PENNSYLVANIA ACT 121 (2008) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: 2/13/2019 BY: JER SERIAL NO: 20190301390

## NOTES: UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. §176, AS AMENDED BY ACT 121 OF 2008, LAND GRANT SURVEYORS, LLC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

1. PURSUANT TO 73 P.S. §176(2), LAND GRANT SURVEYORS, LLC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC. HAS STATED IN THE REQUEST THAT THE WORK IS PRELIMINARY.

2. PURSUANT TO 73 P.S. §176(3), LAND GRANT SURVEYORS, LLC. HAS SHOWN, UPON REQUEST THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVES PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. §176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

3. PURSUANT TO 73 P.S. §176(5), LAND GRANT SURVEYORS, LLC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF THE ONE CALL NOTICE AND THE TOLL FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.

4. IF, PURSUANT TO 73 P.S. §176(2), LAND GRANT SURVEYORS, LLC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC. HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

LAND GRANT SURVEYORS, LLC. DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, LAND GRANT SURVEYORS, LLC, INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED BY ACT 121 OF 2008.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 A MINIMUM OF THREE (3) DAYS PRIOR TO EXCAVATING OR WITH CAREFUL EXPLORATORY WORK, AT THE CONTRACTOR'S RISK, PRIOR TO CONSTRUCTION FOR THOSE PRIVATE LINES WHICH ARE NOT ABLE TO BE LOCATED THROUGH THE ONE CALL PROCESS. IT MAY BECOME NECESSARY IN THE FIELD TO ADJUST THE PROPOSED UTILITY LOCATION TO RESOLVE ANY UTILITY CROSSING CONFLICTS WHICH MAY OCCUR. LAND GRANT SURVEYORS, LLC. SHALL BE NOTIFIED IMMEDIATELY OF ANY SUCH CONFLICTS ARE ENCOUNTERED. THE INFORMATION CONTAINED IN THIS SECTION AS IT RELATES TO THE DUTIES OF CONTRACTORS DOES NOT CONSTITUTE LEGAL ADVICE AND IN NO WAY REPRESENTS THE EXTENT OF THE CONTRACTOR'S DUTIES PURSUANT TO THE UNDERGROUND UTILITY LINE PROTECTION ACT. CONTRACTORS WITH QUESTIONS REGARDING THE UNDERGROUND UTILITY LINE PROTECTION ACT SHOULD CONSULT WITH AN ATTORNEY IMMEDIATELY.

## CERTIFICATION OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WEST HEMPFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

2/13/2019 Date — David C. Garman, PLS

## CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WEST HEMPFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

2/13/2019 Date — David C. Garman, PLS

## WEST HEMPFIELD TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON_____, 2019, THE WEST HEMPFIELD TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PROJECT INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE SUPERVISORS IN FILE NO._____, BASED UPON THE CONFORMITY WITH THE STANDARDS OF THE WEST HEMPFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____ _____
SIGNATURE OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

## CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION–INDIVIDUALS

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

ON THIS, THE_____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WAYNE R HOUCK AND LINDA K. HOUCK WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE 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.

WAYNE R. HOUCK LINDA K. HOUCK

NOTARY PUBLIC

## CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION–INDIVIDUAL

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

ON THIS, THE_____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KENNETH J. TAGGART AND BARBARA J. TAGGART WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE 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.

KENNETH J. TAGGART BARBARA J. TAGGART

NOTARY PUBLIC

## LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON_____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LCPC FILE NO._____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER 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.

_____ _____

P:\19\191108-Houck\191108D1 3887 Pawnee Rd\191108D1B.dwg 2/13/2019 7:33:35 AM EST

## UTILITY LISTING:

CONTACT PA ONE CALL AT 1-800-242-1776 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS.

