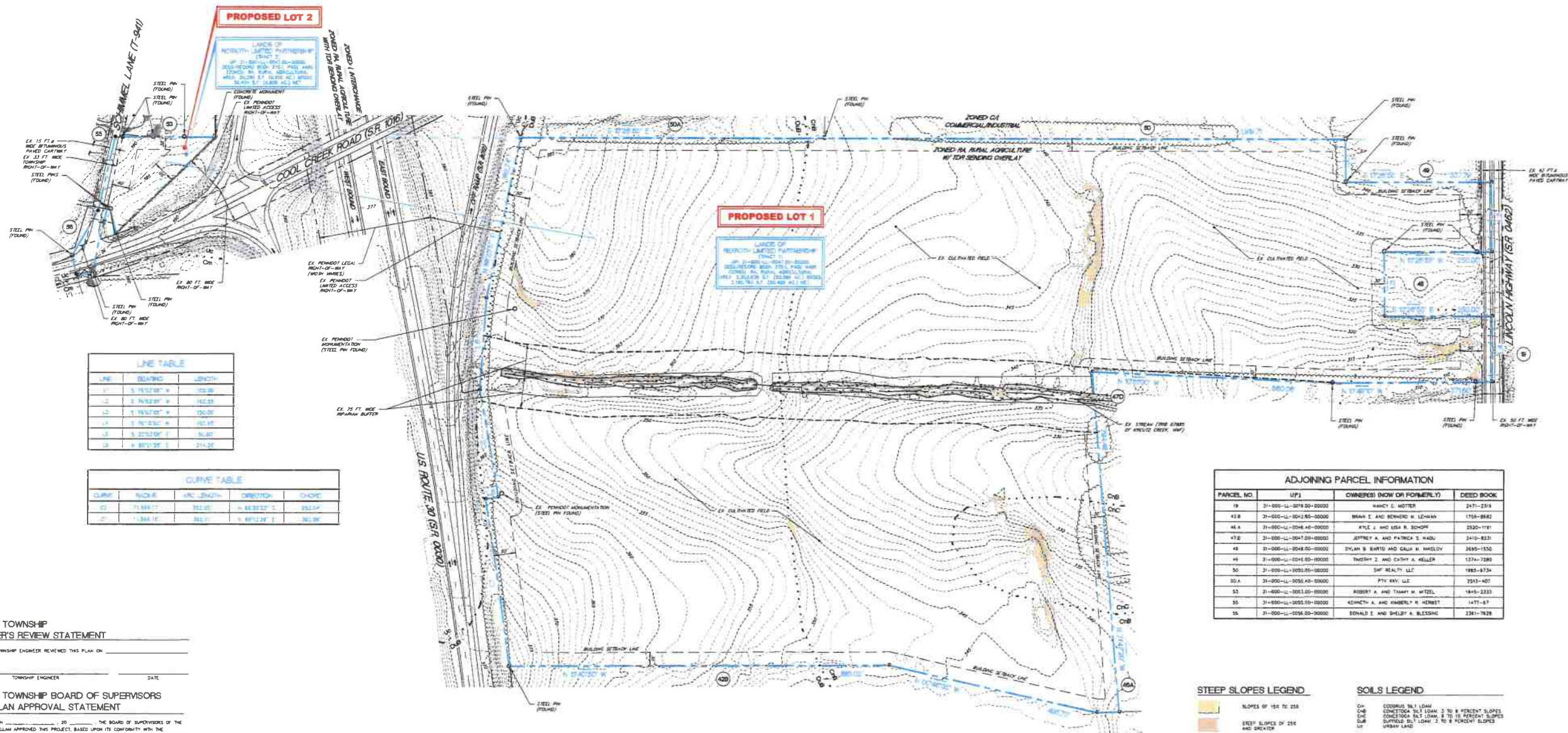
TITLE

NOTARY STAMP SEAL

site design concepts
LAND DEVELOPMENT CONSULTANTS
107 WEST MARKET STREET, SUITE 200 • YORK, PA 17403
P: 717.737.9414 • F: 717.737.8035 • WWW.SITECD.COM
One Engineers • Terrific Landscaping Solutions • Land Planning • Environmental Consulting

