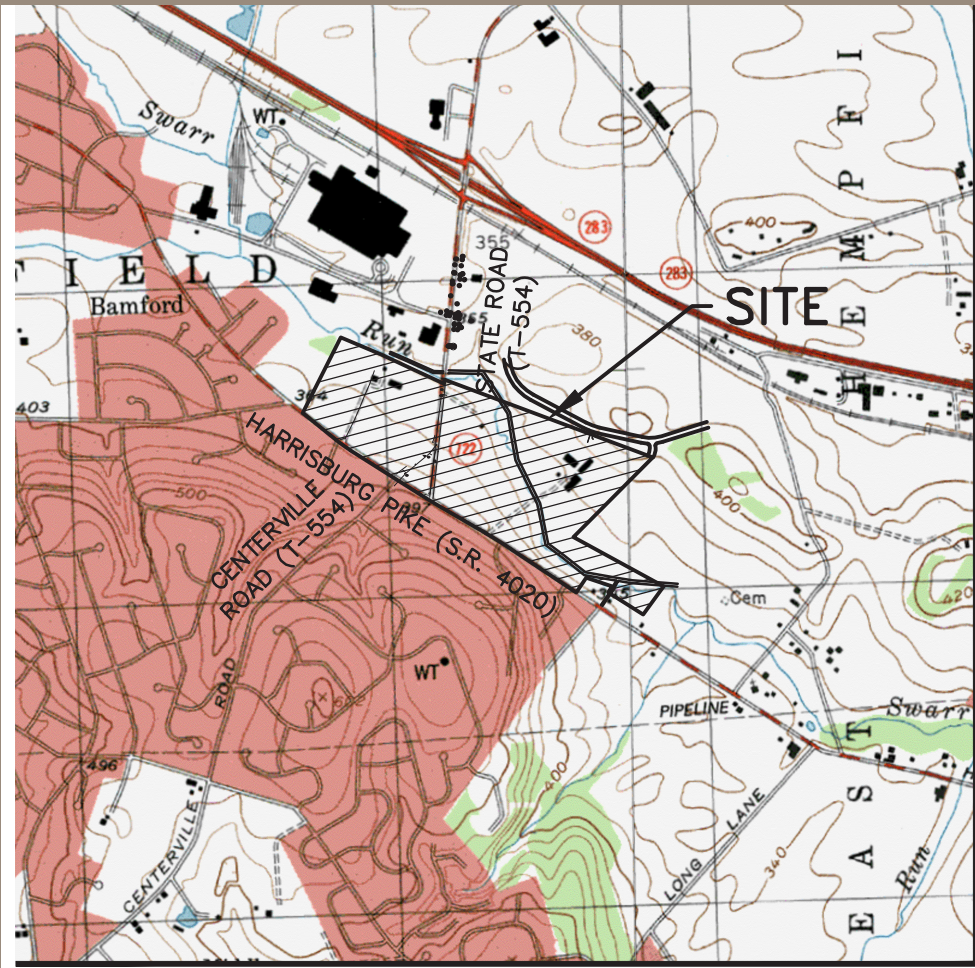






7.5 MIN. QUADRANGLE MAP: COLUMBIA EAST & LANCASTER, PA
LOCATION MAP
SCALE - 1"=2000'

DEVELOPER

OAK TREE DEVELOPMENT GROUP
2450 MARIETTA AVENUE
LANCASTER, PA 17601-1943

LAND OWNER

LPADC, LLC
2501 HARRISBURG PIKE
LANDISVILLE, PA 17538

DEED REFERENCE INSTRUMENT NUMBER 6469371
TAX ACCOUNT NUMBER 290-76234-0-0000

MANN FAMILY PARTNERSHIP II
1065 WHEATLAND AVENUE
LANCASTER, PA 17603

DEED REFERENCE INSTRUMENT NUMBER 2470685
TAX ACCOUNT NUMBER 290-37739-0-0000
PLAN BOOK 2470, PAGE 685

SITE DATA

LOT AREA

WEST PARCEL
31.690 AC (GROSS), 30.089 AC (NET)

EAST PARCEL
66.942 AC (GROSS), 65.192 AC (NET)