CROWN CASTLE
2000 CORPORATE DR
CANONSBURG, PA. 15317
REBECCA CALDWELL
REBECCA.CALDWELL@CROWNCASTLE.COM

FRONTIER COMMUNICATIONS OF PA INC
67 S MAIN ST
SHICKSHINNY, PA. 18655
JOHN BUGDONOVITCH
John.Bugdonovitch@ftr.com

WEST HEMPFIELD TOWNSHIP
3476 MARIETTA AVE
LANCASTER, PA. 17601
OFFICE PERSONNEL

LANCASTER AREA SEWER AUTHORITY
130 CENTERVILLE RD
LANCASTER, PA. 17603
JOHN VLCA
JVILGA@LASA.ORG

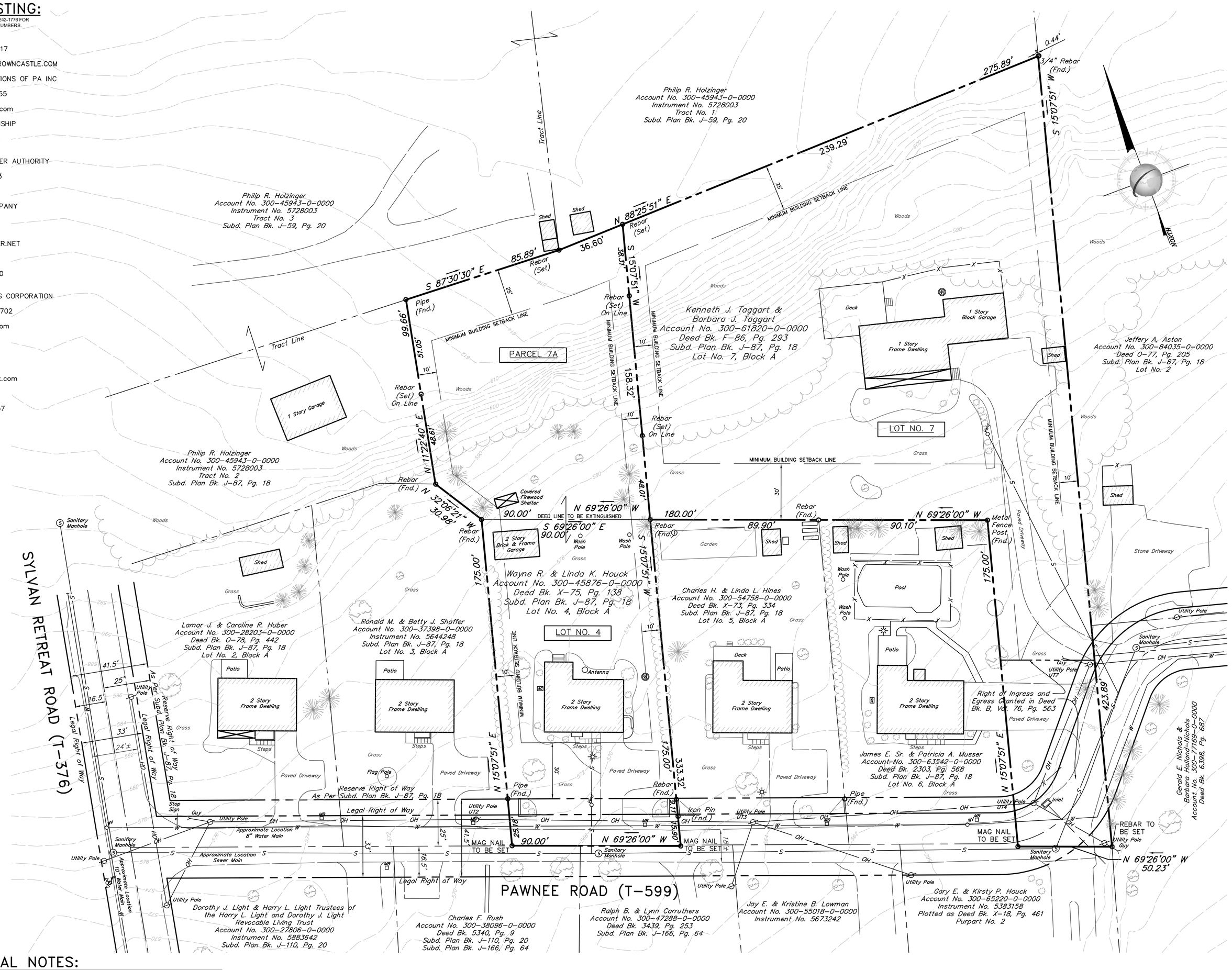
COLUMBIA WATER COMPANY
220 LOCUST STREET
PO BOX 350
COLUMBIA, PA. 17512
DAVID LEWIS
DLEWIS@COLUMBIAWATER.NET