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
BHT 1 OF 3
REV: 1



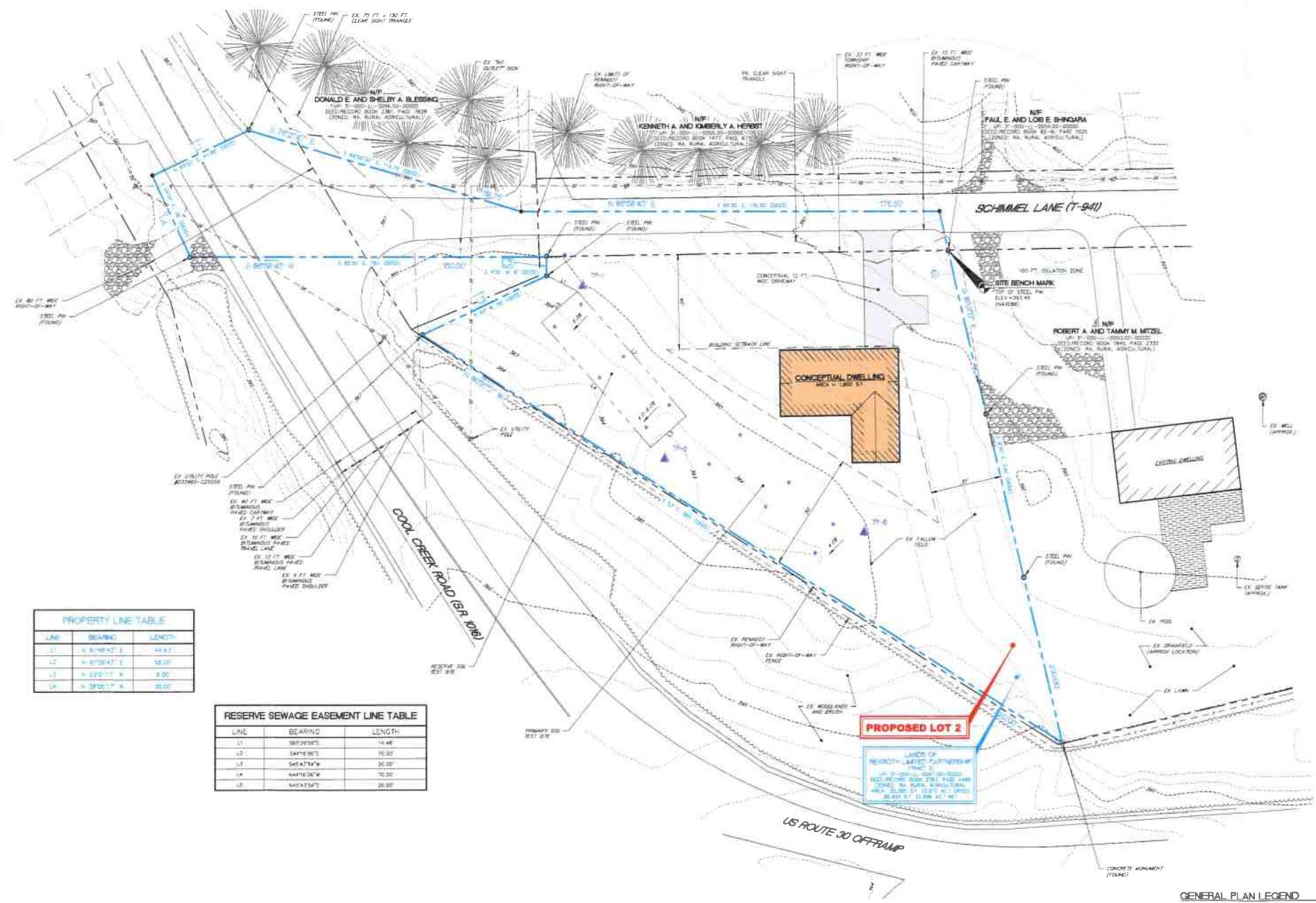
CURVE TABLE				
CURVE	ANGLE	ARC LENGTH	DIRECTION	CHORD
10	11.36017°	282.30'	to 68°32'31" E	292.64'
20	11.36018°	282.31'	to 68°32'30" E	292.65'