EXISTING USE
PROPOSED USE

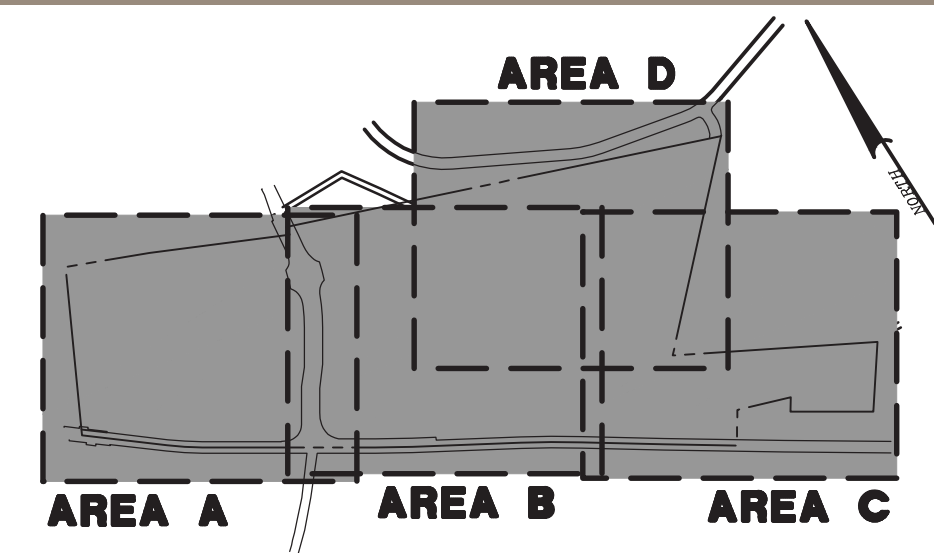
AGRICULTURE/VACANT (MEADOW)
HOSPITAL/OFFICE/RETAIL/CONVENIENCE STORE/
RESIDENTIAL/WAREHOUSE

TOTAL NO. OF LOTS
PROPOSED WATER SUPPLY

2 (EXISTING)
PUBLIC (HEMPFIELD WATER AUTHORITY AND
LANCASTER CITY WATER)

