



SITE DESIGN CONCEPTS, INC. HAS MET THE OBLIGATIONS OF PA ACT 131 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHOULD CONTACT THE PA STATE CALL SYSTEM (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY THE PA ACT 131, AS PER THE LATEST AMENDMENT OF PA ACT 807 OF 1974, EFFECTIVE OCTOBER 09, 2008.

DESIGN SERIAL NUMBER 20220884207 (YORK TOWNSHIP)

COLUMBIA GAS OF PA INC
1600 GULBURN ROAD
COLUMBIA, PA 17315
CONTACT: USA COLLINS
EMAIL: LUCAS@COLUMBIAGAS.COM

YORK TOWNSHIP PUBLIC WORKS DEPT
184 OAK ROAD
DALLASTOWN, PA 17313
CONTACT: ROBERT MILLER
EMAIL: R.MILLER@YORKTOWNSHIP.COM

FRONTIER COMMUNICATIONS OF PA INC
3005 LINDO ST
WILKES BARRE, PA 18702
CONTACT: MICHAEL NAVICH
EMAIL: MICHAEL.NAVICH@FCR.COM

COMCAST
1700 LOCUST LOCATIONS INC
13085 HAMILTON CROSSING BLVD SUITE 200
CARMEL, IN 46033
CONTACT: USIC PERSONNEL

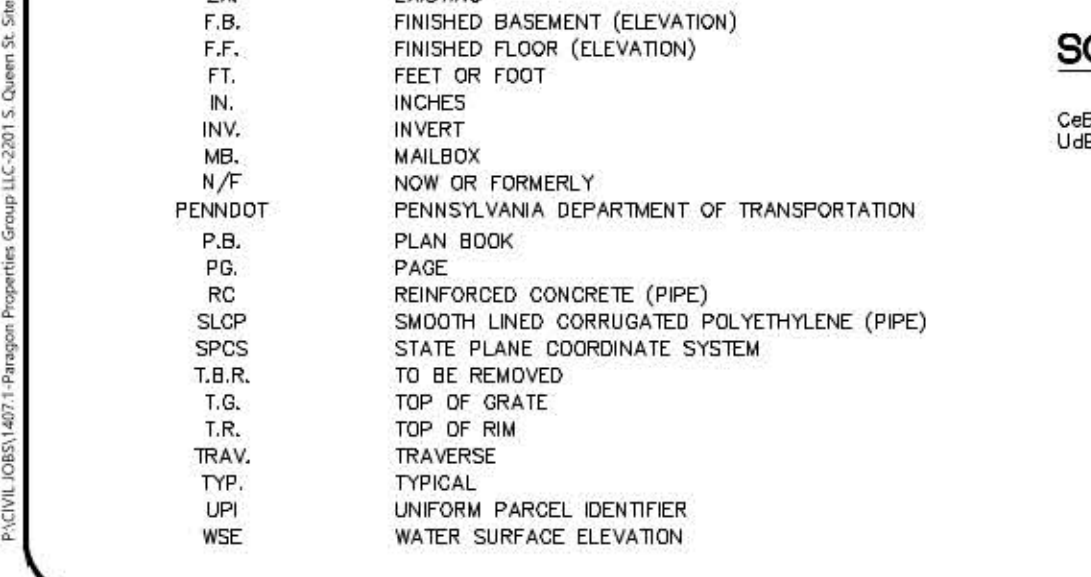
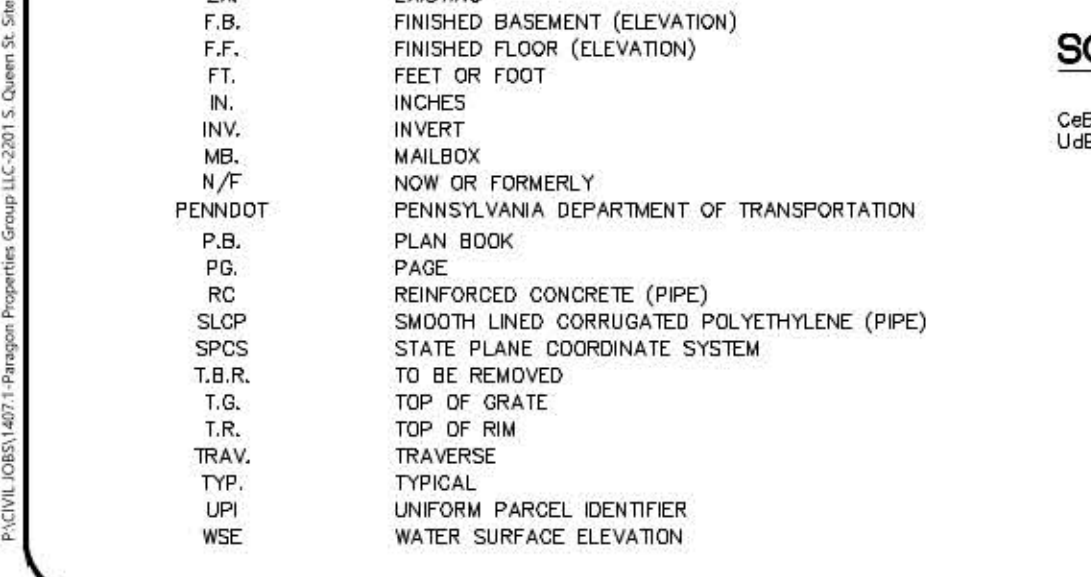
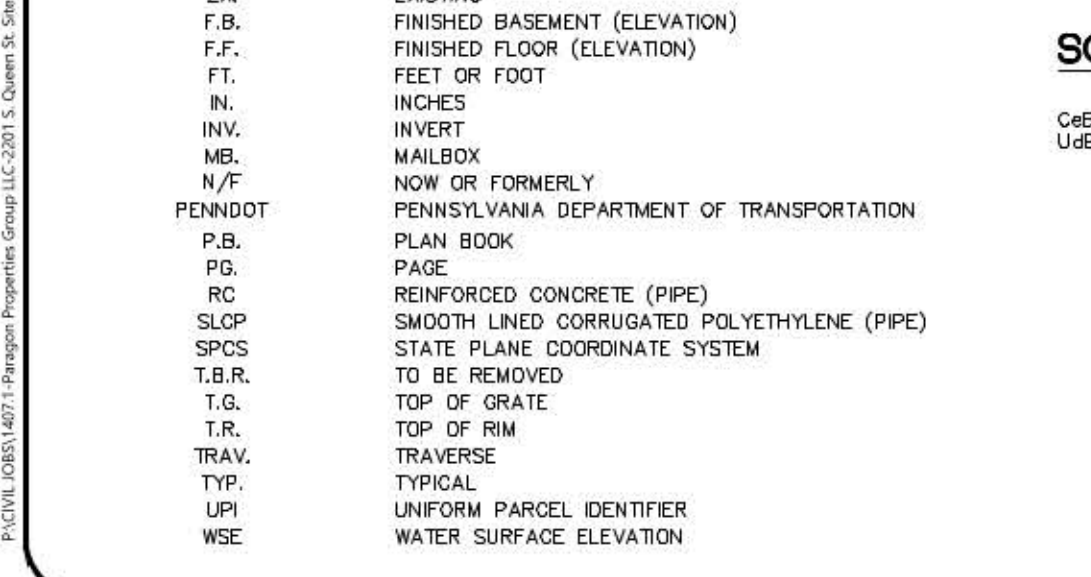
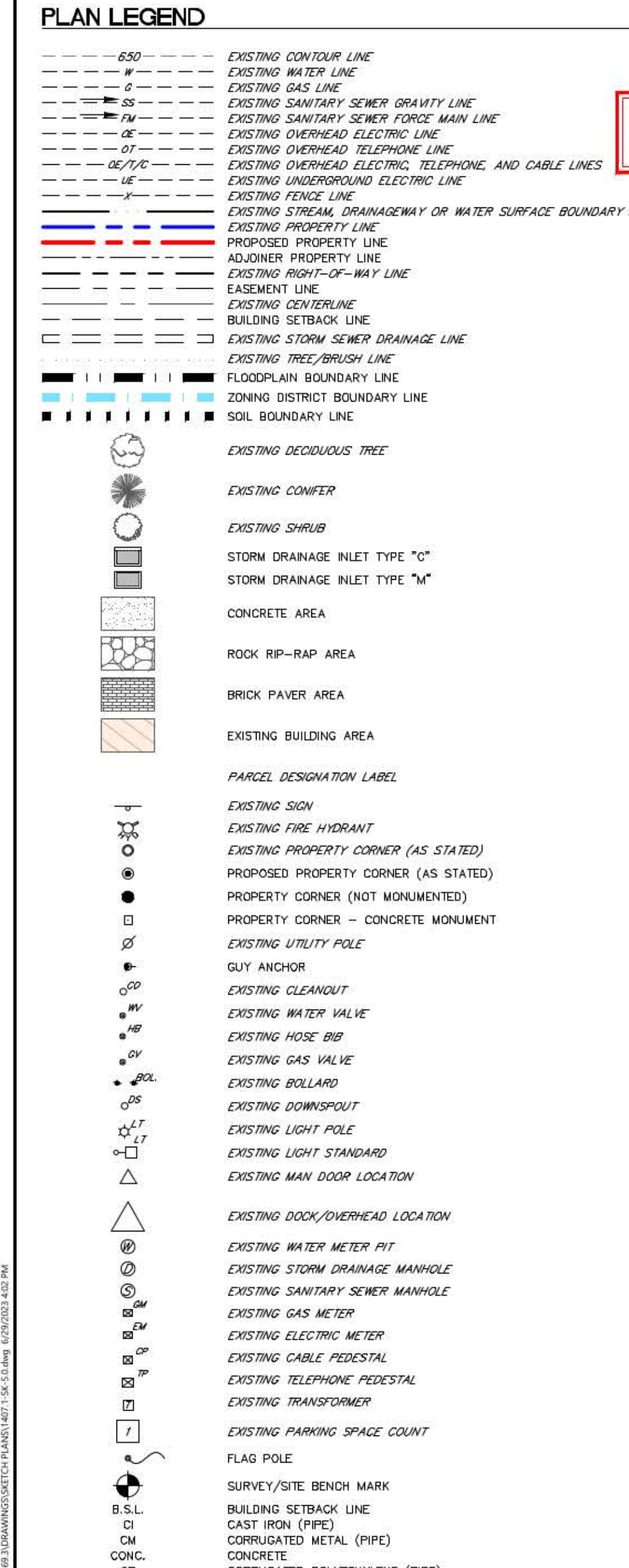
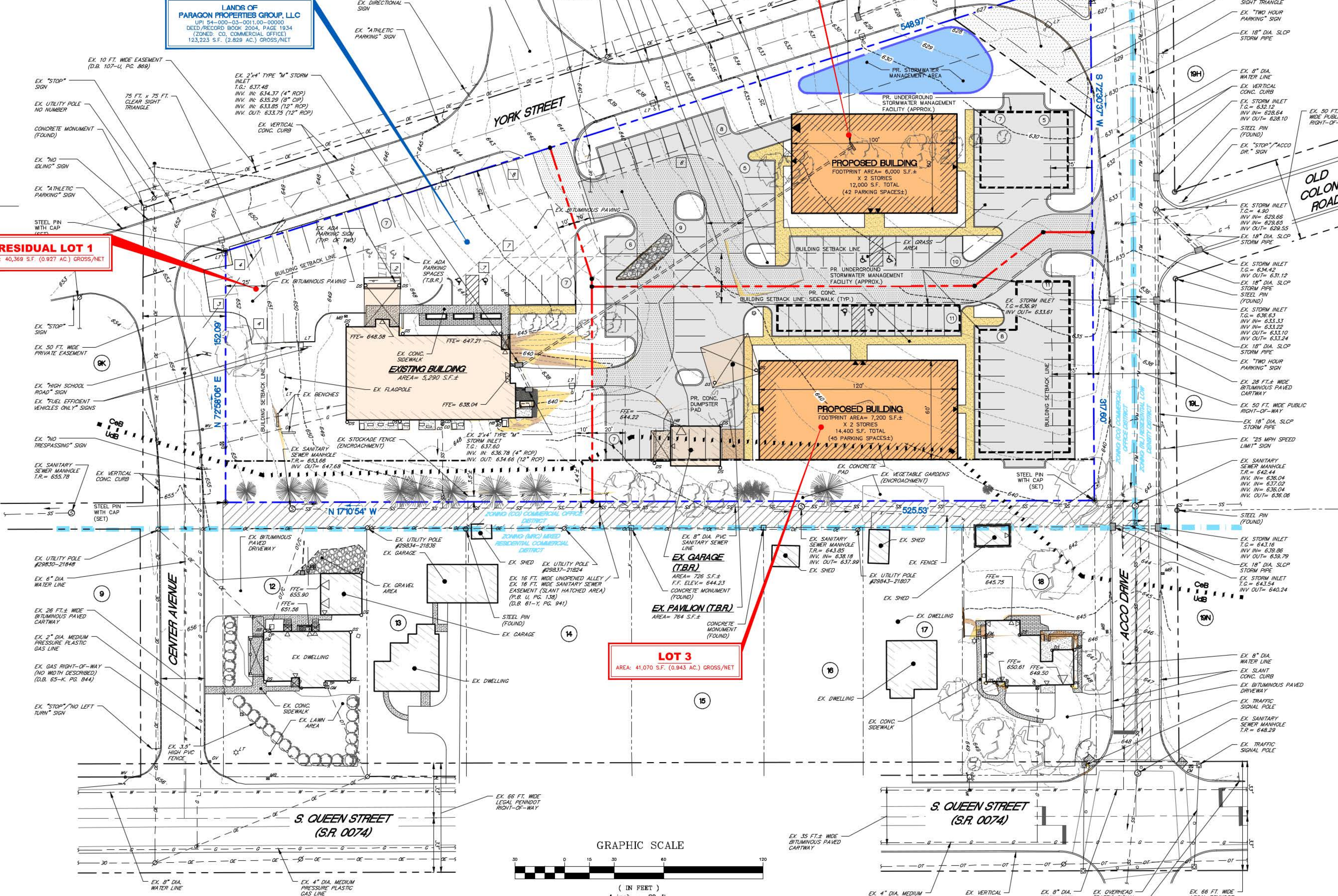
FIRST ENERGY PENNEC
21 S MAIN ST
ANDON, OH 44308
CONTACT: CARA WARREN
EMAIL: CARAWARREN@FIRSTENERGYCORP.COM