FIRSTENERGY CORP
76 S MAIN ST
AKRON, OH. 443081890
OFFICE PERSONNEL

PPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET ST
WILKES BARRE, PA. 18702
MARK SANTAYANA
mcsantayana@pplweb.com

CENTURYLINK
122 BALTIMORE ST
PO BOX 896
HANOVER, PA. 17331
LEO HILBERT
leo.c.hilbert@centurylink.com

UGI UTILITIES INC
1301 AIP DR
MIDDLETOWN, PA. 17057
CHESTER WENTZ
cwentz@ugi.com




## LOCATION MAP

Scale 1"= 500'

## LEGEND

- Adjoiner Property Line
- Property Line
- Right-of-Way Line
- Centerline
- Easements
- 355 Index Contour
- 352 Intermediate Contour
- X 391.0 Spot Elevation
- Curb Line
- Edge of Pavement (E.O.P.)
- Min. Bldg Setback Line
- Overhead Electric
- Underground Electric
- Underground Telephone
- Gas Line
- Sanitary Sewer Line
- Sanitary Force Main
- Water Line
- Storm Drainage Piping
- Fence
- Zoning Line
- Guide Rail
- Edge of Water (stream)
- FEMA 100 yr Flood Plain
- Tree Line
- Sign
- Well
- Light Pole (LP)
- Ground Light (GLT)
- Roof Drain (RD)
- Mailbox
- Bollard
- Reflector Post
- Deciduous Trees
- Coniferous Tree

## GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ADD PARCEL 7A TO LOT NO. 4. PARCEL 7A IS NOT A SEPARATE LOT AND IS TO BE JOINED IN COMMON WITH LOT NO. 4.
2. THERE IS NO NEW CONSTRUCTION OR IMPROVEMENTS PROPOSED AS PART OF THIS PLAN.
3. NO AREA IS TO BE DEDICATED TO WEST HEMPFIELD TOWNSHIP AS PART OF THIS PLAN.
4. THIS PLAN REVISES THE PREVIOUSLY RECORDED FINAL PLAN OF LOTS FOR DAVID L. NEFF, SUBDIVISION PLAN BOOK J–87, PAGE 18.
5. LOT NUMBERS 4 AND 7 ARE CURRENTLY SERVED BY PUBLIC SEWER AND PRIVATE ON–LOT WELLS.
6. ALL PERMANENT CORNER MARKERS WILL BE SET UPON FINAL APPROVAL OF THIS LOT ADD–ON PLAN.
7. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS–OF–WAYS, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
8. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #42071C0337F DATED APRIL 5, 2016.
9. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (LAND GRANT SURVEYORS, LLC. CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE).
10. BASIS OF BEARINGS TAKEN FROM A FINAL SUBDIVISION PLAN OF LOTS FOR DAVID L. NEFF RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS IN PLAN BOOK J–87, PAGE 18.
11. CONTOURS SHOWN HEREON ARE LIDAR CONTOURS (TWO (2) FOOT INTERVAL, DATUM NAVD 88); TAKEN FROM PAMAP PROGRAM, PA DCNR, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PUBLISHED JUNE 29, 2009.
12. LOCATION MAP SHOWN HEREON USES LANCASTER COUNTY GIS AS ITS BASE.
13. BOUNDARY AND FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY LAND GRANT SURVEYORS, LLC, COMPLETED ON JANUARY 29, 2019. ADDITIONAL FEATURES SHOWN PER AERIAL SURVEY PERFORMED BY STRATO 400, FLIGHT DATE JANUARY 30, 2019.