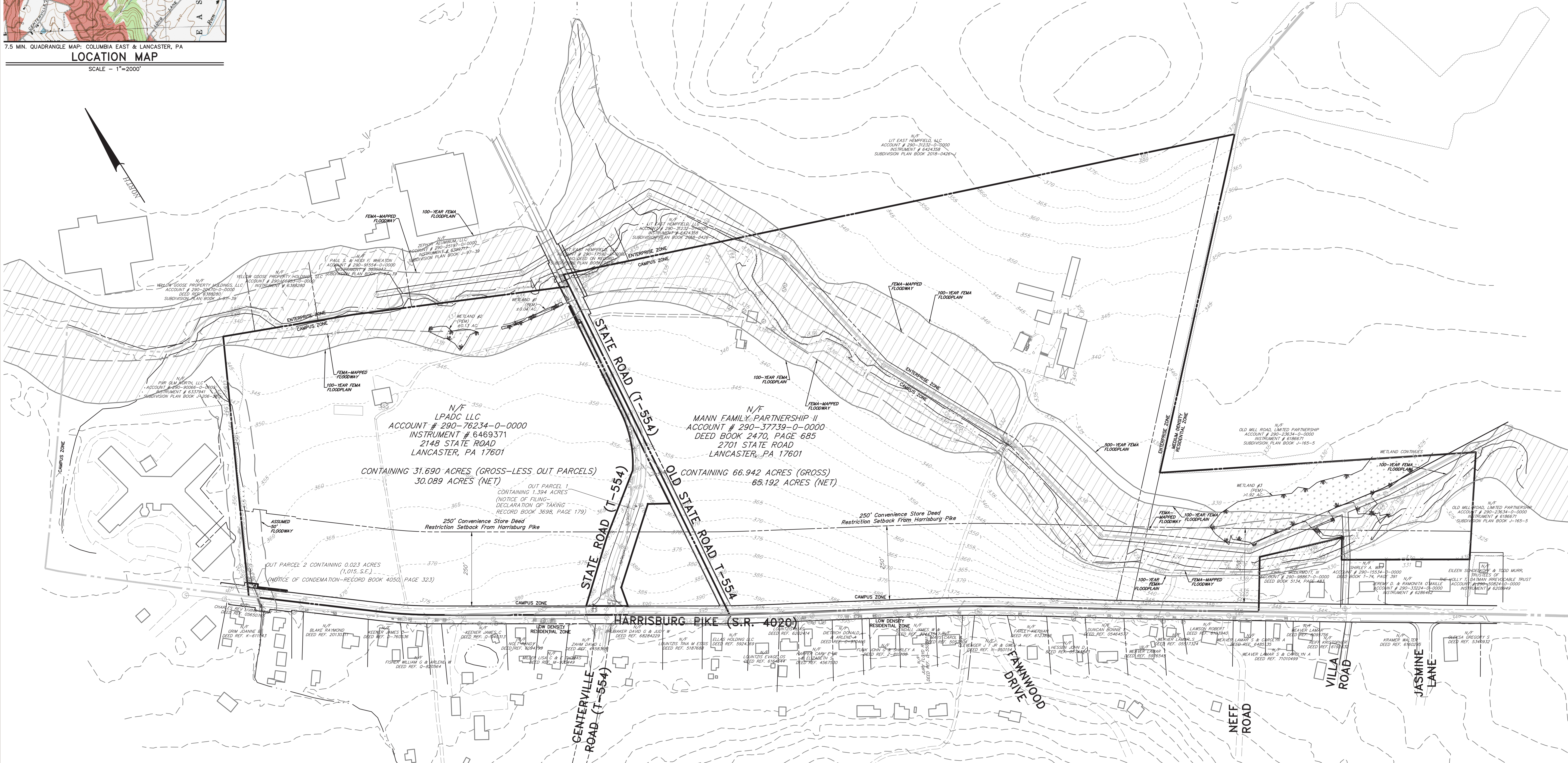
SANITARY SEWER SERVICE

PUBLIC (LANCASTER AREA SEWER
AUTHORITY)



KEY MAP

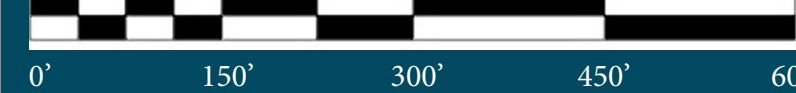
SCALE - 1"=1000'



Date: July 29, 2019

Project #: 068282004
Sheet 2 of 7

Scale: 1"=150'-0"



