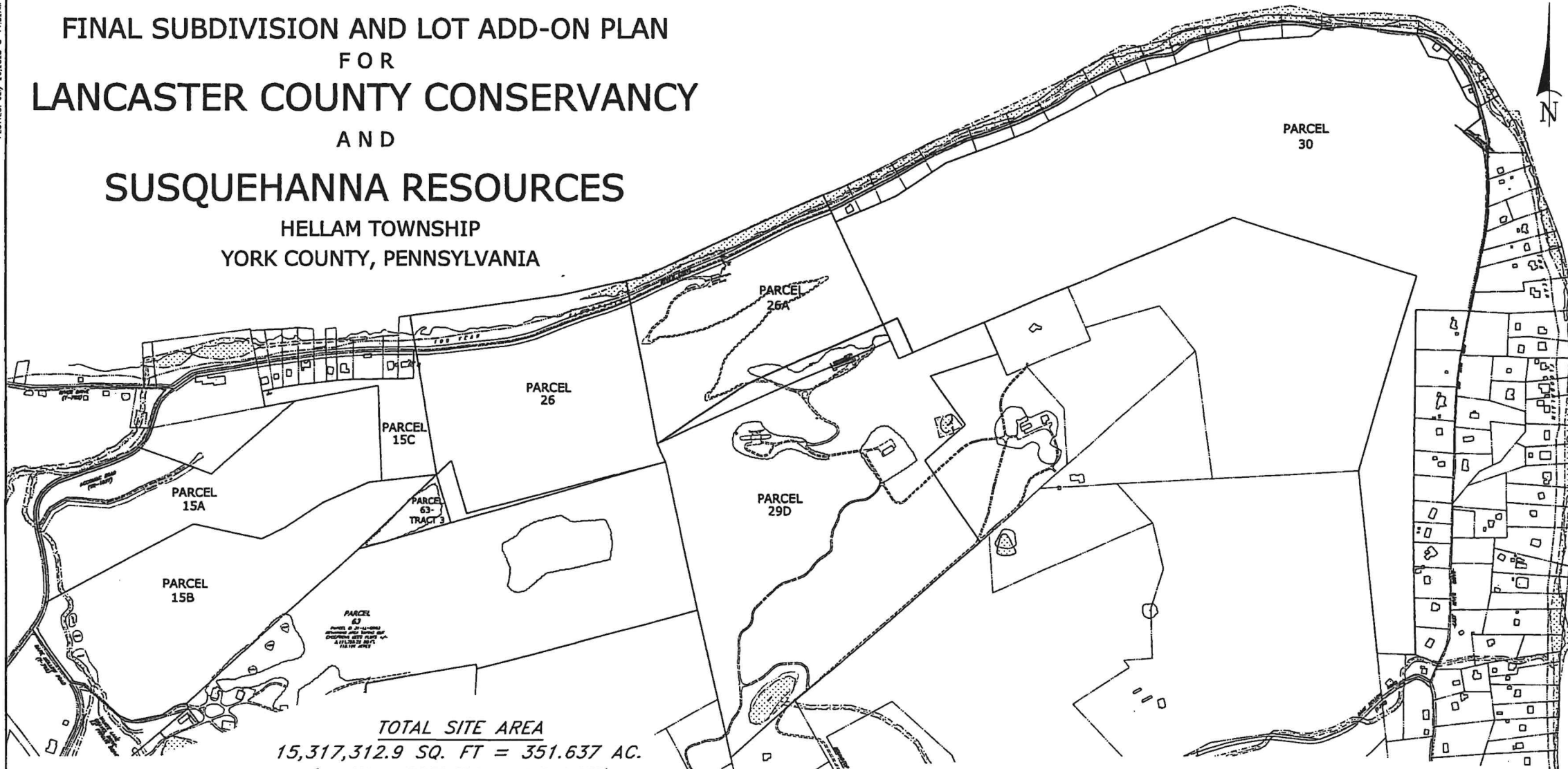


FINAL SUBDIVISION AND LOT ADD-ON PLAN FOR LANCASTER COUNTY CONSERVANCY AND SUSQUEHANNA RESOURCES

HELLAM TOWNSHIP YORK COUNTY, PENNSYLVANIA



TOTAL SITE AREA
15,317,312.9 SQ. FT = 351.637 AC.
(INCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)

ZONING DATA

1. DISTRICT	(RA) RURAL AGRICULTURAL ZONE
2. MIN. LOT AREA	2 ACRES
3. MAX. LOT AREA	2.5 ACRES
3. MIN. LOT WIDTH	200' AT BUILDING LINE
4. MIN. LOT DEPTH	110' AT STREET R/W
5. MIN. FRONT YARD	N/A
6. MIN. SIDE YARD	30' EACH SIDE
7. MIN. REAR YARD	20' ACCESSORY
8. MAX. LOT COVERAGE	15%
9. MAX. NORMAL HEIGHT	35'
20' ACCESSORY	

ZONING DATA SHOWN AS PER ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS SURVEY.

PARCEL 15A EX SITE DATA

1. LOT AREA	1,337,096.42 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	30.696 ACRES
4. DENSITY	0.03 LOTS/ACRES
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. EXISTING LAND USE	AGRICULTURAL/WOODLAND
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	0
9. LOT COVERAGE	0%

PARCEL 15C EX SITE DATA

1. LOT AREA	270,240.68 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	6.204 ACRES
4. DENSITY	0.16 LOTS/ACRES
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. EXISTING LAND USE	AGRICULTURAL/WOODLAND
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	0
9. LOT COVERAGE	0%

PARCEL 26A EX SITE DATA

1. LOT AREA	1,549,943.31 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	35.59 ACRES
4. DENSITY	0.028 LOTS/ACRES
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. EXISTING LAND USE	AGRICULTURAL/WOODLAND
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	2
9. LOT COVERAGE	42,483 SQ.FT. 2.74%