VERIZON NORTH
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WYOMING, PA 18644
CONTACT: RONALD SLUNSKIE
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YORK WATER COMPANY
130 E MARKET ST
YORK, PA 17401
CONTACT: TYLER CLEMENS
EMAIL: TYLERC@YORKWATER.COM

YORK COUNTY SCHOOL OF TECHNOLOGY AUTHORITY
UP: 34-000-03-0008-KO-00000
DEED/RECORD BOOK 2004, PAGE 2948
(ZONED: CO COMMERCIAL OFFICE)

LANDS OF PARAGON PROPERTIES GROUP, LLC
UPI: 54-000-03-0011-00-00000
DEED/RECORD BOOK 2004, PAGE 1934
(ZONED: CO COMMERCIAL OFFICE)
123,223 S.F. (2.829 AC) GROSS/NET

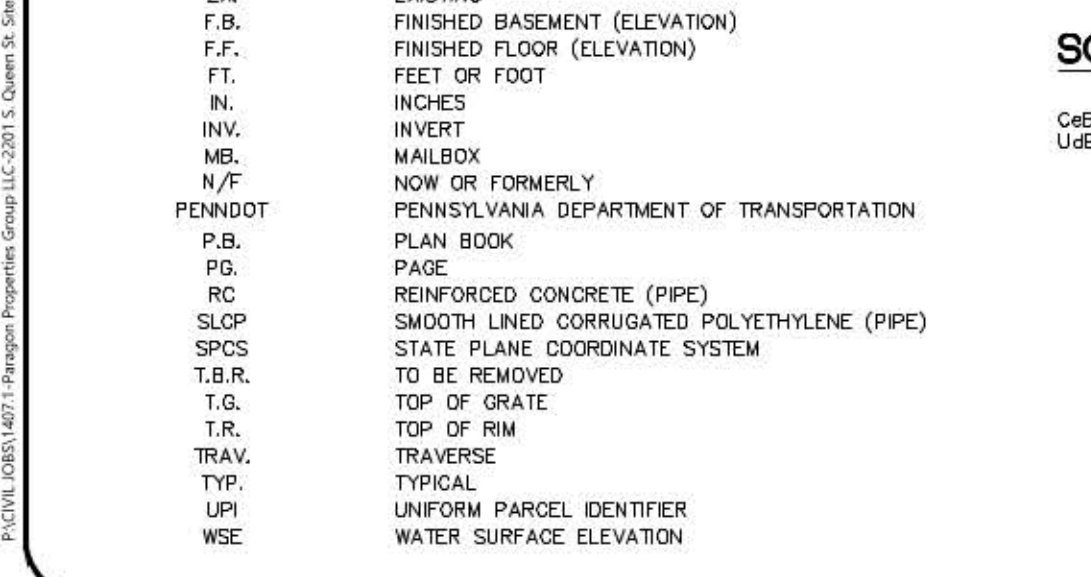


ADJOINING PARCEL INFORMATION (CONTINUED)

