

# KELLI L. NELSON & CHAD W. SMELTZER

## FINAL SUBDIVISION PLAN

### LOCATED IN HELLAM TOWNSHIP, YORK COUNTY, PA

The purpose of this plan is to create individual lots/parcels for two (2) existing dwellings on the parcel being subdivided. No development, or any earth moving activity is proposed on either lot by approval of this plan.

**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

\_\_\_\_\_  
Chairman of Designee

ATTEST: \_\_\_\_\_  
HELLAM TOWNSHIP SECRETARY

**PLANNING COMMISSION REVIEW STATEMENT**

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

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

**TOWNSHIP ENGINEER'S REVIEW STATEMENT**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Hellam Township Engineer

Approved by the Owner(s).

Date: \_\_\_\_\_

\_\_\_\_\_  
Kelli L. Nelson (Owner)

\_\_\_\_\_  
Chad W. Smeltzer (Owner)

Owner(s) Address:  
903 Deer Forest Road  
York, PA 17406

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF YORK:

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Kelli L. Nelson & Chad W. Smeltzer, who acknowledged themselves to be the owner(s) of the property on this plan, and that they as such are authorized to execute said plan, that all necessary approvals of the plan have been obtained and are endorsed hereon, and further acknowledges 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.

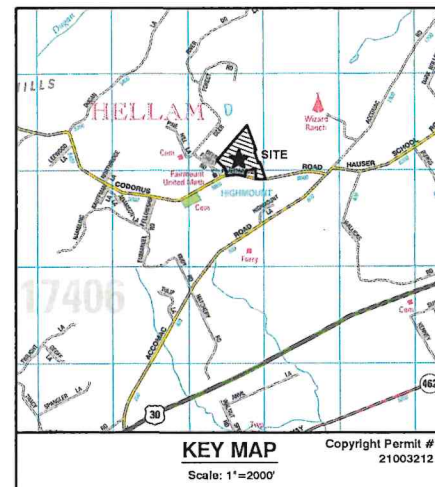
\_\_\_\_\_  
NOTARY PUBLIC

Reviewed by the York County Planning Commission

Date: \_\_\_\_\_



INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITIES AND/OR HAND EXCAVATE TO DETERMINE THE LOCATION AND DEPTH OF THE UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR WILL CONTACT THE UNDERGROUND LOCATING SERVICE, TEL. NO. 1-800-242-1776 (PA ONE CALL) FOR THE ACTUAL LOCATION OF THEIR FACILITIES BEFORE ANY WORK IS BEGUN ON THIS PROJECT.



Lot No.	Address	UPI No.
1	5889 FURNACE ROAD	
2	5877 FURNACE ROAD	31000LK00940000000

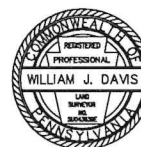
Recorded in the office for Recording Deeds, in and for York County, Pennsylvania, in Book \_\_\_\_\_ Page \_\_\_\_\_ Witness by hand and seal of office this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

**STATEMENT OF ACCURACY**

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 no greater than one foot (1') in ten thousand feet (10,000').

William J. Davis, P.L.S. Registration No. SU043939E  
(Agent for Gordon L. Brown & Associates, Inc.)

Date: \_\_\_\_\_, 2023



SHEET LEGEND	
SHEET#	DESCRIPTION
* SHT. 1	TITLE SHEET
* SHT. 2	EXISTING FEATURES SHEET
* SHT. 3	PLAN SHEET

\* TO BE RECORDED

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of residential use. No portion (or lot number(s) \_\_\_\_\_) of this property/subdivision are approved by Hellam Township (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein 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 any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Hellam Township (Municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

**Agricultural Nuisance Disclaimer** - All lands within or abutting the Rural Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subject to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations including, but not limited to, noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 "The Right to Farm Law" may bar them from obtaining a legal judgment against such normal agricultural operations.

**WAIVER REQUESTS**

A waiver of the following sections of the Hellam Township Subdivision and Land Development Ordinance is being requested:

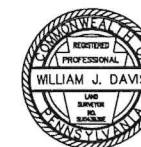
- Section 430-17.A.(1) - Plan scale  
Granted on \_\_\_/\_\_\_/\_\_\_
- Section 430-17.C.(1)(a) - Woodlands. Delineation of living tree masses.  
Granted on \_\_\_/\_\_\_/\_\_\_
- Section 430-33.(C).(3)(a)[3] - Existing roadway widening.  
Granted on \_\_\_/\_\_\_/\_\_\_
- Section 430-45 - Monuments on street right-of-way lines.  
Granted on \_\_\_/\_\_\_/\_\_\_
- Section 430-48.B. - Street trees.  
Granted on \_\_\_/\_\_\_/\_\_\_

**GENERAL PLAN / REPORT DATA**

I hereby certify that, to the best of my knowledge, the subdivision plan shown and described hereon is true and correct to the accuracy required by the Hellam Township Subdivision and Land Development Ordinance.