PARCEL 29D EX SITE DATA

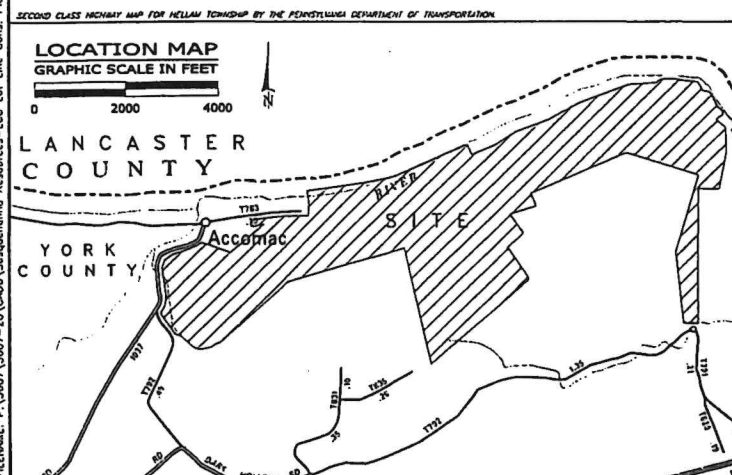
1. LOT AREA	3,245,761.36 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	74.512 ACRES
4. DENSITY	0.013 LOTS/ACRES
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. EXISTING LAND USE	AGRICULTURAL/WOODLAND/SINGLE FAMILY RESIDENCE
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	4
9. LOT COVERAGE	77,840 SQ.FT. 2.40%

PARCEL 30 EX SITE DATA

1. LOT AREA	5,458,831.39 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	125.318 ACRES
4. DENSITY	0.080 LOTS/ACRES
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. EXISTING LAND USE	AGRICULTURAL/WOODLAND
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	0
9. LOT COVERAGE	0%

PARCEL 63-TRACT B - EX SITE DATA

1. LOT AREA	99,249.85 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	2.278 ACRES
4. DENSITY	0.439 LOTS/ACRES
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. EXISTING LAND USE	AGRICULTURAL/WOODLAND
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	0
9. LOT COVERAGE	0%



PARCEL 29D RESULTANT SITE DATA (TO STREET RIGHT-OF-WAY)

1. LOT AREA	3,417,477.00 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	78.45
4. DENSITY	0.013 LOTS/ACRES
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. PROPOSED LAND USE	AGRICULTURAL/WOODLAND/SINGLE FAMILY RESIDENCE
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	3
9. UNITS OF OCCUPANCY	84,167 SQ.FT. OR 2.46%

RESULTANT COMBINED LANDS SITE DATA (TO STREET RIGHT-OF-WAY)

1. LOT AREA	11,899,835.89 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	273.18
4. DENSITY	0.004
5. ZONING	(RA) RURAL AGRICULTURAL ZONE
6. PROPOSED LAND USE	AGRICULTURAL/WOODLAND
7. MIN. REQ'D ZONING AREA	2 ACRES
8. UNITS OF OCCUPANCY	1 BOATHOUSE
9. LOT COVERAGE	36,156 SQ.FT. OR 0.30%

- WIVERS REQUESTS:**
- Section 430-17A.1 - Plan Scale
 - Section 430-17.C.(1)(a)(4) - Stream and Watercourses (Classification)
 - Section 430-17.C.(1)(a)(8) - Unique Geologic Features
 - Section 430-17.C.(1)(a)(9) - Wetland Delineation
 - Section 430-17.C.(1)(a)(10) - Natural Habitat
 - Section 430-17.C.(1)(b)(5) - Manmade Features (On-Lot Sanitary and Water Within 100' of the Property)
 - Section 430-17.E - Accompanying Reports
 - Section 430-33.C - Improvements to Existing Streets
 - Section 430-33.C.1.c - Additional right-of-way along portion of River Drive, East River Drive, Accomec Road, Wentz Lane, and Roundtop Lane.
 - Section 430-47.A - Sewage Facilities Act plan revision module
 - Section 430-47.E - Sanitary sewage disposal - subsurface septic system
 - Section 430-17.C.(1)(a)(11) - Wetland Information
 - Section 430-17.C.(1)(b)(2&3) - Location of Existing Water and Stormwater Management Facilities
 - Section 430-48.B - Street trees

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS THE _____ DAY OF _____ 20____
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
(NAME) _____ BEING (TITLE) _____ OF
(CORP. NAME) _____
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER/EDUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

AUTHORIZED CORPORATE SIGNATURE

NOTARY SIGNATURE

CORPORATE SEAL

NOTARY SEAL

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS THE _____ DAY OF _____ 20____
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
(NAME) _____ BEING (TITLE) _____ OF
(CORP. NAME) _____
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER/EDUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

AUTHORIZED CORPORATE SIGNATURE

NOTARY SIGNATURE

CORPORATE SEAL

NOTARY SEAL

STATEMENT OF ACCURACY-SURVEY DATA

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 LOT ADD-ON PLAN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREON 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 AND SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENT FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

SIGNATURE

DATE

STATEMENT OF ACCURACY-GENERAL PLAN/REPORT DATA

I hereby certify that, to the best of my knowledge, the Final Subdivision and Lot Add-On Plan shown and described hereon is true and correct to the accuracy required by the Hellam Township Subdivision and Land Development Ordinance.

SIGNATURE

DATE

Final Plan Approval Statement

At a meeting on _____ 2023, 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 included the complete set of plans/reports which are filed with the Township and available for public review.

Hellam Township Board of Supervisors

Chairman or Designee

Attest: _____
Hellam Township Secretary

Planning Commission Review Statement

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

Hellam Township Planning Commission

Chair or Designee

Township Engineer's Review Statement

The Hellam Township Engineer reviewed this plan on _____

Hellam Township Engineer

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 Y.C.P.C. File No. _____. This 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, or the Federal Government.

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 _____ 2023.

COVER

FINAL SUBDIVISION AND LOT ADD-ON PLAN
FOR
LANCASTER COUNTY CONSERVANCY
AND
SUSQUEHANNA RESOURCES
HELLAM TOWNSHIP
YORK COUNTY, PENNSYLVANIA

DRAWING #: CG-4002
SHEET #: 1 OF 11

dcjohn Associates, Inc.
Surveyors - Engineers - Landscape Architects
37 Mount Joy Street
Mount Joy, PA 17552
Ph: (717) 653-5008
www.djohn.com

OWNEE/EQUITABLE OWNER-SUBDIVIDER
LANCASTER COUNTY CONSERVANCY
KATE GONICK
117 SOUTH WEST BERG AVENUE
LANCASTER, PA 17603
TELEPHONE: 717-332-7851

OWNER
SUSQUEHANNA RESOURCES
SUSQUEHANNA CAPITAL - LUCY WISELEY
PO BOX 20099
YORK, PA 17402
TELEPHONE: 717-578-1316

REVISIONS

NO.	DATE	DESCRIPTION
1	7/26/23	REP. TRIP LANCASTER REVIEW LETTER 6/19/23

PLOTTED: July 26, 2023 @ 10:58AM

FILENAME: P:\34073\34073-20\CG000\Susquehanna Resources-LCC Lot Line Cons. Plan.dwg XREFS:

PLAN LEGEND

- INLET
- MANHOLE
- WATER VALVE
- GAS VALVE
- CLEAN-OUT
- FINISHED FLOOR ELEVATION
- SIGN
- LIGHT STANDARD
- FIRE HYDRANT
- UTILITY POLE
- SANITARY SEWER
- OVERHEAD ELECTRIC LINE
- WATER LINE
- GAS LINE
- FENCE
- STORM SEWER
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- EXISTING TREELINE
- PROPERTY LINE
- EDGE OF PAVEMENT OR GRAVEL
- EX. CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DWELLING/STRUCTURE
- TOWNSHIP BOUNDARY/ZONING LINE

Planning Commission Review Statement

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

Hellam Township Planning Commission

Chair or Designee

Final Plan Approval Statement

At a meeting on _____, 2023, 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 included the complete set of plans/reports which are filed with the Township and available for public review.

Hellam Township Board of Supervisors

Chairman or Designee

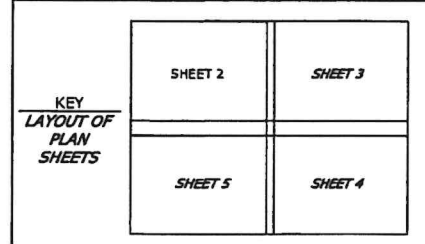
Attest: _____

Hellam Township Secretary

Township Engineer's Review Statement

The Hellam Township Engineer reviewed this plan on _____

Hellam Township Engineer



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	15.00%	25.00%		3317227.67 S.F.
2	25%+			8545709.29 S.F.



DIVERSE/UTILE DIVER-SUBDIVIDER		LANCASTER COUNTY CONSERVANCY		SUSQUEHANNA RESOURCES		SUSQUEHANNA CAPITAL - LUCY ROSELEY	
NAME:	C/O:	NAME:	C/O:	NAME:	C/O:	NAME:	C/O:
KATE GONICK	117 SOUTH WEST BERRY AVENUE	KATE GONICK	117 SOUTH WEST BERRY AVENUE	LUCY ROSELEY	PO BOX 20099	LUCY ROSELEY	PO BOX 20099
LANCASTER, PA 17603		LANCASTER, PA 17603		YORK, PA 17402		YORK, PA 17402	
TELEPHONE: 717-392-7851		TELEPHONE: 717-392-7851		TELEPHONE: 717-392-7851		TELEPHONE: 717-392-7851	

32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 PH: (717) 653-5308
 www.dgohn.com

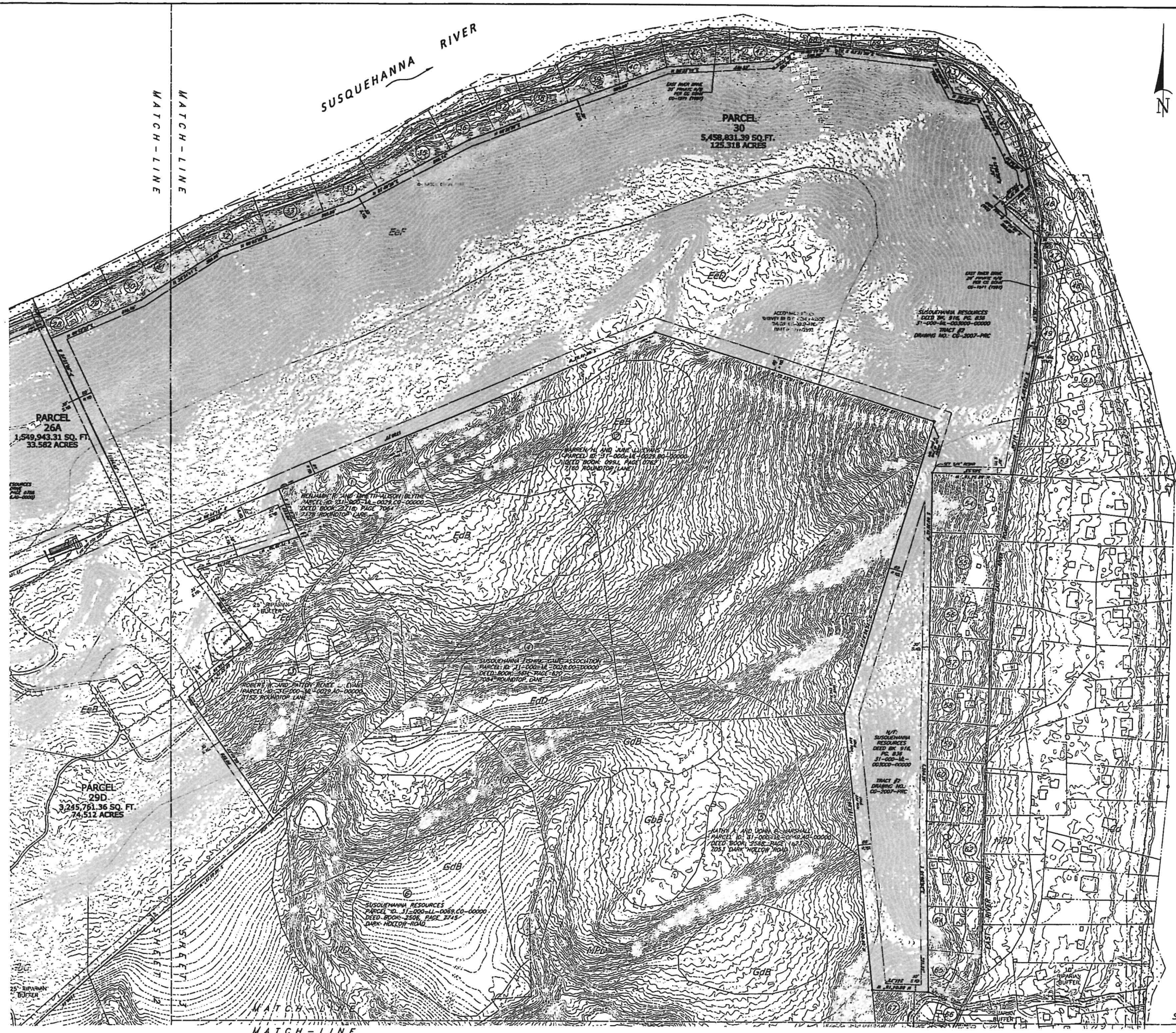
dgohn
 Associates, Inc.