PARCEL NO.	UPI	OWNER(S) (NOW OR FORMERLY)	DEED BOOK
9	54-000-03-0009-00-00000	MICHAEL G. AND MICHÈLE R. LATHAM	2300-2382
8K	54-000-03-0008-KO-00000	YORK COUNTY SCHOOL OF TECHNOLOGY AUTHORITY	2541-2648
12	54-000-03-0012-00-00000	BELL PLUS DEVELOPMENT CORPORATION	1783-1844
13	54-000-03-0013-00-00000	JOYCE R. PLUM	76-V-147
14	54-000-03-0014-00-00000	CHARLES B. JR. AND LAURA E. JENSEN	2710-8119
15	54-000-03-0015-00-00000	CHRISTINE A. HAUGH	1196-421

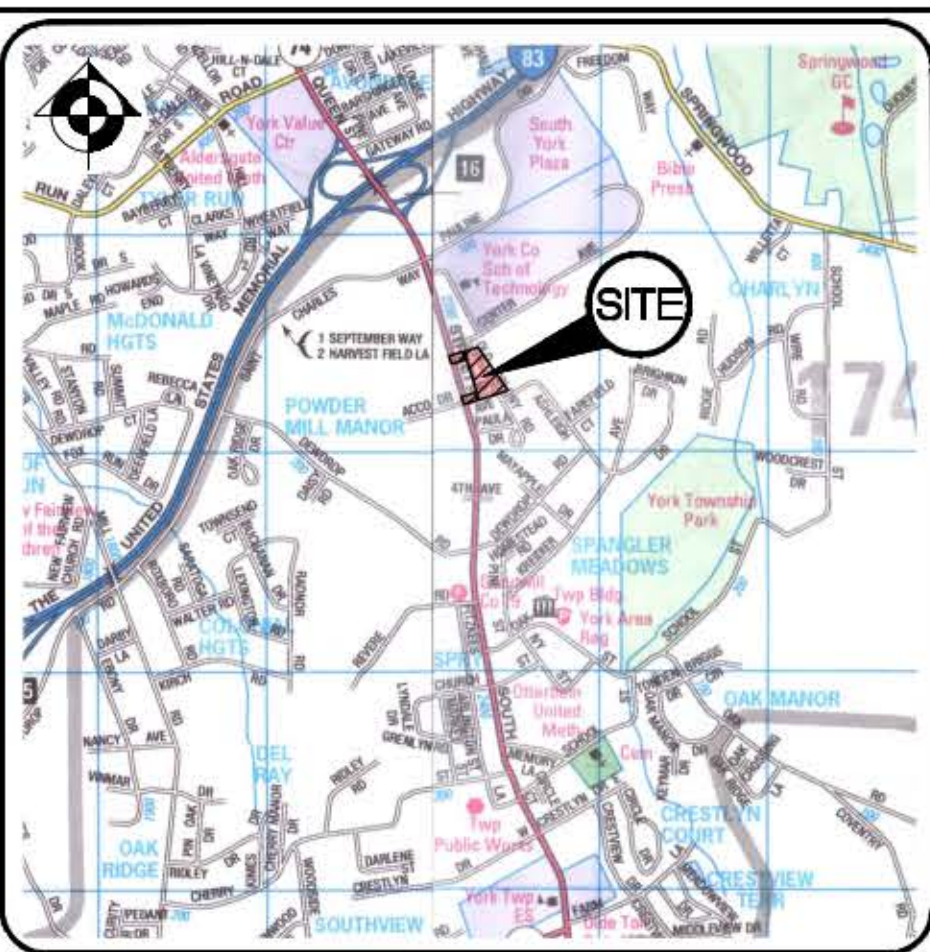
ADJOINING PARCEL INFORMATION (CONTINUED)

