## FINAL SUBDIVISION PLAN

### **FOR**

# **BLESSINGS FARM**

DARK HOLLOW ROAD, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

DARK HOLLOW ROAD & RT. 30, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

COOL SPRINGS ROAD, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

# **HELLAM TOWNSHIP BOARD OF SUPERVISORS** AT A MEETING ON SUPERMISORS OF HELLAM GRANTED PRELIMINARY PLAN APPROVAL OF THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS MARKED SHEET(S). THROUGH WHICH FORM A PART OF THE APPLICATION DATED THIS PLAN THE SHEET SHE HELLAM TOWNSHIP SECRETARY HELLAM TOWNSHIP PLANNING COMMISSION TOWNSHIP ENGINEER REVIEW THIS PLAN HAS BEEN REVIEWED BY THE HELLAM TOWNSHIP ENGINEER THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_.

Sheet List Table

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LOCATION MAP	N
SOURCE: USGS, COLUMBIA WEST QUADRANGLE DATE: 2019	$\bigcirc$
SCALE: 1:2000	$\bigcirc$

SURVEYOR'S CERTIFICATION:	
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 REPEATER THAN ONE FOOT IN 1000 FEET.	
AS AN AGENT OF TERRAVIZ GEOSPACIAL.	
MATTHEW P. DAVIS SURVEYOR REG. NO. SU075572 DATE	
GENERAL PLAN/ REPORT DATA:	
HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE FINAL SUBDIVISION PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE HELLAM TOWNSHIP SUBDIVISION AND CAND DEVELOPMENT ORDINANCE.	
AS AN AGENT OF WAREHAUS	
MATTHEW B. DUBBS	
NGINEER REG. NO. PE076431 DATE	

OWNER / DEVELOPER THIS SUBDIVISION IS HEREBY APPROVED BY THE OWNER:			OWNER / DEVELOPER THIS SUBDIVISION IS HEREBY APPROVED BY THE OWNER:		
ROBERT N. & AGNES M. BLESSING 6986 DARK HOLLOW ROAD WRIGHTSVILLE, PA 17368			WAYNE H. & SUSAN N. BLESSING 800 LOCUST EXT. STREET WRIGHTSVILLE, PA 17368		
COMMONWEALTH OF PENNSYLVANIA			COMMONWEALTH OF PENNSYLVANIA		
COUNTY OF YORK			COUNTY OF YORK		
ON THIS, THEDAY OF, 20, BEFORE ME, THE			ON THIS, THE DA	AY OF, 20, BEFO	RE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT N. & AGNES M. BLESSING WHO			UNDERSIGNED OFFICER, PERSONALLY APPEARED WAYNE H. & SUSAN N. BLESSING WHO		
BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE/THEY IS/ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN,			BEING DULY SWORN ACCOR THE OWNERS	RDING TO LAW, DEPOSES AND SAYS THAT OF THE PROPERTY SHOWN ON THIS PLAN,	HE/SHE/THEY IS/ARE
THAT HE/SHE/THEY ACKNOWLEDGES THE SAME TO BE HIS/HER/THEIR ACT AND PLAN, THAT HE/SHE/THEY DESIRE(S) THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY! (DENTIFIED AS PROPOSED PUBLIC PROPERTY; (ECCEPTING THOSE AREAS LABELED 'NOT FOR DEDICATION') ARE HEREBY DEDICATED TO THE PUBLIC USE.		HE/SHE/THEY DESIRE(S) THE PROPERTY IDENTIFIED AS	MLEDGES THE SAME TO BE HIS/HER/THEIR I E SAME TO BE RECORDED, AND THAT ALL S PROPOSED PUBLIC PROPERTY (EXCEP' TION') ARE HEREBY DEDICATED TO THE PUB	TREETS AND OTHER TING THOSE AREAS	
	OWNER - ROBERT N, BLESSING	DATE		OWNER - WAYNE H. BLESSING	DATE
	OWNER - AGNESS M. BLESSING	DATE		OWNER - SUSAN N. BLESSING	DATE
IN WITNESS WHEREOF, I HEAR UNTO SET MY HAND AND OFFICIAL SEAL		IN WITNESS	S WHEREOF, I HEAR UNTO SET MY HAND AN	D OFFICIAL SEAL	

YORK	COUNTY REC	ORDER OF	DEEDS
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YORK COUNTY	, PENNSYLVANIA, IN THE PLAI	N BOOK	PAGE ,
THIS	DAY OF	A.D.	. 20
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	COUNTY PLA		
	THE YORK COUNTY PLANNING		
REVIEWED BY		G COMMISSION	

**■**WAREHAU

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	FINAL	SUBDIVISION PLAN
date		2/02/2022
proj	ect no. 2	2022.0170.00
proj	ect mgr.	MWS
drav	vn by [	OJB
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#	date	description
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100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY GROWGE 160 COVER

**BLESSINGS FARM** 

#### REQUESTED ZONING ORDINANCE **MODIFICATIONS:**

SECTION 490,12.F - MAXIMUM LOT SIZE

REQUIREMENT: MINIMUM LOT AREA OF TWO ACRES AND A MAXIMUM LOT

AREA OF 2 ACRES.

MODIFICATION: ALLOW LOT SIZES LARGER THAN 2 } ACRES

#### **GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE FOUR EXISTING PARCELS INTO SIX INDIVIDUAL PARCELS, NO NEW DWELLINGS ARE PROPOSED.
- 2. SLANT TEXT INDICATES EXISTING INFORMATION AND FEATURES
- 3. UPRIGHT TEXT INDICATES PROPOSED INFORMATION AND FEATURES.

4. SUPVEY NOTES.EXISTING BOUNDARY INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ
GEOSPATIAL INC., COMPLETED IN OCTOBER 2022.

THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT REFECTED BY RICHITS OF WAY. EASEMENTS OR OTHER RESTRICTIONS WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.

BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83)

ROBERT N, & AGNES M, BLESSING 6988 DARK HOLI OW POAS WAYNE H. & SUSAN N. BLESSING 880 LOCUST EXT. STREET WRIGHTSVILLE, PA 17368

6. YORK COUNTY TAX MAP DEED REFERENCES

ID TAX IDENTIFICATION

LOT 70 - PARCEL 31000LL0070.00 OWNER
ROBERT N. & AGNES M. BLESSING LOT 70V - PARCEL 31000LL0070.V0 -ROBERT N. & AGNES M. BLESSING WAYNE H. & SUSAN N. BLESSING

LOT 69D - PARCEL 31000LL0069.D0 -

- . THERE ARE NO KNOWN PROTECTIVE COVENANTS OR DEED RESTRICTIONS ASSOCIATED WITH THE PROPERTIES, APPEARING WITHIN THE EXAMINED DEEDS OF RECORD.
- 8. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- THERE ARE NO AREAS PROPOSED FOR DEDICATION TO THE TOWNSHIP, THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ANY AREA NOT DEDICATED TO AND ACCEPTED FOR PUBLIC USE.
- IRON PINS OR CONCRETE MONUMENTS ARE TO BE PLACED AT EXTERIOR LOT CORNERS NOT PREVIOUSLY SET OR MISSING, ALL PROPERTY CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 430-45 OF THE HELLAM TWP. SUBCIVISION & JAND DEVELOPMENT ORDINANCE.
- ANY MODIFICATION OR DEVIATION FROM THE APPROVED FINAL PLAN MAY REQUIRE SUBMISSION AND APPROVAL OF A NEW PLAN AT THE DISCRETION OF THE TOWNSHIP AND BOROUGH.
- 12. THIS PLAN SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF THIS APPROVAL. THE IMPROVEMENTS SHOWN ON THIS PLAN MUST BE SUBSTANTIALLY COMPLETE WITHIN FIVE (5) YEARS FROM THE DATE OF A PPROVAL OR THIS PLAN SHALL BE VOID WITHOUT DUTTHER ACTION BY THE TOWNISH.
- 13. ALL RIGHT-OF-WAYS OR EASEMENTS SHOWN ON THIS PLAN TO BE DEDICATED TO THE TOWNSHIP SHALL BE LABELED OFFERED FOR DEDICATION TO THE TOWNSHIP. SUCH LABEL SHALL CONSTITUTE AN UNCONDITIONAL OFFER OF DEDICATION WHOCH MAY BE UNLITERALLY ADDRESS OF BY RESCLUTION OR DEED OF DEDICATION MAD CERT OF DEDICATION ACCEPTED BY THE TOWNSHIP. DEVELOPER AGREES TO PREPARE, EXECUTE AND DELIVER ALL SUCH DOCUMENTS REQUIRED TO ACCOMPLISH THE FORECOME, DEVELOPER, PORT INSELF AND ITS SUCCESSIONS AND ASSIGNS, WAIVES THE NIGHT TO ANY FUTURE COMPENSATION IN THE EVENT THE TOWNSHIP DEMANDS TRANSFER OF THE RIGHT-OF-MAY IN FEE SIGNAL.
- 14. AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE I. AS OF THE DATE OF THIS DEEDPLOT PLAN RECORDING, THE SUBDIVISION DESCRIBED HERRIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF ARBICULTURAL AND EXISTING RESIDENTIAL USE. NO PORTION OF THIS SUBDIVISION ARE APPROVED BY HELLAN TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL PACILITY. NO PERMIT MILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONDECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACTORS 9.S, \$750,1 ET \$60,1 ACT) AND REGULATIONS PROMULGATED THEREUNDER, PRIGNET OS IGNING, EXECUTION, INVIELMENTING OR RECORDING ANY SALES CONTRACTOR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT THE PROPERTY SHOULD CONTACT WHICH ARE ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT THE FORM OF SEWAGE FACILITIES FLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR COTAINING APPOPRIATE FERMING TO A PAPPROVITAL OR ANY PORTION OF THIS PROPERTY SHOULD CONTACT.
- 15. TDRS ARE REQUIRED FOR THE ERECTION OF ANY PRINCIPAL STRUCTURE WITHIN THE RURAL AGRICULTURAL ZONE
- 16. SINCE THIS PLAN PROPOSES SUBDIVISION OF A TRACT OF LAND WITHIN THE RURAL AGRICULTURE ZONE, IT WILL BE REQUIRED BY THE ZONING OFFICER TO DETERMINE THE NUMBER OF DEVELOPMENT RIGHTS ATTRIBUTABLE TO THE PARENT TRACT AND THE NUMBER OF DEVELOPMENT RIGHTS WHICH REMAIN JAVILABLE FOR USE.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1ST, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INTIATED WITHIN A STATE HIGHWAY, OR A STREET ACCESS DRIVE, OR DRIVENY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.
- ALL PUBLIC IMPROVEMENTS WILL COMPLY WITH THE TOWNSHIP'S CONSTRUCTION SPECIFICATIONS AND/OR
  PENNIOOT STANDARDS.

# LEGEND

#### REQUESTED SUBDIVISION & LAND **DEVELOPMENT ORDINANCE WAIVERS:**

APPROVED BY BOARD OF SUPERVISORS ON 04/20/202

SECTION 430.10.D & 430.12.A.(1) - PRELIMINARY PLAN PROCEDURE

REQUIREMENT: SUBMISSION OF A PRELIMINARY PLAN MODIFICATION: NO SUBMISSION OF A PRELIMINARY PLAN

JUSTIFICATION: DUE TO THE SIMPLISTIC NATURE OF THE PLAN, THE APPLICANT REQUESTS TO GO DIRECTLY TO THE FINAL AND NOT TO GO THROUGH THE PRELIMINARY PLAN PROCESS AS REQUIRED BY THE ORDINANCE

#### SECTION 430.17.A.(6) - EXISTING FEATURES

REQUIREMENT: INCLUDE EXISTING FEATURES INFORMATION

MODIFICATION: DO NOT INCLUDE EXISTING FEATURES INFORMATION

JUSTIFICATION: THE PLAN IS A REALLOCATION OF LAND FOR ESTATE PLANNING PURPOSES, MO DEVELOPMENT IS PROPOSED. AS SUCH, THE SHOWING OF ALL EXISTING FEATURES IS NOT NECESSARY, A CONCESSION CAN BE MADE TO SHOW THE AERIAL IMAGERY IN THE BACKGROUND OF THE PLAN SO THAT INFORMATION FROM THE LATEST SATILLITY EWE CAN

#### SECTION 430.17.C.(1).(a).[1] - EXISTING FEATURES - TOPOGRAPHY

REQUIREMENT: INCLUDE TOPOGRAPHY INFORMATION

MODIFICATION: DO NOT INCLUDE TOPOGRAPHY INFORMATION

#### SECTION 430.17.C,(1).(a).[3] - EXISTING FEATURES - WETLANDS

REQUIREMENT: INCLUDE WETLANDS INFORMATION

MODIFICATION: DO NOT INCLUDE WETLANDS INFORMATION

JUSTIFICATION: THE PLANIS A REALLOCATION OF LAND FOR ESTATE PLANNING PURPOSES ONLY. THE APPLICANT BELIEVES THAT THERE IS ADECRAFIA ORDER AND ELECTRICITY WHEN THE THE COME AND CONTROL OF THE PLAN STATING THAT THIS INFORMATION WILL BE PROVIDED AT THE TIME OF A BUILDING

#### SECTION 430.17.C.(1).(a).[6] - EXISTING FEATURES - UNIQUE GEOLOGICAL FEATURES

REQUIREMENT: INCLUDE UNIQUE GEOLOGICAL INFORMATION

JUSTIFICATION: THE PLAN IS FOR A REALLOCATION OF LAND AS PART OF ESTATE PLANNING, NO DEVELOPMENT IS PROPOSED AT THIS TIME AND THERE FORE, THE LOCATION OF ANY GEOLOGIC FEATURES IS NOT NECESSARY AT THIS TIME. THE LOT SIZES ARE LARGE ENOUGH SO THAT IN THE FUTURE, IF THE LOTS ARE TO BE DEVELOPED, ADEQUATE BUILDING. IF SPACE IS AVAILABLE. A CONCESSION CAN BE MADE TO ADD AND TET OTHE PLAN STATING THAT HIS INFORMATION MUST BE REQUIRED AT THE TIME OF FILING A BUILDING PERMIT APPLICATION.