Surveyors - Engineers - Landscape Architects

PROJECT NO.: 3807-20	DATE: MARCH 15, 2023	DRAWN BY: CRG/GRN	CHECKED BY: JDH
SCALE: 1"=200'		200 0 100 200 SCALE IN FEET	

EXISTING CONDITIONS
 FINAL SUBDIVISION AND LOT ADD-ON PLAN
 FOR
LANCASTER COUNTY CONSERVANCY
 AND
SUSQUEHANNA RESOURCES
 HELLAM TOWNSHIP
 YORK COUNTY, PENNSYLVANIA

DRAWING #: CG-4002
 SHEET #: 2 OF 11



Final Plan Approval Statement

At a meeting on _____, 2023, 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 included the complete set of plans/reports which are filed with the Township and available for public review.

Hellam Township Board of Supervisors

Chairman or Designee _____

Attest: _____
Hellam Township Secretary

Planning Commission Review Statement

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

Hellam Township Planning Commission

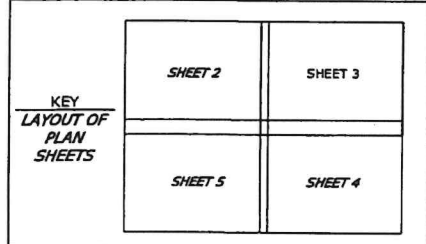
Chair or Designee _____

Township Engineer's Review Statement

The Hellam Township Engineer reviewed this plan on _____

Hellam Township Engineer _____

SUSQUEHANNA RIVER



- SOILS LEGEND:
- CD - Clymer very stony loam, 8%–25% slopes
 - CF - Clymer very stony loam, 25%–50% slopes
 - EA - Elk silt loam, 0%–3% slopes*
 - EU - Urban land complex
 - LE - Lindsie-Linden complex, 0%–3% slopes, frequently flooded**
 - NC - Newark silt loam**
 - CC - Catactin silt loam, 8%–15% slopes**
 - CS - Chesler silt loam, 3%–8% slopes*
 - CEB - Chester silt loam, 3%–8% slopes*
 - CHB - Clarkburg silt loam, 3%–8% slopes*
 - CA - Cadonau silt loam**
 - CNB - Conestoga silt loam, 3%–8% slopes*
 - CCC - Conestoga silt loam, 8%–15% slopes*
 - DUb - Duffield silt loam, 3%–8% slopes**
 - DUC - Duffield silt loam, 8%–15% slopes
 - DHD - Duffield and Hagerstown silt loams, 15%–25% slopes
 - EDb - Edgemont channey loam, 3%–8% slopes**
 - EEd - Edgemont channey loam, 8%–15% slopes**
 - EDD - Edgemont channey loam, 15–25% slopes
 - EEb - Edgemont channey loam, 0%–8% slopes, very stony
 - EED - Edgemont channey loam, 0%–25% slopes, very stony
 - EEd - Edgemont channey loam, 25%–50% slopes, very stony
 - GBB - Glenelg channey loam, 3%–8% slopes*
 - GBC - Glenelg channey silt loam, 8%–15% slopes**
 - GDB - Glenelg silt loam, 3%–8% slopes**
 - HHD - Highfield and Catactin channey silt loams, 15%–25% slopes
 - LW - Lindsie silt loam*
 - MOB - Mt. Airy and Manor Soils, 3%–8% slopes*
 - MOC - Mt. Airy and Manor Soils, 8%–15% slopes**
 - MDD - Mt. Airy and Manor Soils, 15%–25% slopes
 - MHD - Mt. Airy and Manor Soils, 8%–15% slopes, very stony
 - MDF - Mt. Airy and Manor Soils, 25%–50% slopes, extremely stony
 - PSC - Pequea silt loam, 8%–15% slopes**
 - PI - Pitts, Quarry
 - UL - Urban Land
 - UEB - Urban Land-Conestoga complex, 0%–8% slopes
- *Prime Farmland
**Farmland of Statewide Importance

SHEET 3
SHEET 4

NO.	REVISIONS	DATE

OWNER/EQUITABLE OWNER-SUBDIVIDER

LANCASTER COUNTY CONSERVANCY

NAME: KATE GONICK
ADDRESS: 117 SOUTH WEST BEND AVENUE
LANCASTER, PA 17603
TELEPHONE: 717-392-7891

OWNER

SUSQUEHANNA RESOURCES

NAME: SUSQUEHANNA CAPITAL - LUCY KRISLEY
ADDRESS: PO BOX 30099
YORK, PA 17402
TELEPHONE: 717-578-1316

PROJECT NO.: 3607-20
DATE: MARCH 15, 2023
DRAWN BY: CRG/GRN
CHECKED BY: JDH

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph: (717) 653-5308
www.dcgohm.com

dc gohn Associates, Inc.

Surveyors - Engineers - Landscape Architects

SCALE: 1"=200'

