

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 _____, 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 _____ LAST REVISED _____ THIS PLAN MAY NOT BE RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS, NOR MAY ANY CONSTRUCTION BE INITIATED.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN OR DESIGNEE

ATTEST: _____
HELLAM TOWNSHIP SECRETARY

THE HELLAM TOWNSHIP ENGINEER REVIEWED THIS PLAN ON _____

HELLAM TOWNSHIP ENGINEER

HELLAM TOWNSHIP PLANNING COMMISSION

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

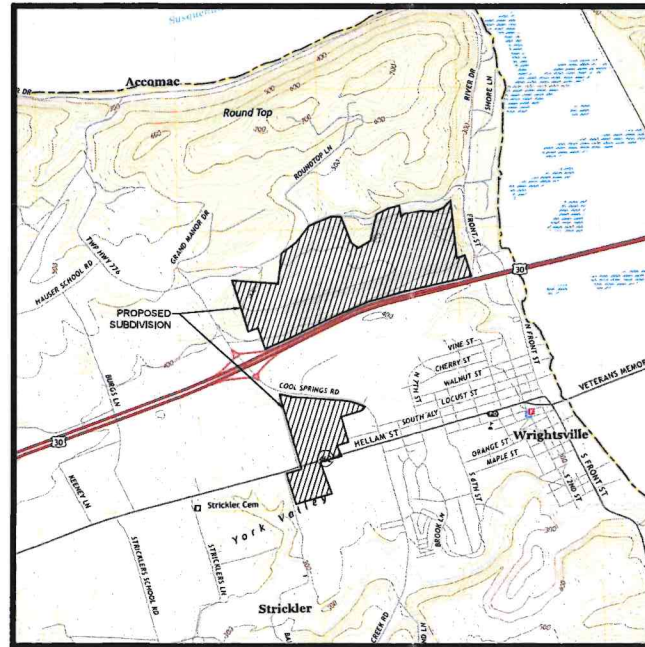
HELLAM TOWNSHIP PLANNING COMMISSION

CHAIR OR DESIGNEE

TOWNSHIP ENGINEER REVIEW

THIS PLAN HAS BEEN REVIEWED BY THE HELLAM TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

ENGINEER



LOCATION MAP

SOURCE: USGS, COLUMBIA WEST QUADRANGLE
DATE: 2019
SCALE: 1:2000

OWNER / DEVELOPER

THIS SUBDIVISION IS HEREBY APPROVED BY THE OWNER:

ROBERT N. & AGNES M. BLESSING
6968 DARK HOLLOW ROAD
WRIGHTSVILLE, PA 17368

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE

UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT N. & AGNES M. 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.

THAT HE/SHE/THEY ACKNOWLEDGES THE SAME TO BE HIS/HER/THEIR ACT AND PLAN, THAT HE/SHE/THEY 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.

OWNER - ROBERT N. BLESSING DATE _____

OWNER - AGNESS M. BLESSING DATE _____

IN WITNESS WHEREOF, I HEAR UNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

OWNER / DEVELOPER

THIS SUBDIVISION IS HEREBY APPROVED BY THE OWNER:

WAYNE H. & SUSAN N. BLESSING
880 LOCUST EXT. STREET
WRIGHTSVILLE, PA 17368

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE

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.

THAT HE/SHE/THEY ACKNOWLEDGES THE SAME TO BE HIS/HER/THEIR ACT AND PLAN, THAT HE/SHE/THEY 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.

OWNER - WAYNE H. BLESSING DATE _____

OWNER - SUSAN N. BLESSING DATE _____

IN WITNESS WHEREOF, I HEAR UNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

YORK COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN THE PLAN BOOK _____, PAGE _____, THIS _____ DAY OF _____, A.D. 20____.

YORK COUNTY PLANNING COMMISSION

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

Sheet Number	Sheet Title
1 OF 8	COVER
2 OF 8	ZONING AND SITE DATA
3 OF 8	EXISTING CONDITIONS
4 OF 8	EXISTING CONDITIONS
5 OF 8	PROPOSED CONDITIONS
6 OF 8	PROPOSED CONDITIONS
7 OF 8	STEEP SLOPES
8 OF 8	STEEP SLOPES

WAREHAUS
architects/engineers/designers
WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

seal / stamp

drawing title

FINAL SUBDIVISION PLAN

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

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

revisions

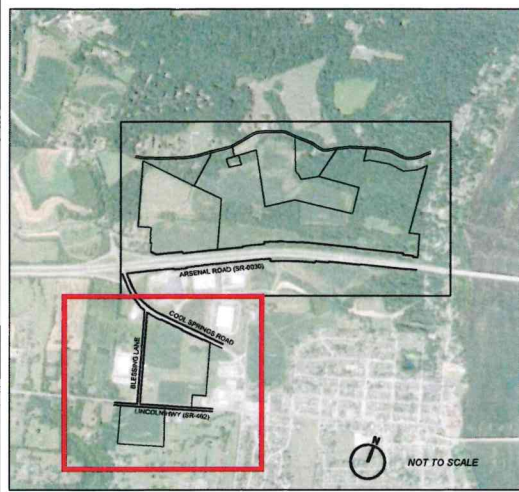
BLESSINGS FARM
100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347
HELLAM TOWNSHIP, YORK COUNTY
drawing title
COVER

sheet no.