PARCEL NO.	UPI	OWNER(S) (NOW OR FORMERLY)	DEED BOOK
16	54-000-03-0016-00-00000	ROBERT C. LIVINGSTON AND MITCHELL I. SHELBY	1328-5276
17	54-000-03-0017-00-00000	FREDERICK MANDL	2130-8270
19H	54-000-03-0019-HO-00000	PATRICK F. ADAMS	2666-7578
19L	54-000-03-0019-LO-00000	LORRAINE L. SCULTHORP	263-483
19N	54-000-03-0019-NO-00000	CHALI AND KRISHNA POKHREL	2725-4092
16	54-000-03-0016-00-00000	PETER M. UTVAK	1940-8025



NOTE: SITE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS, DEPTHS AND CROSSINGS WITH PROPOSED UTILITIES AND OTHER SITE IMPROVEMENTS PRIOR TO INSTALLATION. THE SITE ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON DISCOVERY OF ANY CONFLICTS.

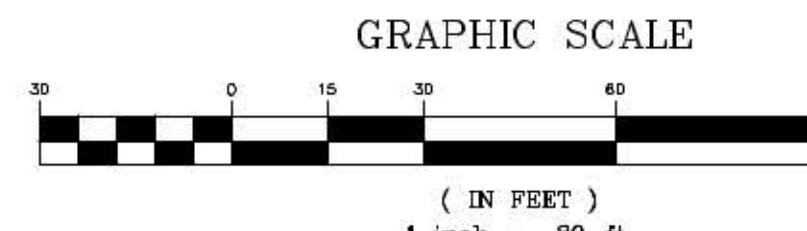
PROGRESS DRAWING (FOR REVIEW ONLY)



LOCATION MAP
SCALE 1" = 2000'
COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BLE080723)