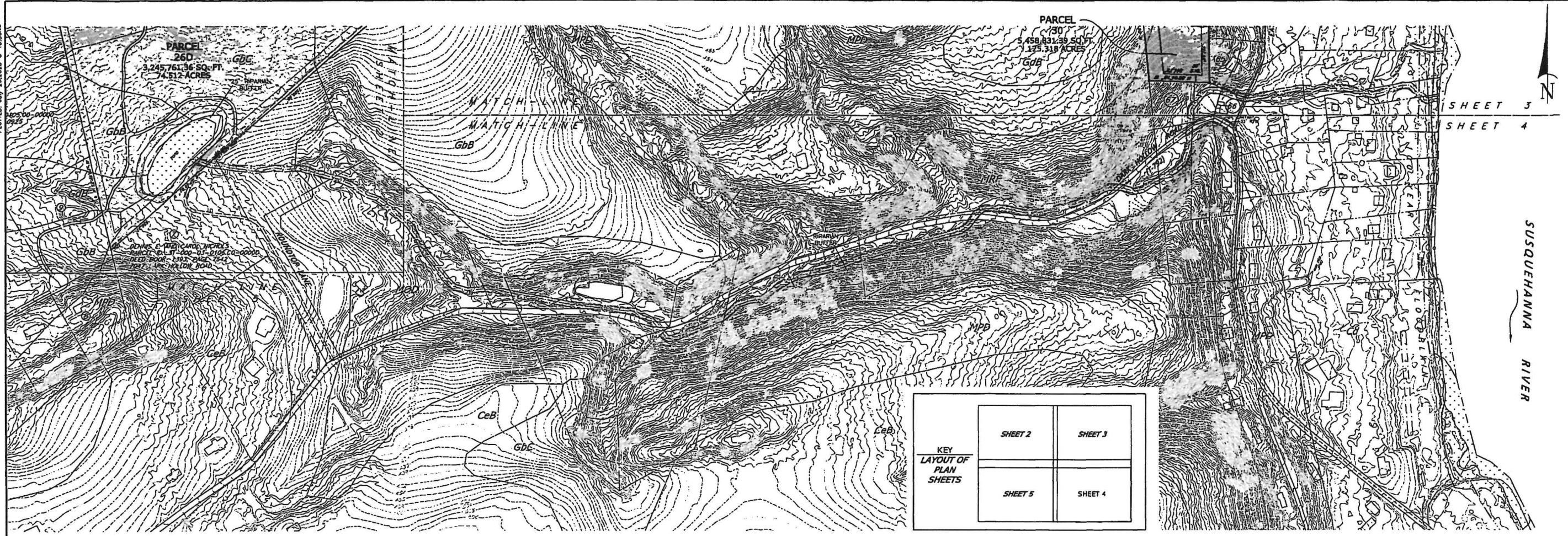
0 100 200
SCALE IN FEET

EXISTING CONDITIONS
FINAL SUBDIVISION AND LOT ADD-ON PLAN
FOR
LANCASTER COUNTY CONSERVANCY
AND
SUSQUEHANNA RESOURCES
HELLAM TOWNSHIP
YORK COUNTY, PENNSYLVANIA

DRAWING #: CG-002
SHEET #: 3 OF 11

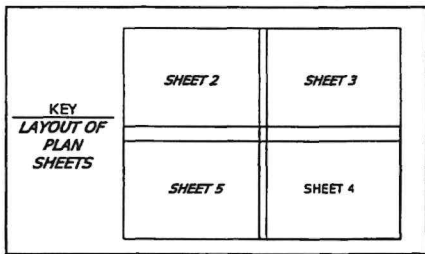
PLOTTED: July 26, 2023 @ 10:50AM

FILENAME: P:\3071\3071-20\CG00\Susquehanna Resources-LCC Lot Line Cons. Planning



SHEET 3
SHEET 4

SUSQUEHANNA RIVER



ADJOINERS:

- | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Owner Name: Benjamin R. & Minelli Alison Blythe
Parcel ID: 31-000-ML-0029.CO-00000
Deed Book: 2718 Page: 0764
Address: 7178 Roundtop Lane | 14. Owner Name: Annette Logan
Parcel ID: 31-000-LK-0152.00-R0007
Deed Book: 2617 Page: 3198
Address: 6274 River Drive | 27. Owner Name: Kevin M. & Tonya D. Schmit
Parcel ID: 31-000-ML-0025.00-00000
Deed Book: 1402 Page: 3168
Address: 6376 River Drive | 40. Owner Name: Stephen E. & Sophia E. Hower
Parcel ID: 31-000-08-0107.00-00000
Deed Book: 2560 Page: 6978
Address: 6880 River Drive | 53. Owner Name: Suzanne S. Cook
Parcel ID: 31-000-08-0094.00-00000
Deed Book: 1327 Page: 3569
Address: 7236 Riverhaven Lane | 66. Owner Name: Christopher J. & Hollie A. Brown
Parcel ID: 31-000-08-0041.00-R0001
Deed Book: 2666 Page: 3806
Address: 1001 E. River Drive |
| 2. Owner Name: Warren H. & June L. Evans
Parcel ID: 31-000-ML-0029.BO-00000
Deed Book: 0991 Page: 0762
Address: 7160 Roundtop Lane | 15. Owner Name: Paul A. & Amy L. Nevin
Parcel ID: 31-000-ML-0014.00-00000
Deed Book: 0895 Page: 0795
Address: 6298 River Drive | 28. Owner Name: Philip R. Wenger
Parcel ID: 31-000-08-0119.00-00000
Deed Book: 2238 Page: 4957
Address: 6624 River Drive | 41. Owner Name: Eagle Key, LLC
Parcel ID: 31-000-08-0106.A0-00000
Deed Book: 2274 Page: 1366
Address: 6892 River Drive | 54. Owner Name: Thomas Hoffmaster
Parcel ID: 31-000-08-0090.00-00000
Deed Book: 2705 Page: 1272
Address: 1165 E. River Drive | 67. Owner Name: Alan H. Cherkin
Parcel ID: 31-000-08-0042.00-00000
Deed Book: 1584 Page: 5061
Address: 7145 Dark Hollow Road |
| 3. Owner Name: Robert W. & Patton Renee L. Evans
Parcel ID: 31-000-ML-0029.A0-00000
Deed Book: 2277 Page: 8831
Address: 7152 Roundtop Lane | 16. Owner Name: Randy & Sherrie L. Shetter
Parcel ID: 31-000-ML-0015.D0-00000
Deed Book: 1337 Page: 1001
Address: 1350 Accomac Road | 29. Owner Name: Philip R. Wenger & Stephen Dinnocenti
Parcel ID: 31-000-08-0118.00-00000
Deed Book: 2207 Page: 8963
Address: 6648 River Drive | 42. Owner Name: Robert Gingrich
Parcel ID: 31-000-08-0106.00-00000
Deed Book: 1326 Page: 7430
Address: 7000 River Drive | 55. Owner Name: Glenn D. & Toni R. Hallacher
Parcel ID: 31-000-08-0089.00-00000
Deed Book: 2759 Page: 2660
Address: 1147 E. River Drive | 68. Owner Name: Susquehanna Resources
Parcel ID: 31-000-08-0105.A0-00000
Deed Book: 916 Page: 836
Address: 7122 River Drive |
| 4. Owner Name: Susquehanna Fishing Game Association
Parcel ID: 31-000-ML-0028.00-00000
Deed Book: 564 Page: 620
Address: 7084 Roundtop Lane | 17. Owner Name: Accomac Anchor, LLC
Parcel ID: 31-000-ML-0015.D0-00000
Deed Book: 2539 Page: 6681
Address: 6330 River Road | 30. Owner Name: Wesley S. Farmer & Hilda A. Shirk
Parcel ID: 31-000-08-0117.00-00000
Deed Book: 2159 Page: 3831
Address: 6670 River Drive | 43. Owner Name: William K. & Elena M. Nobile
Parcel ID: 31-000-08-0104.00-00000
Deed Book: 2640 Page: 0500
Address: 1374 River Drive | 56. Owner Name: Robert H. Jr. & Barbara A. Rush
Parcel ID: 31-000-08-0086.00-00000
Deed Book: 1336 Page: 1663
Address: 1145 E. River Drive | 69. Owner Name: Richard Hake and George H Wood
Parcel ID: 31-000-08-0105.00-00000
Deed Book: 1332 Page: 2181
Address: 1400 E. River Road and Turtle Rock Road |
| 5. Owner Name: Kathy A. & John P. Harshall
Parcel ID: 31-000-LL-0069.A0-00000
Deed Book: 2588 Page: 1623
Address: 7053 Dark Hollow Road | 18. Owner Name: Harold E. & Vicki L. Minnich
Parcel ID: 31-000-ML-0016.00-00000
Deed Book: 0857 Page: 0327
Address: 6354 River Road | 31. Owner Name: Stephen A. Smith & Colleen M. Abate
Parcel ID: 31-000-08-0116.00-00000
Deed Book: 2186 Page: 1685
Address: 6690 River Drive | 44. Owner Name: Gregory N. Lorelo
Parcel ID: 31-000-08-0103.00-00000
Deed Book: 1329 Page: 8907
Address: 1346 E. River Drive | 57. Owner Name: Heather L. McFarland
Parcel ID: 31-000-08-0085.00-00000
Deed Book: 2312 Page: 5202
Address: 1137 E. River Drive | |
| 6. Owner Name: Susquehanna Resources
Parcel ID: 31-000-LL-0069.C0-00000
Deed Book: 2506 Page: 7745
Address: Dark Hollow Road | 19. Owner Name: Michael Tyler Altrani
Parcel ID: 31-000-ML-0017.00-00000
Deed Book: 1332 Page: 4144
Address: 6359 S. River Drive | 32. Owner Name: Donald Gingerich
Parcel ID: 31-000-08-0115.00-00000
Deed Book: 1332 Page: 0335
Address: 6710 River Drive | 45. Owner Name: Cory S. & Dana N. Hess
Parcel ID: 31-000-08-0102.A0-00000
Deed Book: 1636 Page: 4298
Address: 1318 E. River Drive | 58. Owner Name: Barry E. & Duane L. Spoon
Parcel ID: 31-000-08-0084.A0-00000
Deed Book: 1428 Page: 6778
Address: 1125 E. River Drive | |
| 7. Owner Name: Dennis E. & Carol Nichols
Parcel ID: 31-000-03-0106.00-00000
Deed Book: 1393 Page: 7542
Address: 7047 Roundtop Lane | 20. Owner Name: Robert Peter & Marilyn Colasuonno
Parcel ID: 31-000-ML-0018.00-00000
Deed Book: 2421 Page: 2197
Address: 6358 River Drive | 33. Owner Name: Robert E. & Debra L. Beaverson
Parcel ID: 31-000-08-0114.00-00000
Deed Book: 2527 Page: 2450
Address: 6726 River Drive | 46. Owner Name: Susquehanna Resources
Parcel ID: 31-000-08-0102.00-00000
Deed Book: 916 Page: 836
Address: 1316 E. River Drive | 59. Owner Name: Dwight & Betty Weidman
Parcel ID: 31-000-08-0084.00-00000
Deed Book: 2287 Page: 6175
Address: 1123 E. River Drive | |
| 8. Owner Name: Joseph A. & Christina Milsom
Parcel ID: 31-000-03-0205.00-00000
Deed Book: 0940 Page: 0580
Address: 6566 Ridge Lane | 21. Owner Name: Christopher M. & Amanda J. Lenker
Parcel ID: 31-000-ML-0019.00-00000
Deed Book: 2757 Page: 0839
Address: 6360 River Drive | 34. Owner Name: ZGW River Properties, LLC
Parcel ID: 31-000-08-0113.00-00000
Deed Book: 2701 Page: 4184
Address: 6746 River Drive | 47. Owner Name: Michael & Ruth E. Nobile
Parcel ID: 31-000-08-0101.00-00000
Deed Book: 1626 Page: 2516
Address: 1264 E. River Drive | 60. Owner Name: Joyce L. Houser
Parcel ID: 31-000-08-0065.A0-00000
Deed Book: 1388 Page: 3969
Address: 1099 E. River Drive | |
| 9. Owner Name: Susquehanna Resources
Parcel ID: 31-000-03-0211.00-00000
Deed Book: 1262 Page: 5870
Address: Ridge Lane | 22. Owner Name: Tammy Kershner
Parcel ID: 31-000-ML-0020.00-00000
Deed Book: 2594 Page: 3182
Address: 6362 River Drive | 35. Owner Name: Wendy H. Tippelts
Parcel ID: 31-000-08-0112.00-00000
Deed Book: 1664 Page: 0900
Address: 6770 River Drive | 48. Owner Name: Jeffrey R. & Cheryl K. Hershey
Parcel ID: 31-000-08-0100.00-00000
Deed Book: 1696 Page: 8524
Address: 7224 Dock Lane | 61. Owner Name: Stephen S. & Susie D. Simpson
Parcel ID: 31-000-08-0065.00-00000
Deed Book: 1966 Page: 2448
Address: 1079 E. River Drive | |
| 10. Owner Name: Susquehanna Resources
Parcel ID: 31-000-03-0105.00-00000
Deed Book: 1417 Page: 0925
Address: Grand Manor Drive | 23. Owner Name: Lester E. & Linda A. Stouffer
Parcel ID: 31-000-ML-0021.00-00000
Deed Book: 1030 Page: 0069
Address: 6364 River Drive | 36. Owner Name: Andrew B. & Chelsea A. Mikos
Parcel ID: 31-000-08-0111.00-R0001
Deed Book: R000 Page: 0001
Address: 6806 River Drive | 49. Owner Name: Morris R. & Yvonne M. Bish
Parcel ID: 31-000-08-0098.00-00000
Deed Book: 1834 Page: 6584
Address: 7210 Bend Lane | 62. Owner Name: Michael E. & Dora L. Markle
Parcel ID: 31-000-08-0064.00-00000
Deed Book: 1645 Page: 7980
Address: 1071 E. River Drive | |
| 11. Owner Name: Susquehanna Resources
Parcel ID: 31-000-LL-0063.00-00000
Deed Book: 1417 Page: 0925
Address: 6346 Wantz Lane | 24. Owner Name: Michael L. & Lorianne M. Sarver
Parcel ID: 31-000-ML-0022.00-00000
Deed Book: 1362 Page: 5631
Address: 6366 River Drive | 37. Owner Name: Daniel J. Bellone
Parcel ID: 31-000-08-0110.00-00000
Deed Book: 1825 Page: 4614
Address: 6826 River Drive | 50. Owner Name: Stephen A. & Sandra L. Mays
Parcel ID: 31-000-08-0087.00-00000
Deed Book: 2097 Page: 6433
Address: 7245 Bend Lane | 63. Owner Name: Edward C. & Donna K. Englehart
Parcel ID: 31-000-08-0063.00-00000
Deed Book: 1335 Page: 1716
Address: 1057 E. River Drive | |
| 12. Owner Name: Susquehanna Resources
Parcel ID: 31-000-LL-0063.A0-00000
Deed Book: 2391 Page: 0051
Address: 6198 Dark Hollow Road | 25. Owner Name: Hunter Creek Partners, LLC
Parcel ID: 31-000-ML-0023.00-00000
Deed Book: 2544 Page: 5095
Address: 6369 - 6370 River Drive | 38. Owner Name: Michael J. & Sarah M. Lutz
Parcel ID: 31-000-ML-0019.00-00000
Deed Book: 2532 Page: 7785
Address: 6848 River Drive | 51. Owner Name: Richard W. Bacon
Parcel ID: 31-000-08-0096.00-00000
Deed Book: 2019 Page: 5139
Address: 7247 Bend Lane | 64. Owner Name: Keith B. Hake
Parcel ID: 31-000-08-0060.A0-00000
Deed Book: 1941 Page: 3571
Address: 1041 E. River Drive | |
| 13. Owner Name: Patrick J., Jr. & Melissa L. Duncon
Parcel ID: 31-000-LL-0062.00-00000
Deed Book: 1582 Page: 1414
Address: 6193 Dark Hollow Road | 26. Owner Name: Beverly J. Winemiller A.K.A. Beverly J. Bay
Parcel ID: 31-000-ML-0024.00-00000
Deed Book: 1407 Page: 0694
Address: 6374 River Drive | 39. Owner Name: Catherine M. Stine
Parcel ID: 31-000-08-0108.00-00000
Deed Book: 2423 Page: 2655
Address: 6864 River Drive | 52. Owner Name: James W. & Joann M. Hassler
Parcel ID: 31-000-08-0095.00-00000
Deed Book: 2215 Page: 4892
Address: 7248 Riverhaven Lane | 65. Owner Name: David T. & Gretchen Ebricht
Parcel ID: 31-000-08-0060.00-00000
Deed Book: 2433 Page: 1708
Address: 1033 E. River Drive | |