1 OF 8

Exhibit
A

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ADJOINING PROPERTIES

1	TERRY A. MOSE TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
2	GEORGE H. BLAIR JR. TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
3	MARK C. RIVIDES & JOSELINE UMA SANDOVAL TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
4	ROBERT J. GIBSON TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
5	HELVY R. MOORE & EMILY O. RUSIO TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
6	LAUREN A. & MICHAEL B. FORD JR. TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
7	ARNEE MACOLEY & JOHN LAVOIE TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
8	LANDON WARRICK TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
9	ALLEN J. & HENRY H. CLEMENTS TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
10	MATTHEW A. & JONATHAN HONNOLD TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
11	SUSANNAH REYNOLDS TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
12	ALLEN J. & HENRY H. CLEMENTS TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
13	ALLEN J. & HENRY H. CLEMENTS TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
14	SUSANNAH REYNOLDS TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
15	THOMAS G. & JANE E. CUNNINGHAM TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
16	NANCY JEAN BAER TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
17	NEAL R. KRALIC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
18	DUANE KRALIC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
19	DOMINIQUE STANLEY TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
20	FRED J. & DONNA L. FINE TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
21	EDWIN W. & BERNICE A. WELLS TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
22	STACEY J. STAGEMASTER TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
23	CAROL M. & BARRY E. RITZ TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
24	PATRICK B. & JOANN REISINGER TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
25	KA WRIGHT LLC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
26	PV AND LLE TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
27	COOL SPRINGS PROPERTY HOLDINGS LLC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
28	EMF REALTY LLC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN INSTRUMENT 401801013
29	BRUCE L. DURCH TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
30	NANCY C. & EDWARD L. WOFFER TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
31	FIRST INVESTMENT GENERAL INC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
32	GARY E. & DONNA L. SHANNAN TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
33	ERIK S. & LORI A. SCHMITT TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
34	LAWCASTER GENERAL SERVICES BUSINESS TRUST TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
35	HITLER CORP TRUST LP TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
36	EVANGELINE CRIST FAMILY LP TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
37	NORTH AMERICAN FINANCE LLC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
38	ROBERT W. & AGNES M. BLESSING & WAYNE H. & SUSAN N. BLESSING TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
39	KA WRIGHT LLC TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
40	FAIR E. W. JORDEN COMPANY TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
41	SE YORK LP TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408
42	CONSERVATION FUND TAX PIN 31-000-000000 DEED BOOK 198 PG 408 PLAN BOOK 1 PG 408

SOILS LEGEND

Cd:	CHAGRIN SILT LOAM	3% - 8% SLOPE
CaB:	CHESTER SILT LOAM	3% - 8% SLOPE
CaB:	CONESTOGA SILT LOAM	3% - 8% SLOPE
DuB:	DUFFIELD SILT LOAM	8% - 15% SLOPE
DuC:	DUFFIELD STLD LOAM	8% - 15% SLOPE
GaB:	GLENELG CHANNERY LOAM	3% - 8% SLOPE
GaC:	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
U:	URBAN 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 _____ LAST REVISED _____ THIS PLAN MAY NOT BE RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS, NOR MAY ANY CONSTRUCTION BE INITIATED.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN OR DESIGNEE