#### SECTION 430.17.C.(1).(a).[8] - EXISTING FEATURES - WOODLANDS

REQUIREMENT: INCLUDE WOODLANDS INFORMATION

MODIFICATION: DO NOT INCLUDE WOODLANDS INFORMATION

MODIFICATION: THE PLAN IS A REALLOCATION OF LAND FOR ESTATE PLANNING PURPOSES ONLY. THERE IS NO EARTH MOVING PROPOSED WITH HIS SUBCIMISION PLAN. NO TREES WILL BE REMOVED ON OTHERWISE IMPACTED AT THIS TIME. A MODIFICATION WHOLD BE ACCEPTED TO STATE THE ATTENDED ON THE ACCEPTED TO STATE THE ACCEPTED TO STATE OF THE ACCEPTED TO STATE OF THE APPLICANT'S POSITION IS THAT THERE IS AN ARBANDANCE OF SPACE AVAILABLE ON EACH LOT FOR DEVELOPMENT WHEN THAT TIME ARISES. ANOTHER CONCESSION WOULD BE TO ADD A NOTE TO THE PLAN THAT SAYS THIS INFORMATION MUST BE PROVIDED ON A PLAN WHEN A BUILDING PERMIT IS APPROVIDED ON A PLAN WHEN A BUILDING PERMIT IS APPENDED

#### SECTION 430.17.C.(1).(b) - EXISTING MAN MADE FEATURES

REQUIREMENT: INCLUDE SIZE AND LOCATION OF MAN MADE FEATURES.

MODIFICATION: DO NOT INCLUDE SIZE AND LOCATION OF MAN MADE FEATURES

JUSTIFICATION: THE PLAN IS FOR REALLOCATION OF LAND FOR ESTATE PLANNING PURPOSES OILY. NO DEVELOPMENT IS PROPOSED. THE APPLICANT SELECTED STATE AFOUNDED LIST OF FACTURES IS NOT NECESSARY AMPRICAL IN THE BACKGROUND ANDOR OSTANI INFORMATION FROM AERIAL MIAGERY (TO ENSURE ANY EXISTING FEATURES ARE NOT IN VIOLATION OF ANY ORDINANCE REQUIREMENTS). ADDING TO TO THE PLAN, FIELD SURVEY INFORMATION IS NOT DESIRED AT THIS TIME.

#### **REQUESTED SUBDIVISION & LAND DEVELOPMENT ORDINANCE WAIVERS:**

SECTION 430.17.E - ACCOMPANYING REPORTS

REQUIREMENT: INCLUDE REPORTS ON NATURAL AND CULTURAL FEATURES

MODIFICATION: DO NOT INCLUDE REPORTS ON NATURAL AND CULTURAL FEATURES

JUSTIFICATION: THE PLAN IS A REALLOCATION OF LAND FOR ESTATE PLANNING PURPOSES ONLY. THERE IS NO DEVELOPMENT PROPOSED AS PART OF THIS SUBDIVISION PLAN REPORTS FOR NATURAL AND CULTURAL PLANTING SAND MANAMAGE FARTERS ARE MOT BE LEVEN TO BE THE PLANTING OF THE PLANTING OF

#### SECTION 430,18,F.(3) - CERTIFICATION, DOCUMENTATION AND NOTIFICATION

REQUIREMENT: A NOTICE FROM THE DEP THAT A SEWER FACILITIES PLAN REVISION OR SUPPLEMENT HAS BEEN APPROVED, OR NOTICE THAT A PLAN REVISION OR SUPPLEMENT IS NOT NECESSARY.

#### MODIFICATION: DO NOT INCLUDE A NOTICE

JUSTIFICATION: THE PLAN IS A REALLOCATION OF LAND FOR ESTATE PLANNING PURPOSES ONLY. THERE IS NO DEVELOPMENT PROPOSED AS PART OF THIS SUBDINISION PLAN, ANY EXISTING SEWER ALLOCATION PART OF THIS SUBDINISION PLAN, ANY EXISTING SEWER ALLOCATION AND BE RESERVED WITH THE EXISTING LOTS SINCE NO NEW LOTS ARE BEING GREATED, CONCRESSION WOULD BE TO ADD A NOTE STATING THAT THIS PLANNING OR WAIVER FROM PLANNING, MILL BE PERFORMED AT THE TIME OF FILING OF A BUILLING PERMIT

#### SECTION 430.30.B - WETLAND STUDIES

REQUIREMENT: WETLAND STUDIES ARE REQUIRED.

MODIFICATION: DO NOT REQUIRE WETLAND STUDIES

JUSTIFICATION: THE PLAN IS A REALLOCATION OF LAND FOR ESTATE PLANNING PURPOSES ONLY. THERE IS NO DEVELOPMENT PROPOSED AS PART OF THIS SUBDIVISION. THE APPLICANT'S POSITION IS THAT THERE IS ADEQUATE BUILDING AREA ON EACH LOT IF THE WETLANDS WERE TO BE FOUND, A CONCESSION WOULD BE TO ADD A NOTE ON THE PLANT IO INDICATE THAT THIS INFORMATION MUST BE PROVIDED AT THE TIME OF ANT FUTURE BUILDING PERMIT APPLICATION.