Final Plan Approval Statement

At a meeting on _____, 2023, the Board of Supervisors of the Township of Helton approved this project, based upon its conformity with the standards of the Helton Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval included the complete set of plans/reports which are filed with the Township and available for public review.

Helton Township Board of Supervisors

Chairman or Designee: _____

All: _____

Helton Township Secretary

Planning Commission Review Statement

At a meeting on _____, 2023, the Helton Township Planning Commission reviewed this plan.

Helton Township Planning Commission

Chair or Designee: _____

Township Engineer's Review Statement

The Helton Township Engineer reviewed this plan on _____.

Helton Township Engineer

NO.	REVISIONS	DATE

OWNER/EQUITABLE OWNER/SUBDIVIDER

NAME: LANCASTER COUNTY CONSERVANCY
 ADDRESS: KATE GONICK, 117 SOUTH WEST BEND AVENUE, LANCASTER, PA 17603
 TELEPHONE: 717-392-7891

OWNER

NAME: SUSQUEHANNA RESOURCES
 ADDRESS: SUSQUEHANNA CAPITAL - LUCY ROUSELEY, PO BOX 20099, YORK, PA 17402
 TELEPHONE: 717-578-1316

32 Mount Joy Street
 Po Box 328
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dcgoban.com

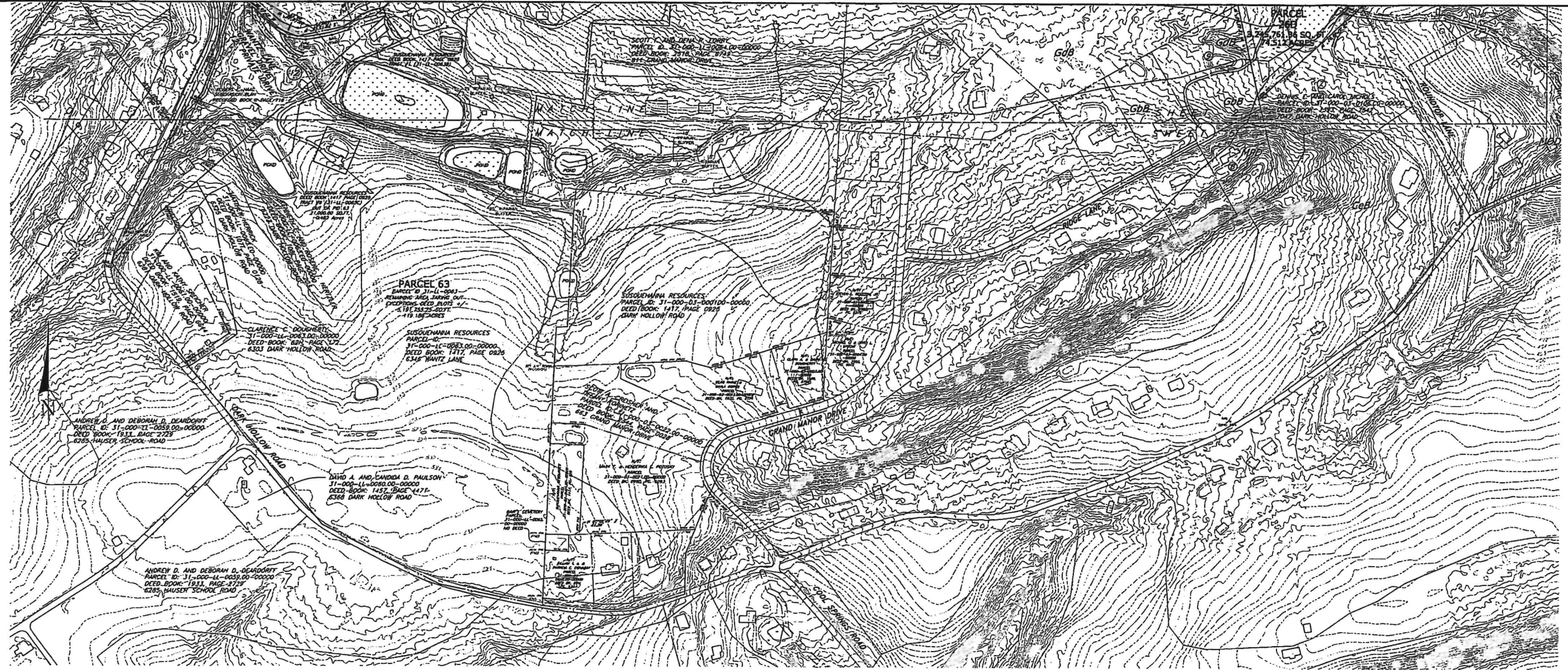
dc goban ASSOCIATES, INC.