State Road Development

Existing Conditions

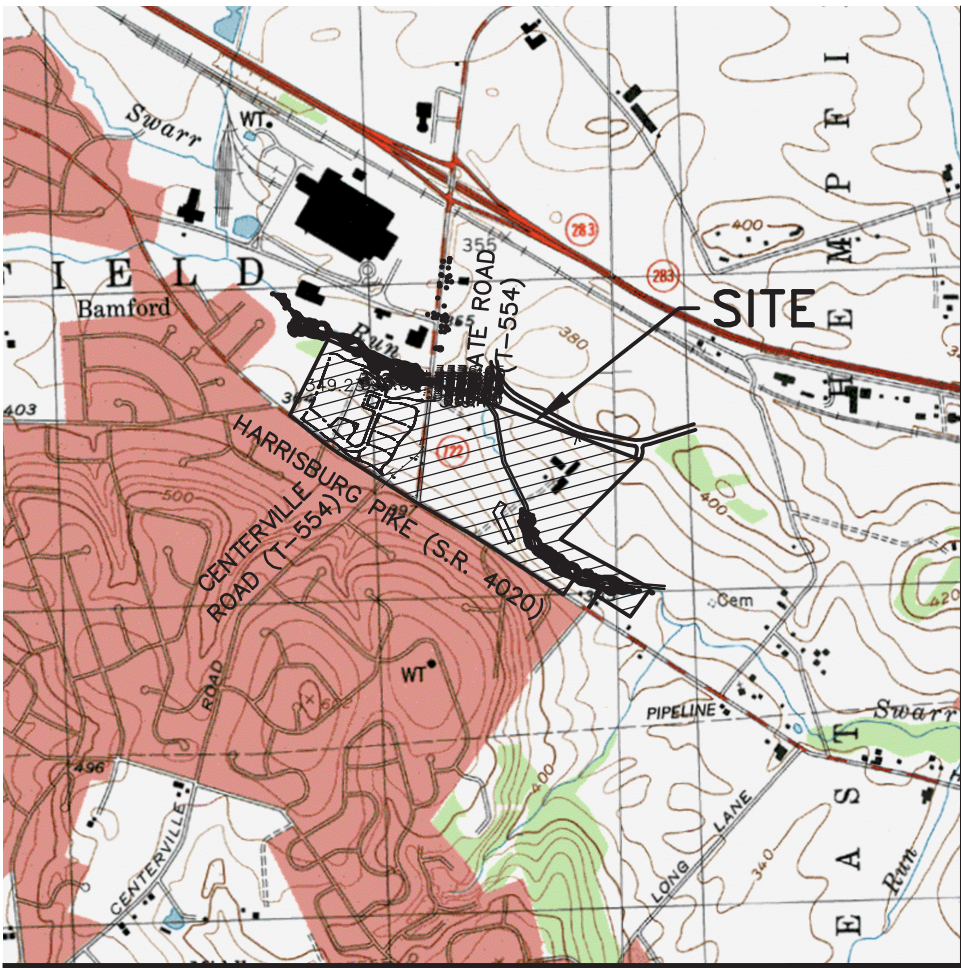


PennState Health



HKS





DEVELOPER

OAK TREE DEVELOPMENT GROUP
2450 MARIETTA AVENUE
LANCASTER, PA 17601-1943

LAND OWNER

LPADC, LLC
2901 HARRISBURG PIKE
LANDISVILLE, PA 17538
INSTRUMENT NUMBER 6469371
290-76234-0-0000
MANN FAMILY PARTNERSHIP II
1065 WHEATLAND AVENUE
LANCASTER, PA 17603
INSTRUMENT NUMBER 2470685
290-37739-0-0000
2470, PAGE 685

SITE DATA

LOT AREA
WEST PARCEL
31.690 AC (GROSS), 30.089 AC (NET)
EAST PARCEL
66.942 AC (GROSS), 65.192 AC (NET)
EXISTING USE
PROPOSED USE
HOSPITAL/OFFICE/RETAIL/CONVENIENCE STORE/
RESIDENTIAL/WAREHOUSE
TOTAL NO. OF LOTS
2 (EXISTING)
PROPOSED WATER SUPPLY
PUBLIC (HEMPFIELD WATER AUTHORITY AND
LANCASTER CITY WATER)
SANITARY SEWER SERVICE
PUBLIC (LANCASTER AREA SEWER
AUTHORITY)

GENERAL NOTES:
1. THE BOARD OF SUPERVISORS ADOPTED ORDINANCE NO. 2019-06 ON APRIL 17, 2019
WHICH REZONED THE SUBJECT PROPERTY
2. STORMWATER MANAGEMENT RATE AND VOLUME WILL BE HANDLED CONCEPTUALLY BY THE
ASSOCIATED FLOODPLAIN RESTORATION PROJECT ALONG SWARR RUN.
3. THE DEVELOPER PROPOSES TO INITIATE EARTHWORK AFTER PRELIMINARY LAND
DEVELOPMENT PLAN APPROVAL.
4. THE SUBJECT PARCELS ON THE EAST AND WEST SIDE OF STATE ROAD ASSOCIATED WITH
THIS PROJECT ARE ENROLLED IN CLEAN AND GREEN.
5. A POSSIBLE DRIVE THROUGH LANE/FACILITY MAY BE NECESSARY WITH THE CAFE/FAST
FOOD USE.

ZONING DATA

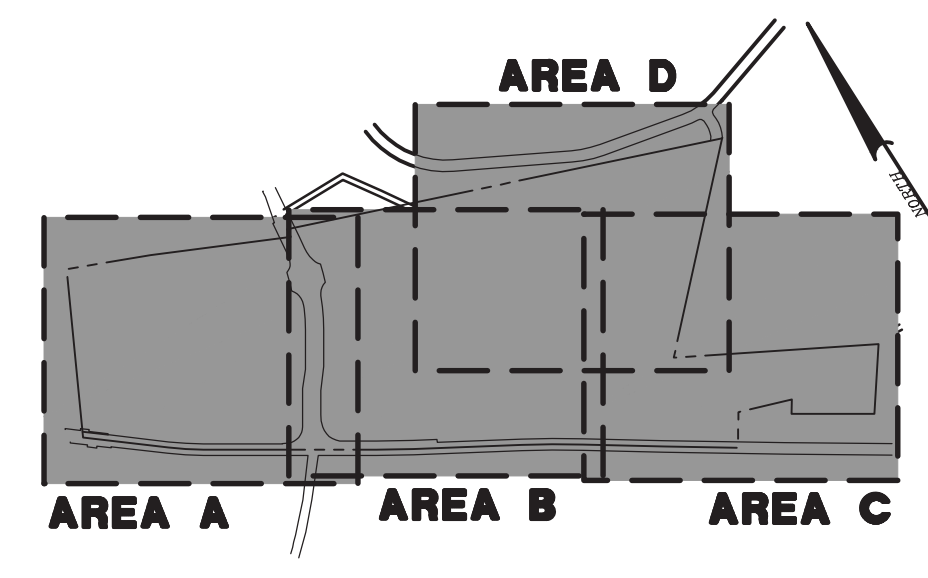
C - CAMPUS ZONE
REQUIRED
PROPOSED
MINIMUM LOT AREA
NONE
64,101 AC (NET)
MINIMUM LOT WIDTH
50 FT.
3375 FT.
MINIMUM FRONT YARD SETBACK
(FROM STREET RIGHT-OF-WAY)
25 FT.
25 FT.
MINIMUM SIDE YARD SETBACK
(EACH SIDE)
25 FT.
25 FT.
MINIMUM REAR YARD SETBACK
30 FT.
30 FT.
MAXIMUM IMPERVIOUS COVERAGE
70%
46.06%
1,286,172.06 SF
RESIDENTIAL BUFFER YARD
15 FT
15 FT
MAXIMUM BUILDING HEIGHT
90 FT.
90 FT. (MAXIMUM)
PARKING SETBACK
10 FT.
24 FT. (MINIMUM)