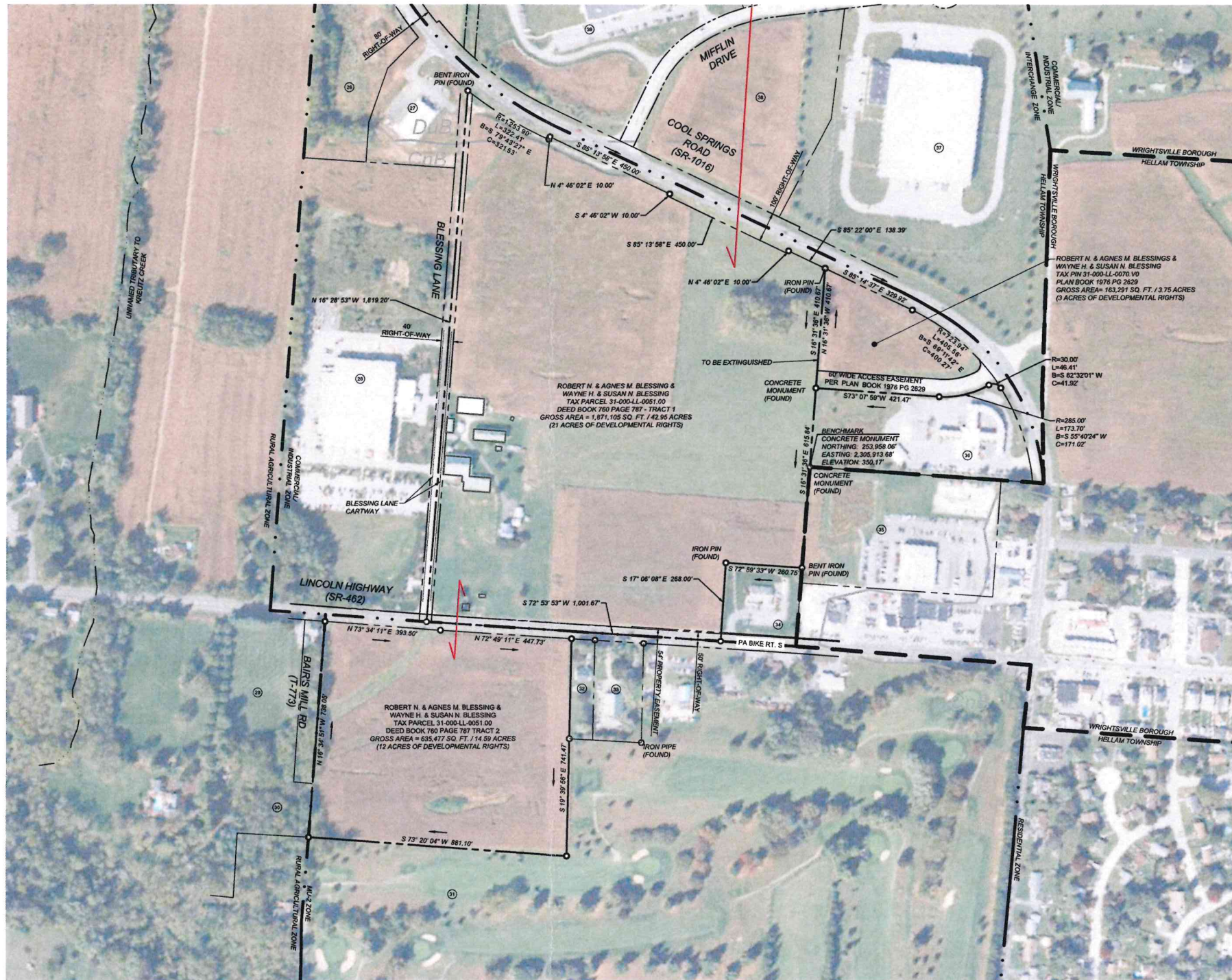
ATTEST:
HELLAM TOWNSHIP SECRETARY

HELLAM TOWNSHIP PLANNING COMMISSION

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

HELLAM TOWNSHIP PLANNING COMMISSION

CHAIR OR DESIGNEE



WAREHAUS
architects/engineers/designers
WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

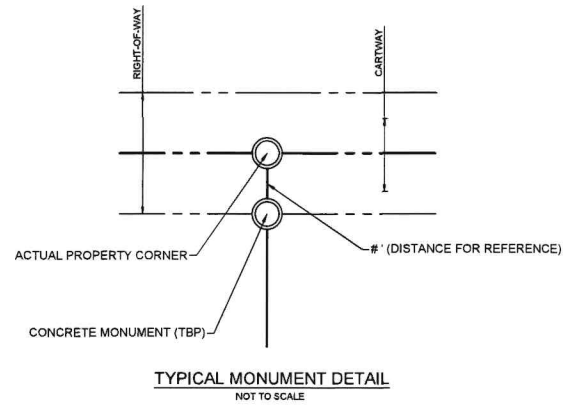
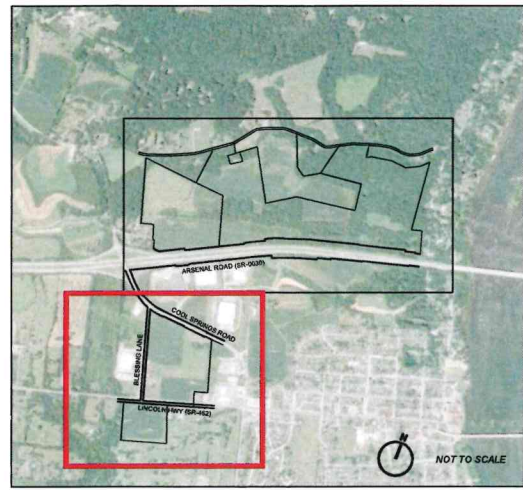
soil / stamp
drawing set
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FINAL SUBDIVISION PLAN

date	12/02/2022	
project no.	2022.0170.00	
project mgr.	MWS	
drawn by	DJB	
revisions		
#	date	description
1	04/27/2023	PER TOWNSHIP COMMENTS

BLESSINGS FARM
100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347
HELLAM TOWNSHIP, YORK COUNTY
EXISTING CONDITIONS

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SOILS LEGEND

Cd:	CHAGRIN SILT LOAM	3% - 8% SLOPE
Cb:	CHESTER SILT LOAM	3% - 8% SLOPE
CnB:	CONESTOGA SILT LOAM	3% - 8% SLOPE
DuB:	DUFFIELD SILT LOAM	3% - 8% SLOPE
DvC:	DUFFIELD SILT LOAM	8% - 15% SLOPE
Gb:	GLENELG CHANNERY LOAM	3% - 8% SLOPE
GvC:	GLENELG CHANNERY LOAM	8% - 15% SLOPE
MOD:	MT. AIRY AND MAJOR SOILS	15% - 25% SLOPE
MRF:	MT. AIRY AND MAJOR SOILS	8% - 25% SLOPE; VERY STONY
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HELLAM TOWNSHIP PLANNING COMMISSION

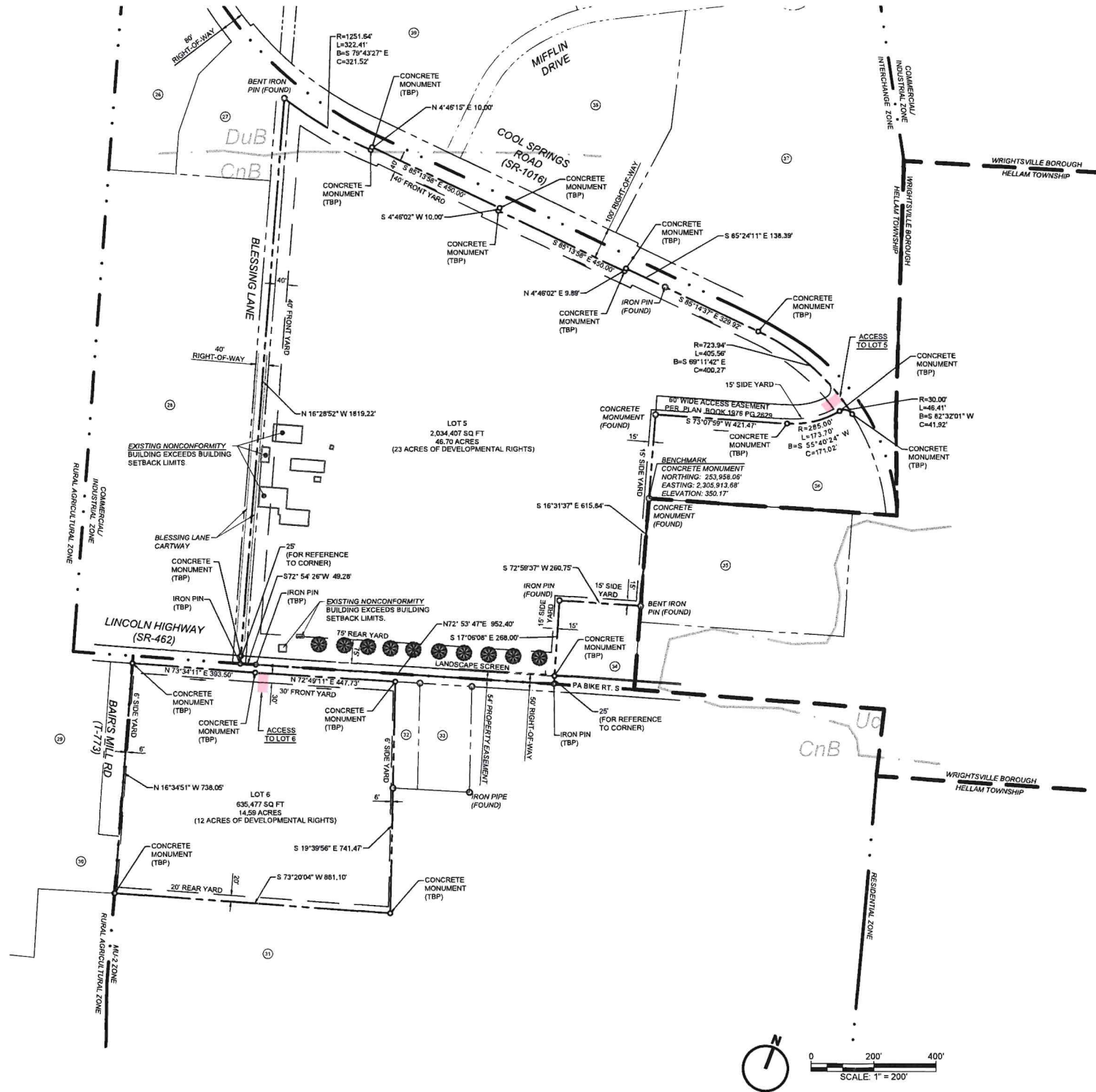
AT A MEETING ON _____, 20____, THE HELLAM TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