#### SECTION 430,33.C.(3),(a),(1,2&3) - IMPROVEMENTS TO EXISTING STREET

REQUIREMENT: WETLAND STUDIES ARE REQUIRED

DDIFICATION: PROVIDE RIGHT OF WAY IN ACCORDANCE TO SPECIFIC CATEGORIES, COMPLIANCE WITH A TRAFFIC IMPACT REPORT, AND ROAD WIDENING

JUSTIFICATION: THE FLAND A FALLOCATION OF LAND FOR ESTATE FLANDING THE PLANDING THE FLANDING TO MOST ACCEPT THE "SILM MONTH MOTE" THAT WOULD TYPICALLY BE ACCEPTED IN PLACE OF IMPROVEMENTS MOW. THE REASONING FOR THIS IS DUE TO THE POTENTIALLY SIGNIFICANT FINANCIAL BURGENT HAS IS DUE TO THE POTENTIALLY SIGNIFICANT FINANCIAL BURGENT HAVE AN EXECUTIVE MOMENT OF FOAD FRONTAGE AND WHATE THE FLANDING THE SIGNIFICANT FINANCIAL SURGEST THE FLANDING THE

#### HELLAM TOWNSHIP PLANNING COMMISSION

\_\_\_\_\_,20\_\_\_, THE HELLAM TOWNSHIP

HELLAM TOWNSHIP PLANNING COMMISSION

CHAIR OR DESIGNEE

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FINAL SUBDIVISION

PLAN

12/02/2022 project no. 2022.0170.00

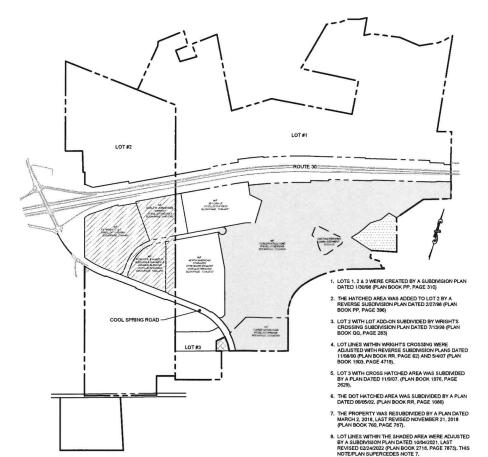
project mgr. MWS drawn by DJB

#### HELLAM TOWNSHIP BOARD OF SUPERVISORS

OT BE RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEED!

HELLAM TOWNSHIP BOARD OF SUPERVISORS

HELLAM TOWNSHIP SECRETARY

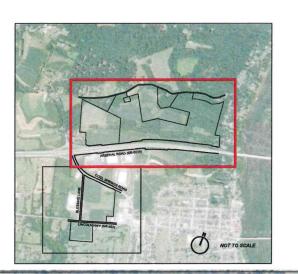


#### DEED PLOT OF PARENT TRACT

(AS IT EXISTED ON SEPTEMBER 5, 1996)

PENNSYLVANIA JNTY

BLESSINGS WAY, HELLAM, LAM TOWNSHIP, YORK COL FARM SINGS ES ᅘ BL



AD.	JOINING PROPERTIES
1	TERRY A MOSEL TAX PM 31-900-01-0028 06 DEED BOOK 1970 PO 81 PLAN BOOK 5 PO 408
2	GEORGE N. BLAIR JR TAX PIN 31-000-07-0026-00 DEED BOOK 1955 PG 5514 PLAN BOOK II PG 409
3	MARK C. RHODES & JOSELINE LIMA SAVIDOVAL TAX PIN 31-000-07-0027.00 DEED BOOK 2587 PG 2412 PLAN BOOK II PG 409
4	ROBIN J. GRAHAM TAX PIN 31-00-07-0028 DO DEED BOOK 1070 PG 802 PLAN BOOK II PG 409

SUSQUEHARMA RESOURCES
TAX PH 31-000-LL-0019-00
DEED BOOK 2509 PG 7745

ALLEN J & KERRY H CLEMEN
TAX PH 31-000-LL-0019-00
DEED BOOK 2731 PG 0167

S	AD.	JOINING PROPE
	15	THOMAS G & JANE E CUNNINGHAM TAX PIN 31-000-03-0101.00 DEED BOOK 2075 PG 7918
	16	NANCY JEAN BAER TAX PIN 31-000-03-0102 AG DEED BOOK 2424 PG 8109
VAL	17	NEAL R KNAUB TAX PIN 31-000-03-0102.00 DEED BOOK 2411 PG 2125
4	18	DUANE KNAUB TAX PIN 31-000-LL-0058 B0 DEED BOOK 501 PG 65
_	19	JOHN BLESSING ESTATE TAX PIN 31-000-LL-0068.DO DEED BOOK 568 PG 880

29 BRUCE L. OLICHEL TAX PIN 31-009-LL-0018-00 DEED BOOK 1353 PG 1342

NG PROPERTIES	ADJOINING PROPERTIES	
G & JANE E CUMMNGHAM	30) NANCY C. & EDWARD L. MOTTER	
1-003-03-0101.00	TAX PIN 31-000-LL-0019-00	
OK 2075 PG 7918	DEED BOOK 2471 PG 2319	
EAN BAER	31) FIRST INVESTORS GENERAL INC	
1-003-03-0102-AG	TAX PIN 31-000-LL-0016.00	
OK 2424 PG 8109	DEED BDOK 67D PG 382	
NAUB	GARY E & DIANA L BACHMAN	
1-003-03-0102.00	TAX PIN 31-000-LL-0015 B0	
DK 2411 PG 2125	DEED BOOK 454 PG 516	
NAUB	33 ERIK S. & LORI A. SCHMITT	
1-000-LL-0068 B0	TAX PIN 31-000-LL-0015.40	
OK 508 PG 65	DEED BOOK 1500 PG 3831	

	31)	FIRST INVESTORS GENERAL IN TAX PIN 31-000-LL-0016.00 DEED BOOK 67D PG 382
7	32	GARY E & DIANA L BACHMAN TAX PIN 31-000-LL-0015 B0 DEED 800K 454 PG 518
	33	ERIK S. & LORI A. SCHMITT TAX PIN 31-000-LL-0015 A0 DEED BOOK 1500 PG 3831
		LANGASTER GENERAL SERVICE

33	ERIK S. & LORI A. SCHMITT TAX PIN 31-000-LL-0015.A0 DEED BOOK 1500 PG 3831
34	LANGASTER GENERAL SERV BUSINESS TRUST TAX PIN 31-000-LL-0051.CO DEED BOOK 1231 PG 8980
(F)	MISSLER HOLDINGS LP

	35	MISSLER HOLDINGS, LP TAX PIN 91-000-LL-0070-X0 DEED BOOK 2400 PG 838
1	36)	EVANDALE CRIST FAMILY LP TAX PIN 31-000-LL-0014-00 DEED BOOK 1985 PG 7925 PLAN BOOK 1976 PG 2829
1 1	(37)	NORTH AMERICAN STAINLESS TAX PIN 31-000-LL-0070 R0



	DEED BOOK 1908 PG 223
(39)	KA WRIGHTS LLC TAX PIN 31-000-LL-0050 B DEED BOOK 2558 PG 147
(40)	EARLE M JORGENSEN CO TAX PIN 31-000-LL-0070.H

	(40)	TAX PIN 31-000-LL-0070.HO DEED BOOK 2140 PG 7322
	41	JB YORK LP TAX PN 31-000-LL-0070 JD DEED BOOK 1945 PG 2087
OLDINGS LLC	42	CONSERVATION FUND TAX PIN 91-409-LL-0070.E0 DEED BOOK 2725 PG 8549

#### HELLAM TOWNSHIP BOARD OF SUPERVISORS

AT A MEETING ON SUPERVISORS OF HELLAM GRANTED PRELIMINARY PLAN APPROVAL OF THIS PROJECT, NEULDING THE COMPLETE SET OF PLANS MARKED SHEET(S) THROUGH WHICH FORM A PART OF THE APPLICATION DATED WAS RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS NOR MAY ANY CONSTRUCTION B INITIATED.