William J. Davis, P.L.S. Registration No. SU043939E  
(Agent for Gordon L. Brown & Associates, Inc.)

Date: \_\_\_\_\_, 2023



Gordon L. Brown & Associates, Inc.  
Civil Engineers & Surveyors  
2238 South Queen Street  
York, PA 17402-4631  
(717) 741-4621  
**GLB&A**

**KELLI L. NELSON &  
CHAD W. SMELTZER**

HELLAM TOWNSHIP  
TITLE SHEET  
York County, Pennsylvania

FINAL SUBDIVISION PLAN

DRAWN BY	S.J.S.
CHECKED BY	
SCALE	1"=60'
DATE	02/27/23
DWG. NO.	L-6089
FILE NO.	03.22.17316
SHEET	1 OF 3

NO.	DATE	DESCRIPTION
1.	04/27/23	REV. PER TWP. ENG. & Y.C.P.C. COMMENTS.

**FINAL PLAN APPROVAL STATEMENT**

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HELLAM TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_  
Chairman of Designee

ATTEST: \_\_\_\_\_  
HELLAM TOWNSHIP SECRETARY

**PLANNING COMMISSION REVIEW STATEMENT**

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

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

**TOWNSHIP ENGINEER'S REVIEW STATEMENT**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_ 2023.

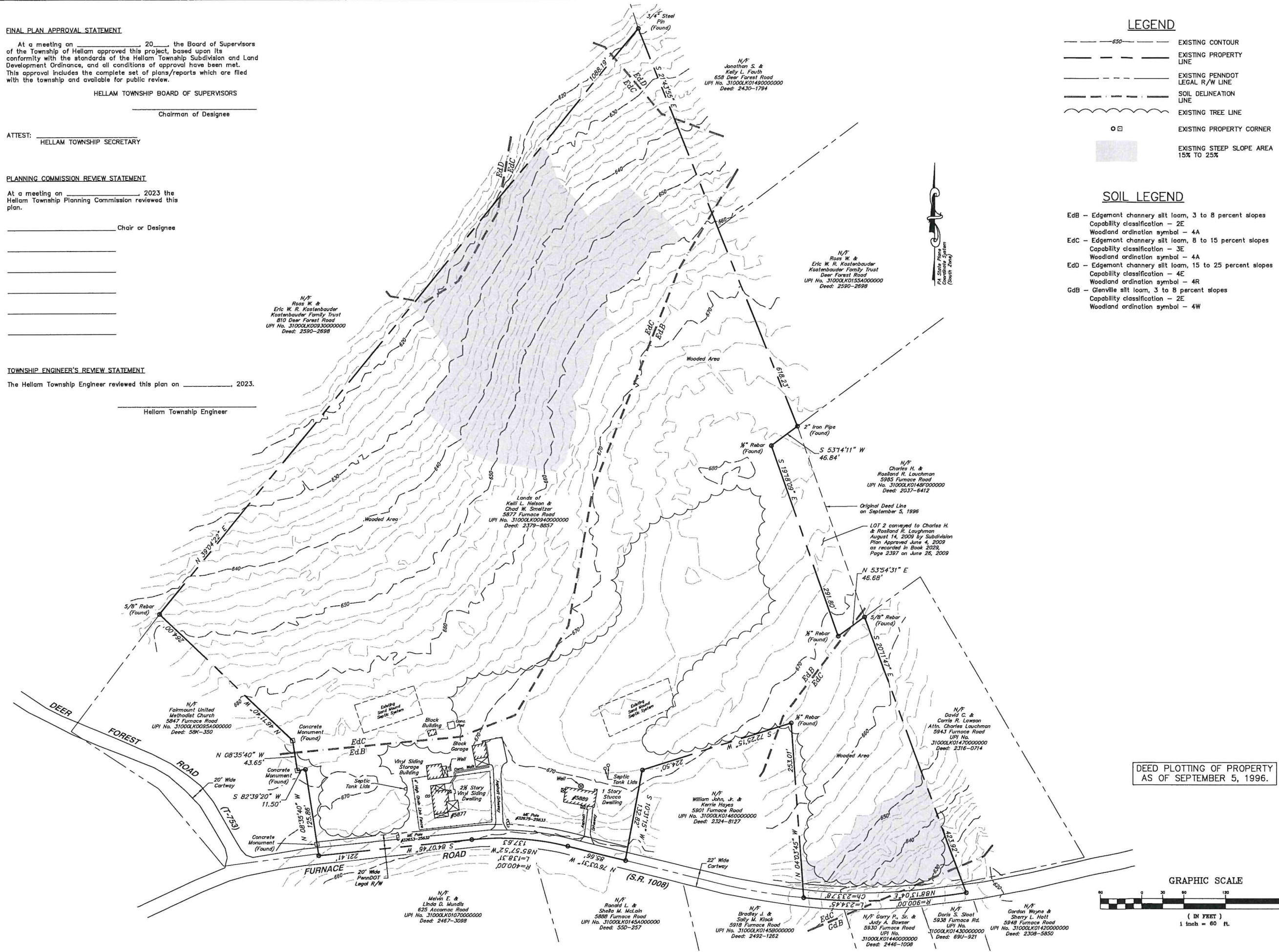
\_\_\_\_\_  
Hellam Township Engineer

**LEGEND**

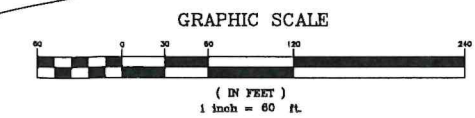
- 650 --- EXISTING CONTOUR
- --- EXISTING PROPERTY LINE
- --- EXISTING PENNDOT LEGAL R/W LINE
- --- SOIL DELINEATION LINE
- ~ ~ ~ EXISTING TREE LINE
- □ EXISTING PROPERTY CORNER
- EXISTING STEEP SLOPE AREA 15% TO 25%

**SOIL LEGEND**

- EdB - Edgemont channery silt loam, 3 to 8 percent slopes  
Capability classification - 2E  
Woodland ordination symbol - 4A
- EdC - Edgemont channery silt loam, 8 to 15 percent slopes  