Surveyors - Engineers - Landscape Architects

PROJECT NO.: 3007-20
 DATE: MARCH 15, 2023
 DRAWN BY: CG/GRN
 CHECKED BY: JDH
 SCALE: 1"=200'
 200 0 100 200
 SCALE IN FEET

**EXISTING CONDITIONS
 FINAL SUBDIVISION AND LOT ADD-ON PLAN
 FOR
 LANCASTER COUNTY CONSERVANCY
 AND
 SUSQUEHANNA RESOURCES
 HELTON TOWNSHIP
 YORK COUNTY, PENNSYLVANIA**

DRAWING #: CG-0002
 SHEET #: 4 OF 11

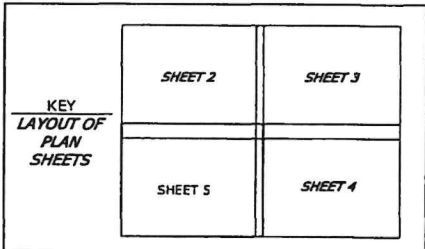


PLANS REVIEWED BY THE SURVEYOR

Table with 4 columns: Plan Prepared By, Book/Page/Drawing File, Year. Lists various engineering firms and their associated drawing files and years.

PLAN NOTES

- 1. THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS 15A, 15B, 15C, 26, 26A, 30, AND PARCEL 63-TRACT 3, WHICH IS TO BE ACQUIRED BY THE LANCASTER COUNTY CONSERVANCY...
2. THE SITE DATA SHOWN WAS OBTAINED FROM PASDA WEBSITE WWW.PASDA.PSU.EDU...
3. ALL PROPERTIES HAVE BEEN FOUND OR SET PER PLAN.
4. PROJECT SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD.
5. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
6. 100 YEAR FLOODPLAIN LOCATION IS BASED UPON FEMA FLOOD INSURANCE RATE MAP NUMBER 42133C0241F, PANEL 241 OF 701, REVISED DECEMBER 18, 2015.
7. LOCATION OF WETLANDS AREAS SHOW WERE OBTAINED FROM YORK COUNTY GIS.
8. WARNING - THE DWELLING LOT OR LOTS PROPOSED BY THIS SUBDIVISION PLAN ARE IN THE RURAL AGRICULTURAL DISTRICT (RA)...
9. THE RESULTANT LOTS BEING OBTAINED BY THE LANCASTER COUNTY CONSERVANCY ARE TO RETAIN A SINGLE SUBDIVISION RIGHT WITH THE SOLE PURPOSE OF CREATING A FUTURE 10 ACRE LOT SUBDIVIDING THE EXISTING BOATHOUSE LOCATED ALONG RIVER ROAD...
10. LANDS OWNED BY SUSQUEHANNA RESOURCES, PARCEL 290, WILL RETAIN THE EXISTING 3 DEVELOPMENT RIGHTS AS DETERMINED BY CALCULATION PRIOR TO SUBDIVISION.
11. ALL LOT CORNERS WILL BE SET PRIOR TO RECORDING OF THIS PLAN.
12. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.
13. PARCEL 30 (31-000-ML-003000-0000) WAS CREATED BY A RECORDED EXHIBIT FOR ACCOMAC SHORES, A PLANNED COMMUNITY, DATED DECEMBER 1, 1997 AND RECORDED IN THE YORK COUNTY RECORDER OF DEEDS AS CG-1571...
14. A WAIVER OF SECTION 430-33 (C) OF THE HELLM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIRING IMPROVEMENTS TO ACCOMAC ROAD (S.R. 1037) AND DARK HOLLOW ROAD (T-792) HAS BEEN REQUESTED WITH THE CONDITION THAT IF APPROVED BY HELLM TOWNSHIP THE OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN TITLE AGREE THAT WITHIN SIX (6) MONTHS OF WRITTEN NOTICE FROM HELLM TOWNSHIP WILL AT THEIR EXPENSE WIDEN AND INSTALL NECESSARY ROAD WIDENING AND OTHER IMPROVEMENTS CALLED FOR IN THE ORDINANCE ALONG THE FRONTAGE OF ACCOMAC ROAD AND DARK HOLLOW ROAD.



Final Plan Approval Statement, Planning Commission Review Statement, Township Engineer's Review Statement. Includes fields for date, signatures of Hellow Township Board of Supervisors, Chairman or Designee, Hellow Township Secretary, Hellow Township Planning Commission, Chair or Designee, and Hellow Township Engineer.

Table with 2 columns: REVISIONS, DATE. Contains one revision entry dated 7/26/23.

OWNER/REQUITABLE OWNER-SUBDIVIDER: LANCASTER COUNTY CONSERVANCY, 117 SOUTH WEST BEND AVENUE, LANCASTER, PA 17603. OWNER: SUSQUEHANNA RESOURCES, SUSQUEHANNA CAPITAL - LUCY WISELEY, 10 BOX 28099, YORK, PA 17402.

dc gohn Associates, Inc. logo and contact information: 32 Mount Joy Street, Mount Joy, PA 17552, Ph: (717) 653-5306, www.dcgoh.com. Surveyors - Engineers - Landscape Architects.

EXISTING CONDITIONS FINAL SUBDIVISION AND LOT ADD-ON PLAN FOR LANCASTER COUNTY CONSERVANCY AND SUSQUEHANNA RESOURCES HELLM TOWNSHIP YORK COUNTY, PENNSYLVANIA. DRAWING #: CG-4002 SHEET #: 5 OF 11.