ATTEST: HELLAM TOWNSHIP SECRETARY

#### HELLAM TOWNSHIP PLANNING COMMISSION

AT A MEETING ON\_ PLANNING COMMISSION REVIEWED THIS PLAN.

CHAIR OR DESIGNEE

#### SOILS LEGEND

Cd:	CHAGRIN SILT LOAM	
CeB:	CHESTER SILT LOAM	3% - 8% SLOPE
CnB:	CONESTOGA SILT LOAM	3% - 8% SLOPE
DuB:	DUFFIELD STILD LOAM	3% - 8% SLOPE
DuC:	DUFFIELD STILD LOAM	8% - 15% SLOPE
GbB:	GLENELG CHANNERY LOAM	3% - 8% SLOPE
GbC:	GLENELG CHANNERY LOAM	8% - 15% SLOPE
MOD:	MT, AIRY AND MANOR SOILS	15% - 25% SLOPE
MPD:	MT, AIRY AND MANOR SOILS	8% - 25% SLOPE; VERY STONY
MRF:	MT, AIRY AND MANOR SOILS	25% - 60% SLOPE; EXTREMELY STONY

WARE

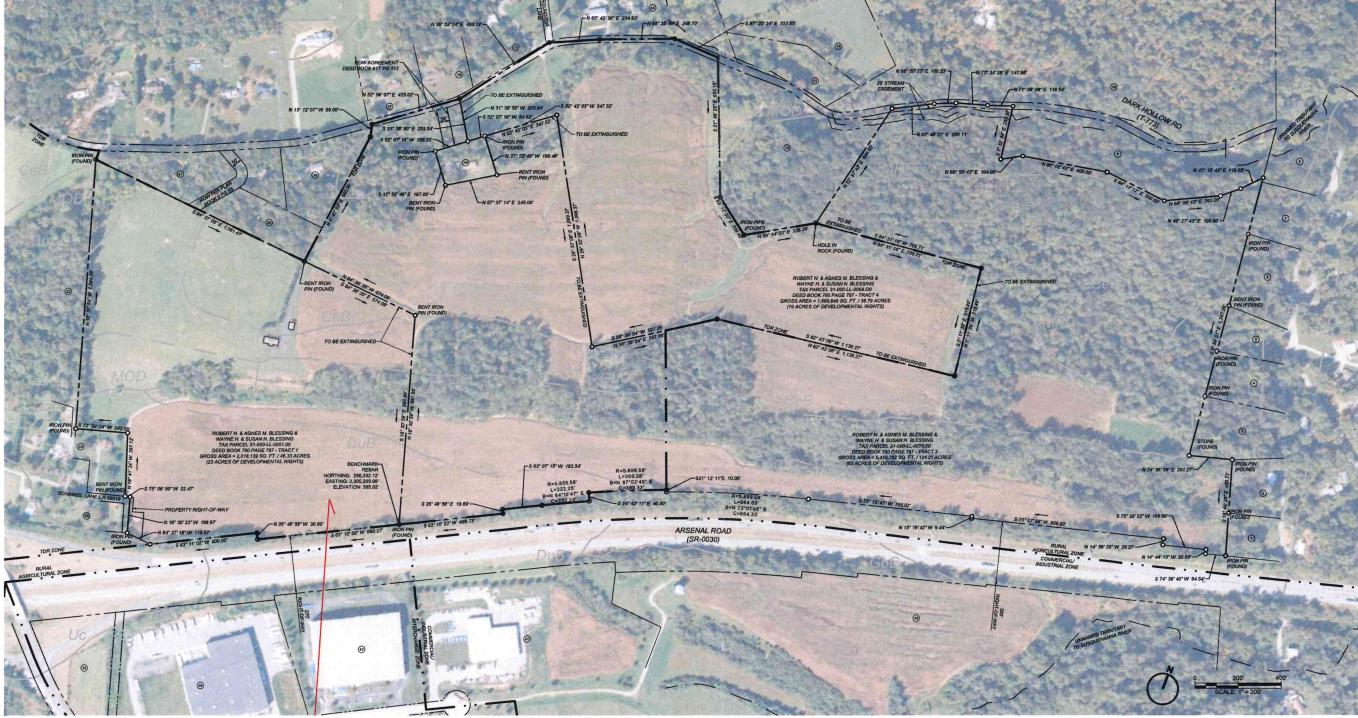
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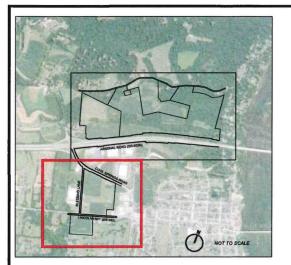
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description

100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

**BLESSINGS FARM** 





ADJOINING PROPERTIES

1 TERPS A. MISSE. 1-0025 NO 1-14 PM 1-4-0045 NO 1-14 PM 1-4-0045 NO 1-14 PM 1-4-0045 NO 1-14 PM 1-4-005 NO 1-14 PM 1-4-0045 NO

ROBIN J GRAHAM
TAN PIN 31-000-07-0028 00
DEED BOOK 1070 PG 802
PLAN BOOK II PG 403

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13 ALEN J & KERRY H CLEME
13 TAX FIN 31-00-LL-0068 E0
DEED BOOK 2731 FG 817

14 SUSQUEHANNA RESOURCE:
TAX FIN 31-00-LL-0068 F0
DEED BOOK 2007 FG 80-12

TOTAL SE ALMER CLIMPING

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31 FIRST INVESTORS GENERAL TAX PIN 31-00-LL-0015.00 DEED BOOK 6TO PG 382 GARYE. & DIMAL & BACHMAN TAX PIN 31-000-LL-0015.80 DEED BOOK 658 PG 516

| ACCEPT AND A START AND A STA

DEED BOOK 2554 PG. 1672

(40) TAX PIN 31-000-11-0070 HO DEED BOOK 2140 PG. 7322

(41) TAX PIN 31-000-11-0070 JO DEED BOOK 140 PG. 7322

(42) TAX PIN 31-000-11-0070 JO DEED BOOK 140 PG. 2027

#### SOILS LEGEND

CHAGRIN SILT LOAM
CHESTER SILT LOAM
CNESTORS SILT LOAM
DUFFIELD STILD LOAM
DUFFIELD STILD LOAM
GLENELG CHANNERY LOAM
MT. AIPY AND MANOR SOILS
MT. AIPY AND MANOR SOILS
MT. AIPY AND MANOR SOILS
UTBAN LAND

#### HELLAM TOWNSHIP BOARD OF SUPERVISORS

AT A MEETING ON 20. THE BOARD OF SUPERVISORS OF HELLAM GRANTED PRELIMINARY PLAN APPROVAL OF THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS MARKED SHEET(S). THROUGH WHICH FORM A PART OF THE APPLICATION DATED WHICH FORM A PART OF THE APPLICATION DATED NOT BE RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS, NOR MAY ANY CONSTRUCTION BE INTAITED.