HELLAM TOWNSHIP PLANNING COMMISSION

CHAIR OR DESIGNEE

ADJOINING PROPERTIES

1	TERRY A. WISE TAX PIN 21-0004-0028 00 DEED BOOK 1833 PG 91 PLAN BOOK 8 PG 44
2	GEORGE N. BLUM JR. TAX PIN 21-0004-0028 00 DEED BOOK 1836 PG 5514 PLAN BOOK 8 PG 408
3	MARY C. RHYODES & JOSEPHINE SANDOVAL TAX PIN 21-0004-0028 00 DEED BOOK 2387 PG 2412 PLAN BOOK 8 PG 409
4	ROBERT T. COVATTA TAX PIN 21-0004-0028 00 DEED BOOK 1870 PG 892 PLAN BOOK 8 PG 408
5	KEVIN R. MOON & EMILY D. RUSSO TAX PIN 21-0004-0028 00 DEED BOOK 2432 PG 775 PLAN BOOK 8 PG 409
6	LAUREN A. & MICHAEL E. FORD JR. TAX PIN 21-0004-0028 00 DEED BOOK 2713 PG 4949 PLAN BOOK 8 PG 409
7	LEONARD HICKLEY & JONAH LAVOIE TAX PIN 21-0004-0028 00 DEED BOOK 1937 PG 4464 PLAN BOOK 8 PG 1533
8	LAUREN WISSE TAX PIN 21-0004-0028 00 DEED BOOK 1872 PG 2889 PLAN BOOK 8 PG 1833
9	ALLEN J. & KERRY H. CLEMENTS TAX PIN 21-0004-0028 00 DEED BOOK 1274 PG 3228
10	KATY A. & JOHN P. HANCOCK TAX PIN 21-0004-0028 00 DEED BOOK 2268 PG 1833
11	SUSANNAH REISCHLER TAX PIN 21-0004-0028 00 DEED BOOK 2269 PG 7140
12	ALLEN J. & KERRY H. CLEMENTS TAX PIN 21-0004-0028 00 DEED BOOK 1271 PG 2987
13	ALLEN J. & KERRY H. CLEMENTS TAX PIN 21-0004-0028 00 DEED BOOK 1273 PG 3187
14	SUSANNAH REISCHLER TAX PIN 21-0004-0028 00 DEED BOOK 2267 PG 8462
15	THOMAS G. & JAVIE E. CLANNONHAM TAX PIN 21-0004-0028 00 DEED BOOK 2873 PG 7418
16	NANCY JEAN BAER TAX PIN 21-0004-0028 00 DEED BOOK 2824 PG 8109
17	NEAL R. KWAMB TAX PIN 21-0004-0028 00 DEED BOOK 2811 PG 2155
18	DUANE KWAMB TAX PIN 21-0004-0028 00 DEED BOOK 806 PG 83
19	JOHN BLESSING ESTATE TAX PIN 21-0004-0028 00 DEED BOOK 808 PG 890 PLAN BOOK 8 PG 23
20	FRED T. & DONNA L. FINE TAX PIN 21-0004-0028 00 DEED BOOK 808 PG 418 PLAN BOOK 8 PG 23
21	DOV M. & BERENICE R. WELLEN TAX PIN 21-0004-0028 00 DEED BOOK 1378 PG 5509 PLAN BOOK 8 PG 18
22	STACEY J. STAGEMASTER TAX PIN 21-0004-0028 00 DEED BOOK 2178 PG 5532
23	CAROL M. & BARNET L. RITZ TAX PIN 21-0004-0028 00 DEED BOOK 808 PG 1054
24	PATRICK B. & JOANNE REISINGER TAX PIN 21-0004-0028 00 DEED BOOK 2858 PG 2849
25	KA WRIGHTS LLC TAX PIN 21-0004-0028 00 DEED BOOK 5289 PG 0431
26	PTV DEV LLC TAX PIN 21-0004-0028 00 DEED BOOK 2113 PG 0407
27	COOL SPRINGS FRESHNESS HOLDINGS LLC TAX PIN 21-0004-0028 00 DEED BOOK 2889 PG 781 PLAN BOOK 234 PG 8582
28	DEPT. REALTY LLC TAX PIN 21-0004-0028 00 DEED INSTRUMENT 602-801831
29	BRUCE L. QUAYNE TAX PIN 21-0004-0028 00 DEED BOOK 1337 PG 1342
30	NANCY C. & EDWARD L. MYRTER TAX PIN 21-0004-0028 00 DEED BOOK 2477 PG 2311
31	FIRST INVESTORS GENERAL, INC TAX PIN 21-0004-0028 00 DEED BOOK 870 PG 392
32	DARVE E. & DANIEL BUCHANAN TAX PIN 21-0004-0028 00 DEED BOOK 1840 PG 318
33	ERIK S. & LORAN A. SCHWARTZ TAX PIN 21-0004-0028 00 DEED BOOK 1300 PG 3611
34	LANCASTER GENERAL SERVICES BUSINESS TRUST TAX PIN 21-0004-0028 00 DEED BOOK 1287 PG 8980
35	WITSLER HOLDINGS LP TAX PIN 21-0004-0028 00 DEED BOOK 1300 PG 838
36	EVANSVILLE CREST FAMILY LP TAX PIN 21-0004-0028 00 DEED BOOK 1840 PG 7813 PLAN BOOK 1308 PG 2829
37	NORTH AMERICAN FRANKLINS TAX PIN 21-0004-0028 00 DEED BOOK 1899 PG 3009
38	ROBERT N. & AGNES M. BLESSING & WYNNE H. & SUSAN N. BLESSING TAX PIN 21-0004-0028 00 DEED BOOK 1808 PG 2238
39	KA WRIGHTS LLC TAX PIN 21-0004-0028 00 DEED BOOK 2268 PG 1833
40	EMBLE M. JORGENSEN COMPANY TAX PIN 21-0004-0028 00 DEED BOOK 2149 PG 7202
41	38 YORK LP TAX PIN 21-0004-0028 00 DEED BOOK 1840 PG 3047
42	CONSERVATION FUND TAX PIN 21-0004-0028 00 DEED BOOK 2723 PG 8494