Capability classification - 3E  
Woodland ordination symbol - 4A
- EdD - Edgemont channery silt loam, 15 to 25 percent slopes  
Capability classification - 4E  
Woodland ordination symbol - 4R
- GdB - Glenville silt loam, 3 to 8 percent slopes  
Capability classification - 2E  
Woodland ordination symbol - 4W



DEED PLOTTING OF PROPERTY AS OF SEPTEMBER 5, 1996.



**Gordon L. Brown & Associates, Inc.**  
Civil Engineers & Surveyors  
2238 South Queen Street  
York, PA 17402-4631  
(717) 741-4621

**KELLI L. NELSON & CHAD W. SMELTZER**  
EXISTING FEATURES SHEET  
Hellam Township  
York County, Pennsylvania

FINAL SUBDIVISION PLAN  
DRAWN BY S.J.S.  
CHECKED BY  
SCALE 1"=60'  
DATE 02/27/23  
DWG. NO. L-6089  
FILE NO. 03.22.17316  
SHEET 2 OF 3

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HELLAM TOWNSHIP BOARD OF SUPERVISORS

Chairman of Designee

ATTEST: HELLAM TOWNSHIP SECRETARY

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Chair or Designee

**TOWNSHIP ENGINEER'S REVIEW STATEMENT**

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Hellam Township Engineer

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	56.73	400.00	N88°1'33"E	56.68
C2	81.58	400.00	S81°54'05"E	81.44
C3	56.18	425.00	N88°03'03"E	56.13
C4	33.14	425.00	N86°21'48"E	33.13
C5	25.03	425.00	S89°42'54"E	25.03
C6	88.78	425.00	S82°02'35"E	88.62
C7	227.39	875.00	N88°31'01"E	226.75

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S76°03'31"E	84.17
L2	N02°33'02"W	75.46
L3	N20°22'23"E	67.71
L4	S11°19'38"E	67.21
L5	N87°26'58"E	11.63
L6	S02°33'02"E	97.73
L7	S02°33'02"E	72.85
L8	S02°33'02"E	25.08