HELLAM TOWNSHIP SECRETARY

HELLAM TOWNSHIP PLANNING COMMISSION

AT A MEETING ON\_ PLANNING COMMISSION REVIEWED THIS PLAN.

CHAIR OR DESIGNEE

HAU

WARE

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FINAL SUBDIVISION PLAN

12/02/2022 project no. 2022.0170.00
project mgr. MWS
drawn by DJB

# date

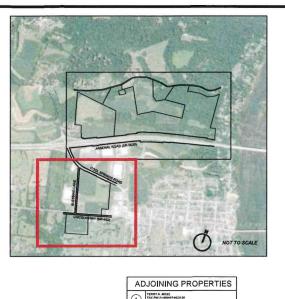
100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

**EXISTING CONDITIONS** 

**BLESSINGS FARM** 







## SOILS LEGEND Cd: CeB: CnB: DuB DuC: GbB: GbC: MOD: MPD: MRF: -# (DISTANCE FOR REFERENCE) ACTUAL PROPERTY CORNER-CONCRETE MONUMENT (TBP)-TYPICAL MONUMENT DETAIL NOT TO SCALE

# CHAGRIN SILT LOAM CHESTER SILT LOAM CONESTOCA SILT LOAM DUFFIELD STILD LOAM DUFFIELD STILD LOAM QUENELG CHANNERY LOAM GLENELG CHANNERY LOAM MT. AIRY AND MANDR SOILS MT. AIRY AND MANDR SOILS WT. AIRY AND MANDR SOILS UTRABAL LAND UTRABAL LAN 3% - 8% SLOPE 3% - 8% SLOPE 3% - 6% SLOPE 8% - 15% SLOPE 8% - 15% SLOPE 8% - 15% SLOPE 8% - 25% SLOPE 8% - 25% SLOPE; VERY STONY 25% - 60% SLOPE; EXTREMELY STONY

HELLAM TOWNSHIP BOARD OF	SUPERVISORS
AT A MEETING ON	, 20, THE BOARD OF

SUPERIOR OF HELLAM GRANTED PRELIMINARY PLAN APPROVIL OF THIS PROJECT, INCLIDING THE COMPLETE GET OF PLANS MARKED SHEET HE SET OF PLANS MARKED SHEET HE PROJECT, INCLIDING THE COMPLET GET OF PLANS MARKED SHEET HE PROJECT HE APPLICATION DATED HANCH FOR A PART OF THE APPLICATION DATED HANCH FOR THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS NOR MAY AND CONSTRUCTION BE INTIMITED.

#### HELLAM TOWNSHIP PLANNING COMMISSION

AT A MEETING ON PLANNING COMMISSION REVIEWED THIS PLAN.

CHAIR OR DESIGNEE

MAREHAUS
architects/engineers/designers

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FINAL SUBDIVISION

PLAN 12/02/2022

project no. 2022.0170.00
project mgr. MWS
drawn by DJB

# date description
1 04/27/2023 PER TOWNSHIP COMM

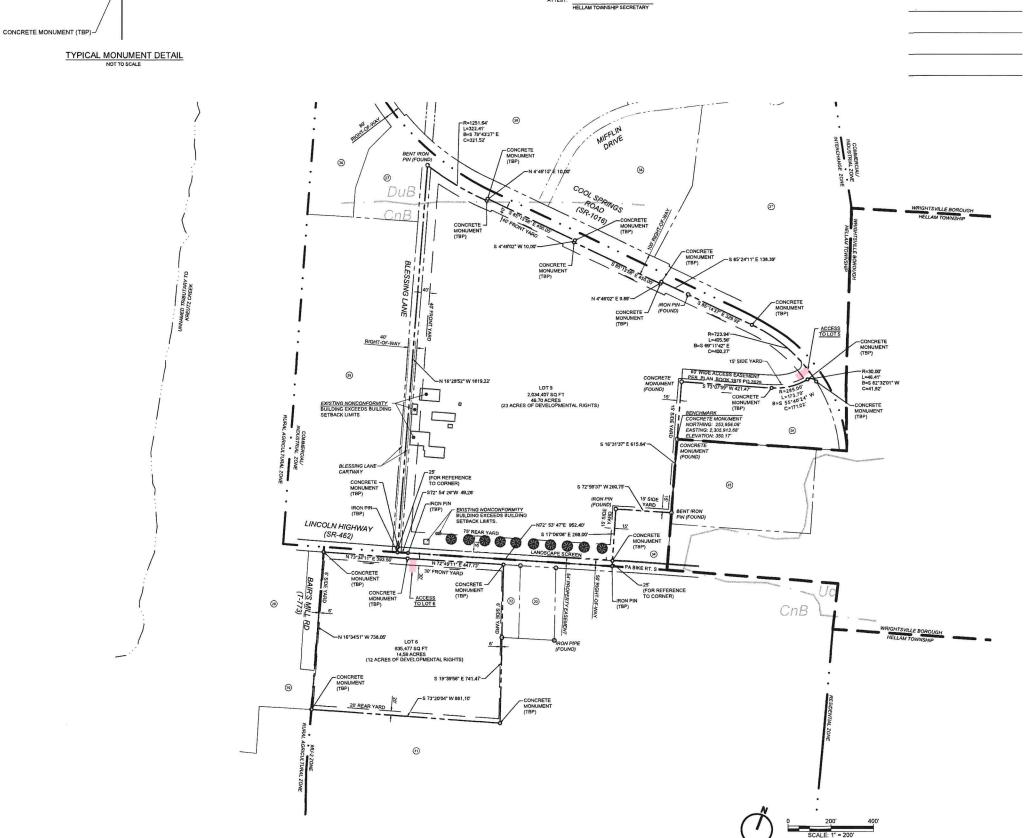
100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