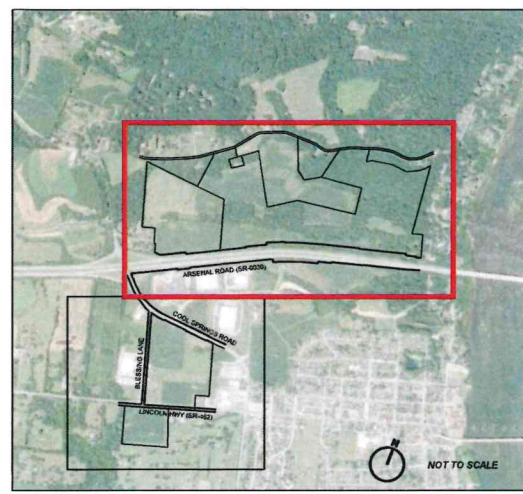
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date	12/02/2022	
project no.	2022.0170.00	
project mgr.	MWS	
drawn by	DJB	
revisions		
#	date	description
1	04/27/2023	PER TOWNSHIP COMMENTS

BLESSINGS FARM
100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347
HELLAM TOWNSHIP, YORK COUNTY
drawing title
PROPOSED CONDITIONS

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ADJOINING PROPERTIES

- 1 TERRA 3883
TAX PIN 21-000-0210 80
DEED BOOK 1587 PG 41
- 2 GEORGE F. BLAIR, JR.
TAX PIN 21-000-0201 80
DEED BOOK 1588 PG 814
PLAN BOOK 2 PG 49
- 3 MARK C. RICHIE & JOSELINE LIMA SAVIDUAL
TAX PIN 21-000-0202 70
DEED BOOK 1587 PG 212
PLAN BOOK 1 PG 49
- 4 ROBIN J. GRAHAM
TAX PIN 21-000-0203 80
DEED BOOK 1070 PG 82
PLAN BOOK 1 PG 49
- 5 KENNETH W. HORN & DIANA Y. RUSCO
TAX PIN 21-000-0203 90
DEED BOOK 212 PG 773
PLAN BOOK 1 PG 49
- 6 LAUREN A. & MICHAEL B. FORD, JR.
TAX PIN 21-000-0203 80
DEED BOOK 2712 PG 889
PLAN BOOK 1 PG 49
- 7 JARED MACKLEY & JERRY LAVOIE
TAX PIN 21-000-0203 80
DEED BOOK 1707 PG 818
PLAN BOOK 1 PG 49
- 8 SANDRA WARPEL
TAX PIN 21-000-0203 80
DEED BOOK 1722 PG 883
PLAN BOOK 1 PG 49
- 9 ALLEN J. & KERRY H. CLEMENTS
TAX PIN 21-000-0203 80
DEED BOOK 1251 PG 826
- 10 KATHY A. & JERRY P. HARRIS, III
TAX PIN 21-000-0203 80
DEED BOOK 1251 PG 826
- 11 SUDQUHANNA RESOURCES
TAX PIN 21-000-0203 80
DEED BOOK 288 PG 123
- 12 ALLEN J. & KERRY H. CLEMENTS
TAX PIN 21-000-0203 80
DEED BOOK 1251 PG 826
- 13 ALLEN J. & KERRY H. CLEMENTS
TAX PIN 21-000-0203 80
DEED BOOK 1251 PG 826
- 14 SUDQUHANNA RESOURCES
TAX PIN 21-000-0203 80
DEED BOOK 287 PG 894