ADJOINING PARCEL INFORMATION			
PARCEL NO.	OWNER(S)	DEED BOOK	DEED PAGE
19	31-000-1-0078-00-100000	MARCY C. MOTTER	2471-2519
41B	31-000-1-0014-00-100000	BRAUN E. AND BERNARD H. SCHWAB	1750A-1800A
42A	31-000-1-0046-00-100000	ETYLE J. AND LEO L. LEONHART	2530-2701
47B	31-000-1-0047-00-100000	JEFFREY A. AND PATRICK S. HADJI	2431A-8231
48	31-000-1-0048-00-100000	IVAN B. BARTO AND GAILA M. HEDVOLD	2645-1500
49	31-000-1-0049-00-100000	THEYNOT D. AND CATHY A. KELLER	1377A-1700
50	31-000-1-0050-00-100000	SHRIMP REALTY, LLC	198A-573A
52A	31-000-1-0052A-00-100000	RTV REV. LLC	7593-407
53	31-000-1-0053-00-100000	ROBERT A. AND TAMMY M. WITZEL	1848-2333
54	31-000-1-0055-00-100000	KENNETH A. AND KAREN L. HENST	1477-87
56	31-000-1-0056-00-100000	DONALD I. AND MELBA F. BLESSING	2361-7028

[illegible]

ONAR OR DESIGNER

TITLE		AS NOT
DRAWN BY		R
CHECKED BY		C
CONTACT		C
DATE		08.02
FILE NAME		
1210.2-FSD-1		
JOB NO.		
1210.2		
SHEET NO.		REV.
FSD--2		1
SH-T. 2 OF 3		



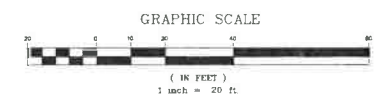
PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L1	S 81°45'42\"	14.82
L2	N 67°30'43\"	58.00
L3	N 67°30'43\"	8.00
L4	S 38°20'17\"	38.00

RESERVE SEWAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°29'54\"	14.48
L2	S44°16'16\"	70.00
L3	S45°47'34\"	35.00
L4	N44°16'04\"	70.00
L5	S45°43'34\"	35.00

GENERAL PLAN LEGEND	
---	EXISTING CONTOUR LINE
---	EXISTING DRAINAGE ELECTRIC LINE
---	EXISTING FENCE LINE
---	EXISTING PROPERTY LINE
---	ALIGNED PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY LINE

SOIL TEST LEGEND	
TP-1	PROPOSED PERC & PDE LOCATION

HATCH LEGEND	
[Hatch Pattern]	EXISTING BUILDING
[Hatch Pattern]	EXISTING DRIVE
[Hatch Pattern]	EXISTING DECK
[Hatch Pattern]	PROPOSED BUILDING
[Hatch Pattern]	PROPOSED PAVEMENT



HELLAM TOWNSHIP
ENGINEER'S REVIEW STATEMENT

THE HELLAM TOWNSHIP ENGINEER REVIEWED THIS PLAN ON _____

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

COMMENTS	

site design concepts
LAND DEVELOPMENT CONSULTANTS

sdcc

101 WEST HARRIS STREET SUITE 200 • YORK, PA 17403
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FINAL SUBDIVISION PLAN

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

DATE	AS NOTED
DRAWN BY	RMH
CHECKED BY	GAA
CONTACT	GAA
DATE	08.02.24
FILE NAME	1202-ZE-1
JOB NO.	1210.2
SHEET NO.	FSD-3
REV	3 OF 3