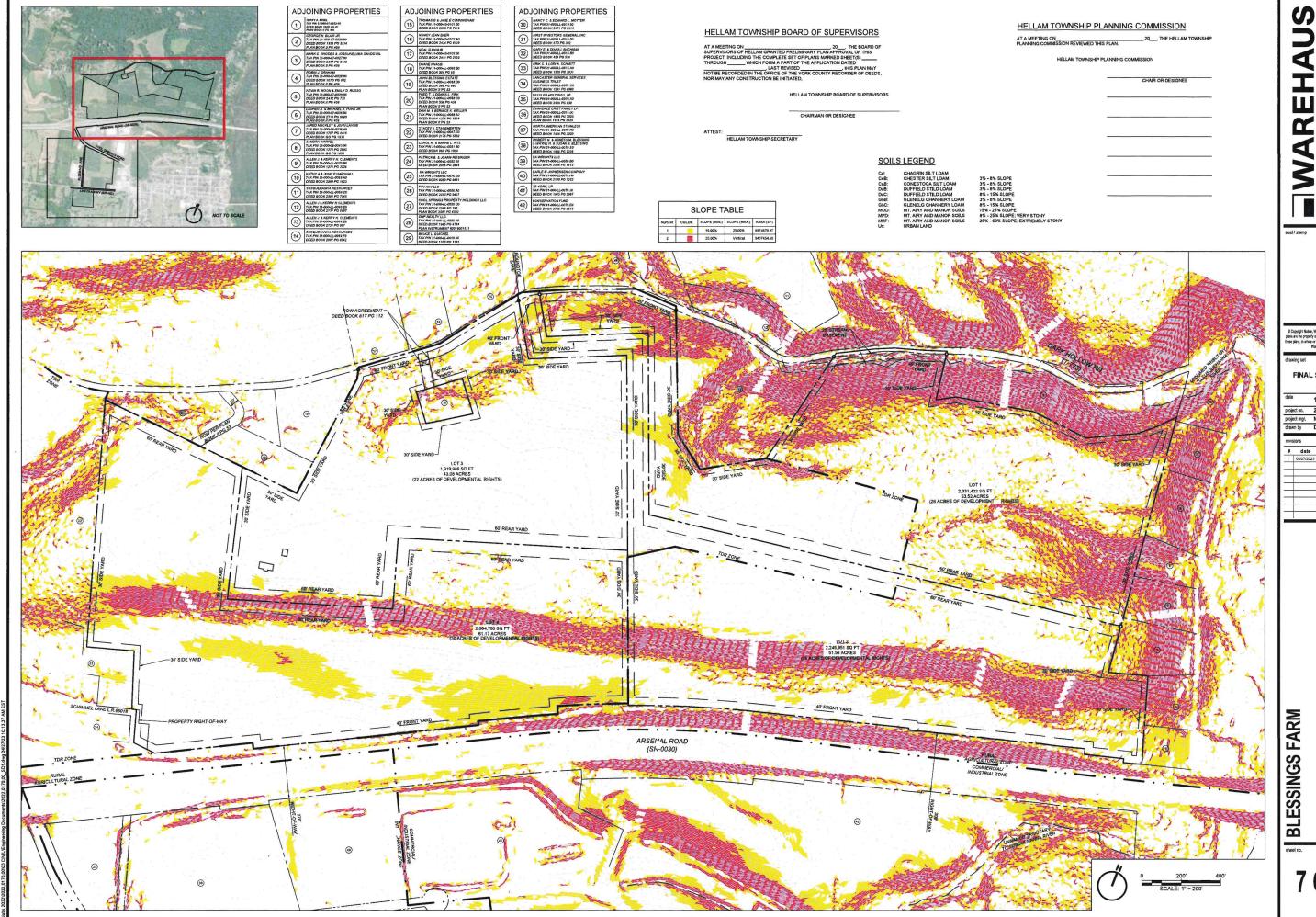
**BLESSINGS FARM** 

6 OF 8

۸۲	JOINING PROPERTIES
(1)	TERRY A. MISEL TAX PRO 3-000-0-0025 00 DEED BOOK 1020 PG 41 PLAN BOOK 1020 PG 49
_	DEED BOOK 1916 PO 41 PLAN BOOK IP PO 499 GEORGE N. BLAIR JR. TAX PIN 31-001-07-0026 DO
2	GEORGE N. BLAIR JR. TAX PIN 31-000-07-0026 00 DEED BOOK 1956 PG 5514 PLAY BOOK II PG 409 MARK C. FINODE'S B. JOSELINE LIMA SANDOVAL
3	MARK C. RHODES & JOSELINE LIMA SANDGVAL TAX PIN 31-000-07-0027.00 DEED BOOK 2597 PG 2412 PLAN BOOK II PG 409
4	ROBIN J. GRAHAM TAX PIN 31-000-07-0028 60 DEED BOOK 1070 PG 802 PLNI BOOK II PG 409
(5)	KEVIN R. MODN & EMILY D. RUSSO TAK PIN 31-000-07-0028 00 DEED BOOK 2432 PO 775 PLAN BOOK II PO 403
6	LAUREN A. & MICHAEL B. FORD JR. TAX PIN 31-000-07-0036 UD DEED BOOK 2719 PG 8860
7)	
<u>(8)</u>	JAHEJ MACKLEY & JOHN LAUDIE TAK PIN 31-2003-4008 AD DEED BOOK 1707 PG 4116 PAN BOOK 60 PG 1033 SANDRA WARFEL TAK PIN 31-400-40-403, 30 DEED BOOK 1372 PG 2883 PAN BOOK 6 PG 1633
$\stackrel{\sim}{\sim}$	PLAN BOOK GG PG 1633 ALLEN J. & KERRY H. CLEMENTS
( <u>9)</u>	ALLEN J. & KERRY H. CLEMENTS TAX PIN 31-000-LL-0070 B0 DEED BOOK 1274 PG 3226 KATHY A & JOHN P HARSHALL
(10)	KATHY A & JOHN P HARSHALL TAX PN 31-000-LL-0059-80 DEED BOOK 2568 PG 1823 SUSQUEHANNA RESOURCES TAX PN 31-000-LL-005 C0
(1)	DEED 800K 2505 PG 7745
12	ALLEN J & KERRY H CLEMENTS TAX PIN 31-000-LL-0088 E0 OEED BOOK 2731 PG 9987
(13)	ALLEN J & KERRY H. CLEMENTS TAX PIN 31-000-LL-0088-EG DEED BOOK 2731 PG 987
14)	SUSQUEHANNA RESOURCES TAX PIN 31-000-LL-0068 PO DEED BOOK 2007 PG 8642
15	THOMAS G & JANE E CUNNINGHAM TAX PIN 31-000-03-0101.00 DEED BOOK 2075 PG 7918
16	NANCY JEAN BAER TAX PIN 31-000-03-0102 AQ DEED BOOK 2424 PG 8109
17	NEAL R KNAUB TAX PIN 31-000-03-0102 00 DEED BOOK 2411 PG 2125
18	DUANE KNAUB TAX PIN 31-000-LL-0068.B0 DEED BOOK 506 PG 65
19	JOHN BLESSING ESTATE TAX PIN 31-000-11-008-00 DEED BOOK 548 PG 880 PLAN BOOK II PG 53
20	TAX PIN 31-000-LL-0068 CO
21)	DEED BOOK IS PG 518 PLAN BOOK IS PG 519 DON M. & BERINCE K. WELLER TAX PIN 31-000-L1-0008 AD DEED BOOK IS 75 PG 5509 PLAN BOOK IS PG 53
(22)	PLAN BOOK II PG 53 STACEY J. STAGEMERTEN TAX PIN 31-000-LL-0047-C0 DEED BOOK 2175 PG 5532
(23)	CAROL M. & BARRE L. RITZ TAX PIN 31-000-LL-0051 B0
(24)	GEED BOOK SEX PG 1054  PATRICK B. 6 JOANN REISINGER TAX PIN 31-000-LL 4052 00 DEED BOOK 2056 PG 2846
$\stackrel{\sim}{=}$	KA WRIGHTS LLC TAX PIN 31-000-LL-0070 GO
(25)	DEED BOOK 0280 PG 0451  PTV XXV LLC TAX PIN 31-000-LL-0050 AC
(26)	DEED BOOK 2513 PG 0407
(27)	COOL SPRINGS PROPERTY HOLDINGS LLC TAX PIN 31-000-LL-0050 CO DEED BOOK 2589 PG 783 PLAN BOOK 2541 PG 6592 SWF REALTY LLC
28	TAN PIN 31-000-LL-0050 00 DEED BOOK 1985 PG \$734 PLAN INSTRUMENT \$2019001631
29	7AX PIN 31-000-LL-0018 00 DEED BOOK 1353 PG 1342
30	NANCY C. & EDWARD L. MOTTER TAX PN 31-000-L1-0019-00 DEED BOOK 2471 PG 2319
<u>31</u>	FIRST INVESTORS GENERAL INC TAX PIN 31-000-LL-0016 IO DEED BOOK 67D PG 38Z
(32)	GARY E. & DIANA L BACHMAN TAX PIN 31-000-LL-0015.80 DEED BOOK 454 PG 516
(33)	DEED BOOK 45# PG \$16  ERIK S. & LDRI A. SCHMITT TAK PIN 31-000-LL-0015.40  DEED BOOK 1500 PG 3831
(34)	DEED BOOK 1509 PG 3831  LANCASTER GENERAL SERVICES BUSINESS TRUST TAX PIN 31-000-LL-0051,C0
$\stackrel{\circ}{=}$	TAX PN 31-00-CL-0051.C0  DED BOOK 1291 PG 8980  WISSLER HOLDINGS LP  TAX PN 91-000-CL-0070 X0  DEED BOOK 2400 PG 838
(35)	EVANDALE CRIST FAMILY I P
(36)	TAX PIN 31-000-LL-0014 00 DEED BOOK 1935 PG 7325 PLAN BOOK 1976 PG 2629 NORTH AMERICAN STAINLESS
37	NORTH AMERICAN STAINLESS TAX PIN 31-00-LL-007G R0 DED BOOK 1906 PG 3020 ROBERT N. A. AGNESS M. R. ESSING
(38)	ROBERT N. & AGNESS M. BLESSING & WAYNE H. & SUSAN N. BLESSING TAX PIN 31-000-L1-0070. SO DEED BOOK 1908 PG 2236
(39)	KA WRIGHTS LLC TAX PIN 31-000-LL-0050 B0 DEED BOOK 2556 PG 1472