ADJOINING PROPERTIES

- 15 THOMAS G. & JANE E. CLARINGHAM
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 794
- 16 NANCY JEAN BAER
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 17 NEAL R. KHALIL
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 18 DUNNE KHALIL
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 19 JOHN BLESSING ESTATE
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 20 FRED T. & DONNA L. FRONZ
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 21 DONN & BERNICE K. WELLS
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 22 STANLEY J. STAGEMERTEN
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 23 CAROL M. & BARRIE L. RITZ
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 24 PATRICK B. & JOANN REISBERG
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 25 KA WRIGHT'S LLC
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 26 PTV KAY LLC
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 27 CDD SPRINGS PROPERTY HOLDINGS LLC
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 28 TRP REALTY LLC
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 819
- 29 MICHAEL L. QUACHE
TAX PIN 21-000-0210 80
DEED BOOK 1252 PG 132

ADJOINING PROPERTIES

- 30 NANCY C. & EDWARD L. WOTTER
TAX PIN 21-000-0210 80
DEED BOOK 2072 PG 213
- 31 FIRST INVESTORS GENERAL, INC.
TAX PIN 21-000-0210 80
DEED BOOK 454 PG 214
- 32 GARY E. & DANIEL BACHMAN
TAX PIN 21-000-0210 80
DEED BOOK 454 PG 214
- 33 ERIC E. & LON A. SCHWARTZ
TAX PIN 21-000-0210 80
DEED BOOK 1201 PG 886
- 34 LANCASTER GENERAL SERVICES
BUSINESS TRUST
TAX PIN 21-000-0210 80
DEED BOOK 1201 PG 886
- 35 WESSLER HOLDINGS, LP
TAX PIN 21-000-0210 80
DEED BOOK 2400 PG 438
- 36 EDWINALE CREDIT FAMILY LP
TAX PIN 21-000-0210 80
DEED BOOK 1883 PG 783
PLAN BOOK 1873 PG 269
- 37 NORTH AMERICAN STAINLESS
TAX PIN 21-000-0210 80
DEED BOOK 1883 PG 300
- 38 ROBERT W. & ANNE M. BLESSING
TAX PIN 21-000-0210 80
DEED BOOK 1883 PG 300
- 39 KA WRIGHT'S LLC
TAX PIN 21-000-0210 80
DEED BOOK 2140 PG 732
- 40 28 YORK LP
TAX PIN 21-000-0210 80
DEED BOOK 1843 PG 2087
- 41 COASTALVIEW FUND
TAX PIN 21-000-0210 80
DEED BOOK 1721 PG 1549
- 42

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 _____ LAST REVISED _____ THIS PLAN MAY NOT BE RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS, NOR MAY ANY CONSTRUCTION BE INITIATED.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN OR DESIGNEE