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO DETECT MODIFICATIONS TO THE EXISTING ACCESS AND PARKING IMPROVEMENTS AND TO DETECT A POTENTIAL OFFICE DEVELOPMENT ON LOTS 2 AND 3 WITH ASSOCIATED IMPROVEMENTS AS WELL AS SHARED ACCESS BETWEEN THE LOTS.
- PARCEL INFORMATION:
UNIFORM PARCEL IDENTIFIER: 54-000-03-0011-00-00000
DEED REFERENCE: DEED/RECORD BOOK 2004, PAGE 1934
- EXISTING LAND TRACT IS ZONED: PARCEL 11: CO COMMERCIAL OFFICE
- ADJACENT LAND TRACTS ARE ZONED:
NORTH: CO COMMERCIAL OFFICE / MRC MIXED RESIDENTIAL AND COMMERCIAL
SOUTH: MRC MIXED RESIDENTIAL AND COMMERCIAL / RL RESIDENTIAL LOW DENSITY
EAST: CO COMMERCIAL OFFICE
WEST: MRC MIXED RESIDENTIAL AND COMMERCIAL
- EXISTING LAND TRACT USE: EXISTING OFFICE BUILDING
PROPOSED LAND TRACT USE:
LOT 1: EXISTING OFFICE
LOT 2: FUTURE OFFICE (OR OTHER PERMITTED USE)
LOT 3: FUTURE OFFICE (OR OTHER PERMITTED USE)
- EXISTING/PROPOSED LOTS ARE/SWALL BE SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY YORK WATER COMPANY AND AN EXISTING PUBLIC SANITARY SEWER DISPOSAL SYSTEM PROVIDED BY YORK TOWNSHIP.
- MINIMUM REQUIRED LOT AREA:
CO COMMERCIAL OFFICE: 10,000 S.F.
MRC MIXED RESIDENTIAL COMMERCIAL: 5,000 S.F. (NON-RESIDENTIAL)
MRC MIXED RESIDENTIAL COMMERCIAL: 4,000 S.F. (SINGLE FAMILY RESIDENTIAL)
EXISTING LOT AREA: 123,223 S.F. (2.829 AC.) GROSS/NET
- PROPOSED LOT AREA:
RESIDUAL LOT 1: 40,369 S.F. (0.927 AC.) GROSS/NET
LOT 2: 41,784 S.F. (0.958 AC.) GROSS/NET
LOT 3: 41,070 S.F. (0.943 AC.) GROSS/NET
- MINIMUM REQUIRED LOT WIDTH:
CO COMMERCIAL OFFICE: 100 FT. (AT BLDG. SEWER LINE)
EXISTING LOT WIDTH: 310 FT. ALONG ACCO DRIVE
- PROPOSED LOT WIDTH:
RESIDUAL LOT 1: 214 FT.
LOT 2: 330 FT.
LOT 3: 162 FT.
- MINIMUM REQUIRED SETBACKS:
PRINCIPAL BUILDING & STRUCTURES:
CO COMMERCIAL OFFICE:
FRONT: 20 FT.
SIDE: 10 FT.
REAR: 20 FT.
- MAXIMUM ALLOWABLE BUILDING HEIGHT:
CO COMMERCIAL OFFICE:
45 FT. (PRINCIPAL BLDGS./STRUCTURES)
- MINIMUM ALLOWABLE LOT COVERAGE:
CO COMMERCIAL OFFICE: 75%
EXISTING LOT COVERAGE: 27% (32,668 S.F./123,223 S.F.)
- PROPOSED LOT COVERAGE:
RESIDUAL LOT 1: 55% (22,026 S.F./40,369 S.F.)
LOT 2: 64% (26,819 S.F./41,784 S.F.)
LOT 3: 71% (29,165 S.F./41,070 S.F.)
- PARKING REQUIREMENTS:
BASIS: PROFESSIONAL JUDGMENT
REQUIRED NUMBER OF SPACES = 3 SPACES / 1,000 S.F. OF GROSS FLOOR AREA
PARCEL 11: NO. OF SPACES = 41 EXISTING SPACES / 27 REQUIRED (8,719,000 X 3)
EXISTING NO. OF SPACES = 41 EXISTING SPACES / 27 REQUIRED (8,719,000 X 3)
- PROPOSED PARKING SPACES:
RESIDUAL LOT 1: 33 PROPOSED / 27 REQUIRED (8,719,000 X 3)
LOT 2: 42 PROPOSED / 30 REQUIRED (12,000/1,000 X 3)
LOT 3: 45 PROPOSED / 45 REQUIRED (14,400/1,000 X 3)
- LOADING REQUIREMENTS:
BASIS: OTHER NON-RESIDENTIAL USES
REQUIRED NUMBER OF SPACES = ONE SPACE REQUIRED FOR NON-RESIDENTIAL USES GREATER THAN 10,000 S.F. BUILDING AREA.
- PROJECT SITE IS NOT LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF YORK, COMMUNITY NUMBER 421032, PANEL 034, SUFFIX F, MAP NUMBER 42330341F, EFFECTIVE DATE: DECEMBER 18, 2015.
- SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN JULY, 2022.
- THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
- SITE BENCH MARK:
MAG. NAIL AT FACE OF CURB ON SOUTH SIDE OF CURBED ISLAND AT ACCO DRIVE AND YORK STREET. ELEV. = 628.57. VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.
- CLEAR SIGHT TRIANGLE REQUIREMENTS:
650 FT. ALONG CENTERLINE OF ARTERIAL STREETS.
75 FT. ALONG CENTERLINE OF COLLECTOR & LOCAL STREETS.
NO BUILDING OR STRUCTURE IS PERMITTED WITHIN CLEAR SIGHT TRIANGLE. HOWEVER, DISTRIBUTIONS AND PLANTINGS LESS THAN THIRTY (30) INCHES IN HEIGHT SHALL BE PERMITTED.
- THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE.
- LAND OWNERS:
PARCEL 11: PARAGON PROPERTIES GROUP, 2201 SOUTH QUEEN STREET YORK, PA 17402
PARCEL 12: BELL PLUS DEVELOPMENT CORPORATION, 2203 SOUTH QUEEN STREET YORK, PA 17402
PARCEL 18: PETER M. UTVAK, 2210 SOUTH QUEEN STREET YORK, PA 17402
PARCEL 19: 2215 SOUTH QUEEN STREET YORK, PA 17402



REVISIONS

NO.	DATE	COMMENTS

site design concepts
LAND DEVELOPMENT CONSULTANTS
137 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
P: 717.840.8205 • F: 717.840.8206 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SCHEMATIC SITE PLAN 5.0
PROPOSED MODIFICATIONS AND NEW OFFICE DEVELOPMENT
FOR
PARAGON PROPERTIES GROUP, LLC
2201 SOUTH QUEEN STREET
YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE: AS NOTED

DRAWN BY: MSP / ARB

CHECKED BY: GAA

DATE: 06.29.23

FILE NAME: 14071-SK-5.0

JOB NO: 1407.1A

SHEET NO: SK-5.0