38 YORK LP 7AX PIN 31-000-LL-0070\_30 DEED BOOK 1945 PG 2087





George ż 231

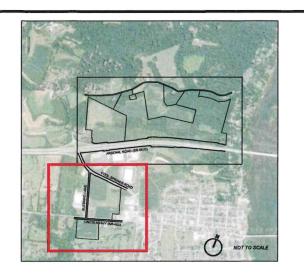
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FINAL SUBDIVISION PLAN

12/02/2022 project no. 2022.0170.00 project mgr. MWS drawn by DJB

BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347 LAM TOWNSHIP, YORK COUNTY

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#### ADJOINING PROPERTIES

1	TERRY A MISEL TAX PRI SI-000-07-0035 00 DEED BOOK 1030 PG 11 PLAN BOOK 6PG 403
(2)	GEORGE N. BLAIR JR. TAX PIN 31-000-07-0026 00 DEED BOOK 1954 PG 5514

PLAN BOOK II PG 403

MARK C. PHODES 4 JOSELII

TAX FIN 31-000-07-0027.00

DEED BOOK II PG 407

PLAN BOOK II PG 407

4 ROBIN J. GRAHAM TAX PIN 31-000-07-0028 00 DEED BOOK 1070 PG 802 PLAN BOOK II PG 405

5 KEVIN R. MOON & EMILY D. RUS TAX PIN 31-000-07-0028.00 DEED BOOK 2432 PG 778 PLAN BOOK II PG 409

PLAN BOOK II PC 409

LAUREN A & MICHAEL B. FORD JR.

TAX PIN 31-00-037-039 & CO
DEED BOOK 2713 PG 8880

PLAN BOOK II PG 409

JARED MACKLEY & JOHN LAVOIE

JARED MACKLEY & JOHN LAVOIE

SUSQUEHANNA RESOURCE'S
TAX PIN 31-000-LL-0069 CO
DEED BOOK 2506 PG 7745

ALLEN J & KERRY H CLEMEN
TAX PIN 31-00-LL-0049 ED
DEED BOOK 2731 PG 9967

DEED BOOK NEW PO \$100

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CAROL M. & BARRE L. RITZ TAX PIN 31-000-LL-0051 B0 DEED BOOK 96X PG 1054 24 PATRICK 8. 4 JOANN REISIN TAX PIN 31-900-LL-9052.00 DEED BOOK 2056 PG 2846

25 KA WRIGHTS LLC TAX PIN 31-800-LL-9070 GO DEED BOOK 0280 PG 0451

30 TO A PRINT A SOCIAL CHAPTER STATEMENT OF THE APPRINT A SOCIAL CHAPTER STATEMENT OF THE APPRINT AND A SOCIAL CHAPTER STATEMENT AND A SOCIAL CHA

EARLE M JORGENSEN COM TAX PIN 31-000-LL-0070 HD DEED BOOK 2140 PG 7322

SOILS LEGEND

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CHESTER SILT LOAM
DUFFIELD STILD LOAM
DUFFIELD STILD LOAM
DUFFIELD STILD LOAM
GLENELG CHANNERY LOAM
MT. AREY AND MANOR SOILS
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HELLAM TOWNSHIP BOARD OF SUPERVISORS

AT A MEETING ON SUPERVISORS OF HELLAM GRANTED PRELIMINARY PLAN APPROVAL OF THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS MARKED SHEET(S). THROUGH WHICH FORM A PART OF THE APPLICATION DATED WITHOUT A PART OF THE APPLICATION DATED NOT BE RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS, NOR MAY ANY CONSTRUCTION BE INITIATED.

ATTEST: HELLAM TOWNSHIP SECRETARY

HELLAM TOWNSHIP PLANNING COMMISSION

CHAIR OR DESIGNEE

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FINAL SUBDIVISION

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100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347 HELLAM TOWNSHIP, YORK COUNTY

**BLESSINGS FARM** 