ATTEST:
HELLAM TOWNSHIP SECRETARY

HELLAM TOWNSHIP PLANNING COMMISSION

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

HELLAM TOWNSHIP PLANNING COMMISSION

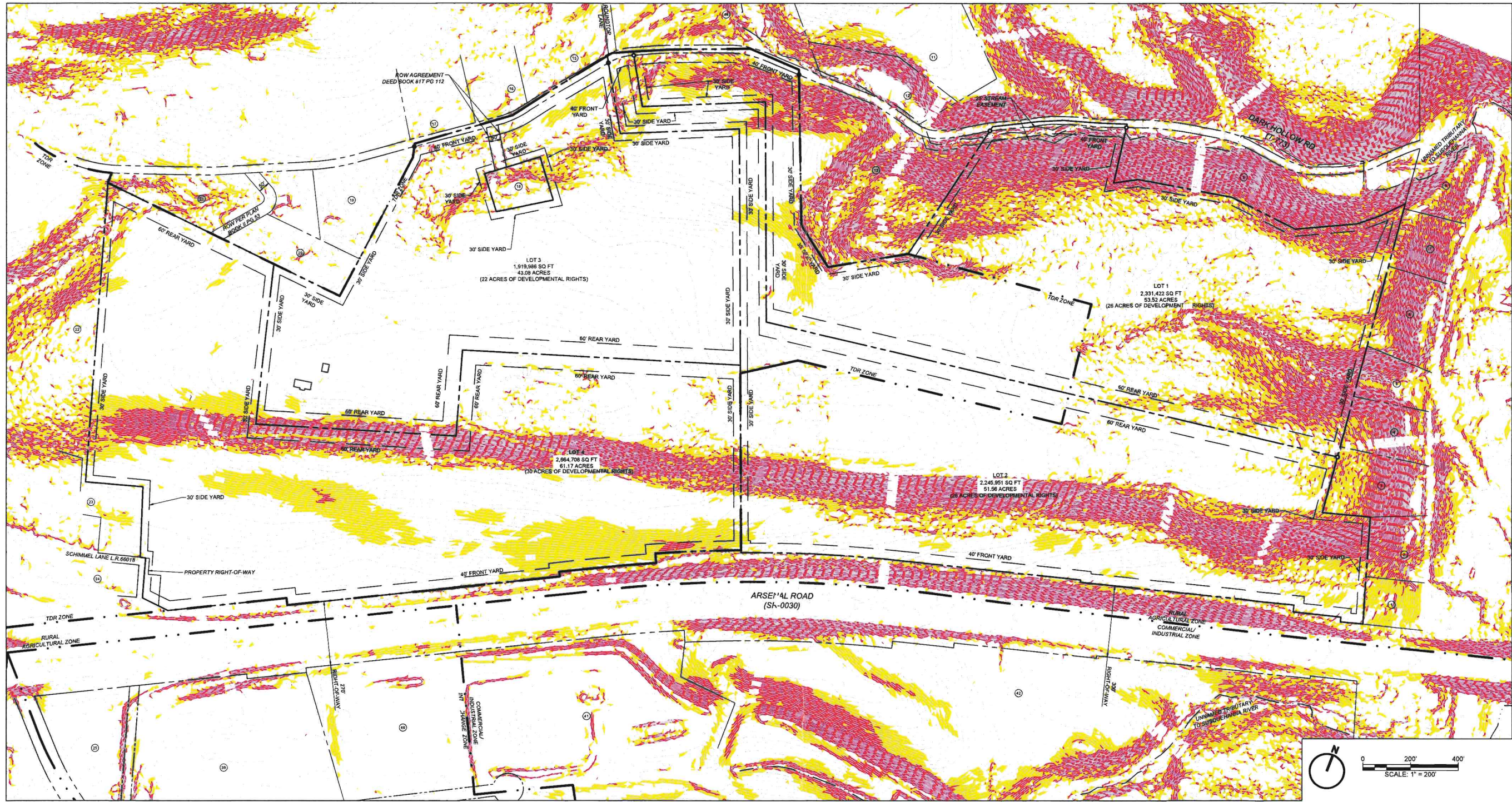
CHAIR OR DESIGNEE

SOILS LEGEND

Ch:	CHAGRIN SILT LOAM	3% - 8% SLOPE
Cs:	CHESTER SILT LOAM	3% - 8% SLOPE
Cb:	CONESTOGA SILT LOAM	3% - 8% SLOPE
Du:	DUFFIELD SILD LOAM	3% - 8% SLOPE
Dc:	DUFFIELD SILD LOAM	8% - 15% SLOPE
Gb:	GLENELG CHANNERY LOAM	3% - 8% SLOPE
Gc:	GLENELG CHANNERY LOAM	8% - 15% SLOPE
Mo:	MT. AIRY AND MANOR SOILS	15% - 25% SLOPE
Mp:	MT. AIRY AND MANOR SOILS	8% - 25% SLOPE, VERY STONY
Mrf:	MT. AIRY AND MANOR SOILS	25% - 60% SLOPE, EXTREMELY STONY
U:	URBAN LAND	

SLOPE TABLE

Number	COLOR	SLOPE (MIN)	SLOPE (MAX)	AREA (SQ FT)
1	Yellow	15.00%	25.00%	887,679.97
2	Red	25.00%	Vertical	840,764.80



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seal / stamp

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drawing set

FINAL SUBDIVISION PLAN

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

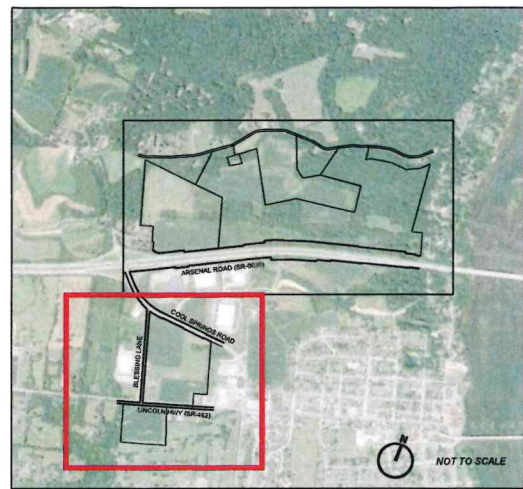
revisions

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

BLESSINGS FARM
100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347
HELLAM TOWNSHIP, YORK COUNTY
drawing title
STEEP SLOPES

sheet no. **7 OF 8**

L:\bless 2022\2022.0170.00\04 CIVIL\Engineering Documents\2022.0170.00_SDI.dwg 04/27/23 10:13:37 AM EST



SOILS LEGEND

Cc	CHAGRIN SILT LOAM	3% - 8% SLOPE
CcB	CHESTER SILT LOAM	3% - 8% SLOPE
CcB	CHESTER SILT LOAM	3% - 8% SLOPE
DuB	DUFFIELD STILD LOAM	8% - 15% SLOPE
Du-C	DUFFIELD STILD LOAM	8% - 15% SLOPE
QbB	GLENELG CHANNERY LOAM	3% - 8% SLOPE
QbC	GLENELG CHANNERY LOAM	8% - 15% SLOPE
MCD	MT. AIRY AND MANOR SOILS	15% - 25% SLOPE
MRF	MT. AIRY AND MANOR SOILS	8% - 25% SLOPE, VERY STONY
Uc	URBAN LAND	25% - 60% SLOPE, EXTREMELY STONY

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 (S) HEREIN, THROUGH _____ WHICH FORM A PART OF THE APPLICATION DATED _____, LAST REVISED _____, THIS PLAN MAY NOT BE RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS, NOR MAY ANY CONSTRUCTION BE INITIATED.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

 CHAIRMAN OR DESIGNEE

ATTEST:

 HELLAM TOWNSHIP SECRETARY

HELLAM TOWNSHIP PLANNING COMMISSION

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

HELLAM TOWNSHIP PLANNING COMMISSION

 CHAIR OR DESIGNEE

SLOPE TABLE

Number	COLOR	SLOPE (MIN)	SLOPE (MAX)	AREA (SQ FT)
1	Yellow	15.00%	25.00%	8974878.87
2	Red	25.00%	Vertical	9407454.80