## EXISTING LOT AREAS

**Lot No. 4**
Gross Area 15,679 Sq. Ft. 0.360 Acre
Net Area: 14,176 Sq. Ft. 0.325 Acre

**Lot No. 7**
Gross Area 71,048 Sq. Ft. 1.631 Acre
Net Area: 68,061 Sq. Ft. 1.562 Acre

**Parcel 7A**
Gross Area 15,633 Sq. Ft. 0.359 Acre

## RESULTANT LOT AREAS

**Lot No. 4**
Gross Area 31,312 Sq. Ft. 0.719 Acre
Net Area: 29,809 Sq. Ft. 0.684 Acre

**Lot No. 7**
Gross Area 55,416 Sq. Ft. 1.272 Acre
Net Area: 52,429 Sq. Ft. 1.204 Acre

## WAIVERS/MODIFICATIONS:

| SECTION | DESCRIPTION | APPROVED/DISAPPROVED | DATE |
|---|---|---|---|
| 602.K.6 | IMPROVEMENT OF EXISTING STREETS AND INTERSECTIONS | | |
| 602.M | CURBS | | |
| 602.N | SIDEWALKS | | |

## CURRENT ZONING:

R–2 RESIDENTIAL DISTRICT

AREA AND BULK REGULATIONS:

BUILDING SETBACKS
FRONT 30 FEET FROM STREET LINE
45 FEET FROM CENTERLINE
SIDE 10 FEET
REAR 25 FEET
MINIMUM LANDSCAPE AREA 30%
MAXIMUM BUILDING HEIGHT 35 FEET
MINIMUM LOT AREA 25,000 SQUARE FEET
MINIMUM LOT WIDTH 50 FEET AT STREET LINE
MINIMUM LOT WIDTH 75 FEET AT SETBACK LINE

## CURRENT OWNER(S):

Wayne R. & Linda K. Houck
3887 Pawnee Road
Columbia, PA 17512

Account No. 300–45876–0–0000
Source of Title: Deed Bk. X–57, Pg. 138
Subd. Plan Bk. J–87, Pg. 18
Lot No. 4

Kenneth J. & Barbara J. Taggart
3871 Pawnee Road
Columbia, PA 17512

Account No. 300–61820–0–0000
Source of Title: Deed Bk. F–86, Pg. 293
Subd. Plan Bk. J–87, Pg. 18
Lot No. 7

## SITE DATA:

| | |
|---|---|
| NO. OF LOTS | – 2 EXISTING<br>– 0 PROPOSED |
| UNITS OF OCCUPANCY | – 2 EXISTING<br>– 0 PROPOSED |
| NO. OF ACRES | – 1.887 ACRES |
| DENSITY | – 1.06 UNITS/ACRE |
| EX./PROP LAND USE | – RESIDENTIAL |
| WATER SUPPLY | – PUBLIC & PRIVATE WATER |
| SEWAGE DISPOSAL | – PUBLIC SANITARY SEWER |

0 15' 30' 60'
GRAPHIC SCALE
1" = 30'

LCPC No. _____

| REVISIONS PER: | DATE: | BY: |
|---|---|---|
| 1. - | - | - |
| 2. - | - | - |
| 3. - | - | - |
| 4. - | - | - |
| 5. - | - | - |

LAND GRANT SURVEYORS
3904 ABEL DRIVE
COLUMBIA, PA 17512
717-285-7872 FAX: 717-285-7885
www.landgrantsurveyors.com

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DAVID C. GARMAN — LAND SURVEYOR No. 032487-E

| | |
|---|---|
| MANAGER: | SCB |
| DRAWN BY: | WES |
| CHECKED BY: | DCG |
| SURVEY CHIEF: | MTN |
| DESIGNED BY: | |
| DATE: | JAN. 23, 2019 |
| DRAWING NO: | 191108-01 |
| SHEET NO: | 1 OF 1 |
| SCALE: | 1"=30' |

LOT ADD-ON PLAN

SUBJECT:
WAYNE R. & LINDA K. HOUCK
WEST HEMPFIELD TOWNSHIP
LANCASTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

CLIENT:
WAYNE R. & LINDA K. HOUCK
3887 PAWNEE ROAD
COLUMBIA, PA 17512
(717) 285-5521