**SOIL LEGEND**

- EdB - Edgemont channery silt loam, 3 to 8 percent slopes  
Capability classification - 2E  
Woodland ordination symbol - 4A
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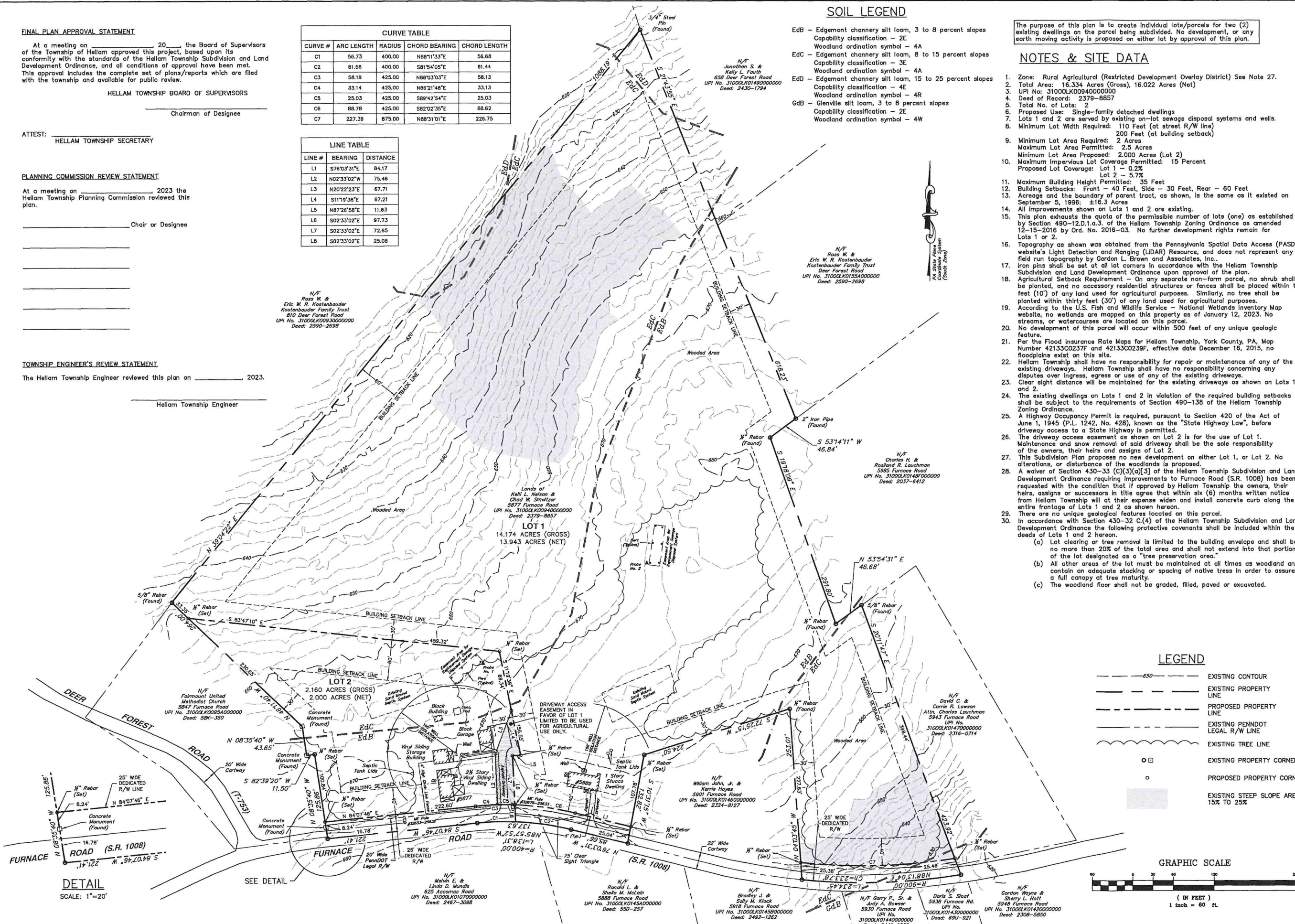
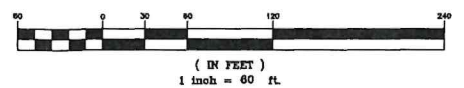
**NOTES & SITE DATA**