ADJOINING PROPERTIES

- 1 TERRY A. WHEELER
TAX PIN 31-0004-0003 00
DEED BOOK 1978 PG 517
PLAN BOOK 1 PG 40
- 2 GEORGE H. BLAIR JR.
TAX PIN 31-0004-0002 00
DEED BOOK 1974 PG 5314
PLAN BOOK 1 PG 40
- 3 MARK C. RYDICE & JOSELINE LIMA SANDOVAL
TAX PIN 31-0004-0007 00
DEED BOOK 2047 PG 2412
PLAN BOOK 1 PG 40
- 4 ROBIN Z. GRIFFIN
TAX PIN 31-0004-0008 00
DEED BOOK 1972 PG 897
PLAN BOOK 1 PG 40
- 5 NEVIN R. HODON & EMILY D. RUSCO
TAX PIN 31-0004-0009 00
DEED BOOK 2022 PG 773
PLAN BOOK 1 PG 40
- 6 LAUREN A. & MICHAEL B. FORD JR.
TAX PIN 31-0004-0010 00
DEED BOOK 2113 PG 8160
PLAN BOOK 1 PG 40
- 7 JAMES W. HALL & JERRY L. LAVINE
TAX PIN 31-0004-0018 40
DEED BOOK 1987 PG 4419
PLAN BOOK 1 PG 1831
- 8 SANDRA WHEELER
TAX PIN 31-0004-0043 00
DEED BOOK 1172 PG 2883
PLAN BOOK 1 PG 1831
- 9 ALLEN J. & KERRY H. CLEMENTS
TAX PIN 31-0004-0078 00
DEED BOOK 1274 PG 3228
- 10 KATHY A. & JERRY H. CLEMENTS
TAX PIN 31-0004-0085 40
DEED BOOK 1284 PG 1823
- 11 BUSQUETHANNA RESOURCES
TAX PIN 31-0004-0088 00
DEED BOOK 1284 PG 1823
- 12 ALLEN J. & KERRY H. CLEMENTS
TAX PIN 31-0004-0089 00
DEED BOOK 1277 PG 2987
- 13 ALLEN J. & KERRY H. CLEMENTS
TAX PIN 31-0004-0089 00
DEED BOOK 1277 PG 2987
- 14 BUSQUETHANNA RESOURCES
TAX PIN 31-0004-0089 00
DEED BOOK 1287 PG 802
- 15 THOMAS D. & JANE E. CLANNONHAM
TAX PIN 31-0004-0091 00
DEED BOOK 2073 PG 1919
- 16 NANCY JEAN BAER
TAX PIN 31-0004-0102 40
DEED BOOK 2024 PG 8109
- 17 NEAL R. RYAN
TAX PIN 31-0004-0102 00
DEED BOOK 2011 PG 2123
- 18 DUANE RYAN
TAX PIN 31-0004-0089 80
DEED BOOK 804 PG 85
- 19 JOHN R. RYAN
TAX PIN 31-0004-0088 00
DEED BOOK 804 PG 85
PLAN BOOK 1 PG 31
- 20 FRED T. & JONNA L. FINE
TAX PIN 31-0004-0088 00
DEED BOOK 804 PG 85
PLAN BOOK 1 PG 31
- 21 DONALD E. WELLS
TAX PIN 31-0004-0088 40
DEED BOOK 1276 PG 5509
PLAN BOOK 1 PG 31
- 22 STACEY J. STAGEMERTEN
TAX PIN 31-0004-0107 00
DEED BOOK 2178 PG 8332
- 23 CAROL M. & BARRIE L. RITZ
TAX PIN 31-0004-0107 00
DEED BOOK 2058 PG 2848
- 24 PATRICK D. & JOANN REISINGER
TAX PIN 31-0004-0107 00
DEED BOOK 2058 PG 2848
- 25 AA WRIGHTS LLC
TAX PIN 31-0004-0107 00
DEED BOOK 2080 PG 9421
- 26 PPA WRIGHTS LLC
TAX PIN 31-0004-0107 00
DEED BOOK 2113 PG 8487
- 27 COOL SPRINGS PROPERTY HOLDINGS LLC
TAX PIN 31-0004-0107 00
DEED BOOK 2047 PG 2412
PLAN BOOK 254 PG 8582
- 28 TRIP REALTY LLC
TAX PIN 31-0004-0107 00
DEED BOOK 1983 PG 8734
PLAN INSTRUMENT 802 B01831
- 29 BRUCE E. QUICHE
TAX PIN 31-0004-0108 00
DEED BOOK 1333 PG 1342
- 30 WALTER C. & EDNA L. WALTER
TAX PIN 31-0004-0110 00
DEED BOOK 2071 PG 3378
- 31 FIRST INVESTORS GENERAL, INC.
TAX PIN 31-0004-0110 00
DEED BOOK 1920 PG 382
- 32 GARY E. & DIANA L. BACHMAN
TAX PIN 31-0004-0110 80
DEED BOOK 1920 PG 382
- 33 ERIC S. & LORIE A. SCHWETT
TAX PIN 31-0004-0110 40
DEED BOOK 1920 PG 382
- 34 LANCASTER GENERAL SERVICES
BUSINESS TRUST
TAX PIN 31-0004-0101 00
DEED BOOK 1291 PG 8480
- 35 WHEELER HOLDINGS LP
TAX PIN 31-0004-0107 30
DEED BOOK 2060 PG 818
- 36 EVANGELINE CREEK FAMILY LP
TAX PIN 31-0004-0107 80
DEED BOOK 1849 PG 7233
PLAN BOOK 1 PG 2871
- 37 NORTH AMERICAN FINANCE LLC
TAX PIN 31-0004-0107 80
DEED BOOK 1849 PG 7233
- 38 ROBERT M. & AGNESS M. BLESSING
& WAYNE H. & JUDITH M. BLESSING
TAX PIN 31-0004-0107 50
DEED BOOK 1849 PG 7233
- 39 AA WRIGHTS LLC
TAX PIN 31-0004-0107 80
DEED BOOK 2080 PG 9421
- 40 EARLE M. JOHNSON COMPANY
TAX PIN 31-0004-0107 40
DEED BOOK 2040 PG 7021
- 41 30 YORK LP
TAX PIN 31-0004-0107 40
DEED BOOK 1849 PG 7233
- 42 CONSERVATION FUND
TAX PIN 31-0004-0107 80
DEED BOOK 2223 PG 8480



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FINAL SUBDIVISION PLAN

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

revisions

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

BLESSINGS FARM
 100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347
 HELLAM TOWNSHIP, YORK COUNTY
 drawing title
STEEP SLOPES

L:\148 - 2022\2022-01-17-01045 CIVIL\Engineering Documents\2022-01-17-01-045 AM EST