1. Zone: Rural Agricultural (Restricted Development Overlay District) See Note 27.
2. Total Area: 16.334 Acres (Gross), 16.022 Acres (Net)
3. UPI No: 31000LK0094000000
4. Deed of Record: 2379-8857
5. Total No. of Lots: 2
6. Proposed Use: Single-family detached dwellings
7. Lots 1 and 2 are served by existing on-lot sewage disposal systems and wells.
8. Minimum Lot Width Required: 110 Feet (at street R/W line)  
200 Feet (at building setback)
9. Minimum Lot Area Required: 2 Acres  
Maximum Lot Area Permitted: 2.5 Acres  
Minimum Lot Area Proposed: 2.000 Acres (Lot 2)  
Maximum Impervious Lot Coverage Permitted: 15 Percent  
Proposed Lot Coverage: Lot 1 - 0.2%  
Lot 2 - 5.7%
10. Maximum Building Height Permitted: 35 Feet
11. Building Setbacks: Front - 40 Feet, Side - 30 Feet, Rear - 60 Feet
12. Acreage and the boundary of parent tract, as shown, is the same as it existed on September 5, 1996: ±16.3 Acres
13. All improvements shown on Lots 1 and 2 are existing.
14. This plan exhausts the quota of the permissible number of lots (one) as established by Section 490-12.D.1.a.3. of the Hellam Township Zoning Ordinance as amended 12-15-2016 by Ord. No. 2016-03. No further development rights remain for Lots 1 or 2.
15. Topography as shown was obtained from the Pennsylvania Spatial Data Access (PASDA) website's Light Detection and Ranging (LiDAR) Resource, and does not represent any field run topography by Gordon L. Brown and Associates, Inc.
16. Iron pins shall be set at all lot corners in accordance with the Hellam Township Subdivision and Land Development Ordinance upon approval of the plan.
17. Agricultural Setback Requirement - On any separate non-farm parcel, no shrub shall be planted, and no accessory residential structures or fences shall be placed within ten feet (10') of any land used for agricultural purposes. Similarly, no tree shall be planted within thirty feet (30') of any land used for agricultural purposes.
18. According to the U.S. Service National Wetlands Inventory Map website, no wetlands are mapped on this property as of January 12, 2023. No streams, or watercourses are located on this parcel.
19. No development of this parcel will occur within 500 feet of any unique geologic feature.
20. Per the Flood Insurance Rate Maps for Hellam Township, York County, PA, Map Number 42133C0237F and 42133C0239F, effective date December 16, 2015, no floodplains exist on this site.
21. Hellam Township shall have no responsibility for repair or maintenance of any of the existing driveways. Hellam Township shall have no responsibility concerning any disputes over ingress, egress or use of any of the existing driveways.
22. Clear sight distance will be maintained for the existing driveways as shown on Lots 1 and 2.
23. The existing dwellings on Lots 1 and 2 in violation of the required building setbacks shall be subject to the requirements of Section 490-138 of the Hellam Township Zoning Ordinance.
24. A Highway Occupancy Permit is required, pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before driveway access to a State Highway is permitted.
25. The driveway access easement as shown on Lot 2 is for the use of Lot 1. Maintenance and snow removal of said driveway shall be the sole responsibility of the owners, their heirs and assigns of Lot 2.
26. This Subdivision Plan proposes no new development on either Lot 1, or Lot 2. No alterations, or disturbance of the woodlands is proposed.
27. A waiver of Section 430-33 (C)(3)(a)[3] of the Hellam Township Subdivision and Land Development Ordinance requiring improvements to Furnace Road (S.R. 1008) has been requested with the condition that if approved by Hellam Township the owners, their heirs, assigns or successors in title agree that within six (6) months written notice from Hellam Township will at their expense widen and install concrete curb along the entire frontage of Lots 1 and 2 as shown hereon.
28. There are no unique geological features located on this parcel.
29. In accordance with Section 430-32 C.(4) of the Hellam Township Subdivision and Land Development Ordinance the following protective covenants shall be included within the deeds of Lots 1 and 2 hereon.
  - (a) Lot clearing or tree removal is limited to the building envelope and shall be no more than 20% of the total area and shall not extend into that portion of the lot designated as a "tree preservation area."
  - (b) All other areas of the lot must be maintained at all times as woodland and contain an adequate stocking or spacing of native trees in order to assure a full canopy at tree maturity.
  - (c) The woodland floor shall not be graded, filled, paved or excavated.

**LEGEND**

- 650- EXISTING CONTOUR
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EXISTING PENNDOT LEGAL R/W LINE
- - - EXISTING TREE LINE
- □ EXISTING PROPERTY CORNER
- PROPOSED PROPERTY CORNER
- EXISTING STEEP SLOPE AREA 15% TO 25%

**GRAPHIC SCALE**



**DETAIL**  
SCALE: 1"=20'

SEE DETAIL

Gordon L. Brown & Associates, Inc. Civil Engineers & Surveyors 2238 South Queen Street York, PA 17402-4631 (717) 741-4621	
<b>KELLI L. NELSON &amp; CHAD W. SMELTZER</b> PLAN SHEET York County, Pennsylvania Hellam Township	
FINAL SUBDIVISION PLAN	
DRAWN BY	S.J.S.
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