ZONING DATA

E - ENTERPRISE ZONE
REQUIRED
PROPOSED
MINIMUM LOT AREA
NONE
30,382 AC (NET)
MINIMUM LOT WIDTH
200 FT.
2,274 FT.
MINIMUM FRONT YARD SETBACK
(FROM STREET RIGHT-OF-WAY)
50 FT.
50 FT.
MINIMUM SIDE YARD SETBACK
(EACH SIDE)
25 FT.
25 FT.
MINIMUM REAR YARD SETBACK
35 FT.
35 FT.
MAXIMUM IMPERVIOUS COVERAGE
70%, NOT TO
34.78%
EXCEED 500,000 SF
460,226.80 SF
RESIDENTIAL BUFFER YARD
15 FT
15 FT
MAXIMUM BUILDING HEIGHT
60 FT.
<60 FT. (MAXIMUM)
PARKING SETBACK
10 FT.
24 FT. (MINIMUM)

PARKING COMPUTATIONS

HOSPITAL/PROFESSIONAL, SCIENTIFIC, TECHNICAL SERVICES
ITE LAND USE CODE 160 (HOSPITAL)
340,000 SF; AVERAGE PEAK PERIOD PARKING REQUIREMENT: 2.5 SPACES PER 1,000 SF
ITE LAND USE CODE 720 (MEDICAL-DENTAL OFFICE BUILDING)
60,000 SF; AVERAGE PEAK PERIOD PARKING REQUIREMENT: 3.2 SPACES PER 1,000 SF
1,042 ITE CALCULATED SPACES
921 PROPOSED SPACES
SHEETZ
ITE LAND USE CODE 853 (CONVENIENCE MARKET WITH GASOLINE PUMPS)
6,077 SF; AVERAGE PEAK PERIOD PARKING REQUIREMENT: 8.38 SPACES PER 1,000 SF
51 ITE CALCULATED SPACES
45 PROPOSED SPACES
CAFE/FAST CASUAL RESTAURANT
ITE LAND USE CODE 933 (NON HAMBURGER FAST-FOOD RESTAURANT)
5,000 SF; AVERAGE PEAK PERIOD PARKING REQUIREMENT: 8.2 SPACES PER 1,000 SF
41 ITE CALCULATED SPACES
54 PROPOSED SPACES
PROFESSIONAL, SCIENTIFIC, TECHNICAL SERVICES
ITE LAND USE CODE 720 (MEDICAL-DENTAL OFFICE BUILDING)
146,400 SF; AVERAGE PEAK PERIOD PARKING REQUIREMENT: 3.2 SPACES PER 1,000 SF
469 ITE CALCULATED SPACES
674 PROPOSED SPACES
SENIOR-ADULT APARTMENTS
ITE LAND USE CODE 221 (LOW/MID-RISE APARTMENT)
100 UNITS; AVERAGE PEAK PERIOD PARKING REQUIREMENT: 1.23 SPACES PER 1,000 SF
123 ITE CALCULATED SPACES
191 PROPOSED SPACES
FLEX WAREHOUSE
ITE LAND USE CODE 150 (WAREHOUSING)
141,000 SF; AVERAGE PEAK PERIOD PARKING REQUIREMENT: .51 SPACES PER 1,000 SF
72 ITE CALCULATED SPACES
277 PROPOSED SPACES
*NOTE: FINAL PARKING SPACES PROVIDED WILL BE BASED UPON INDUSTRY NEED

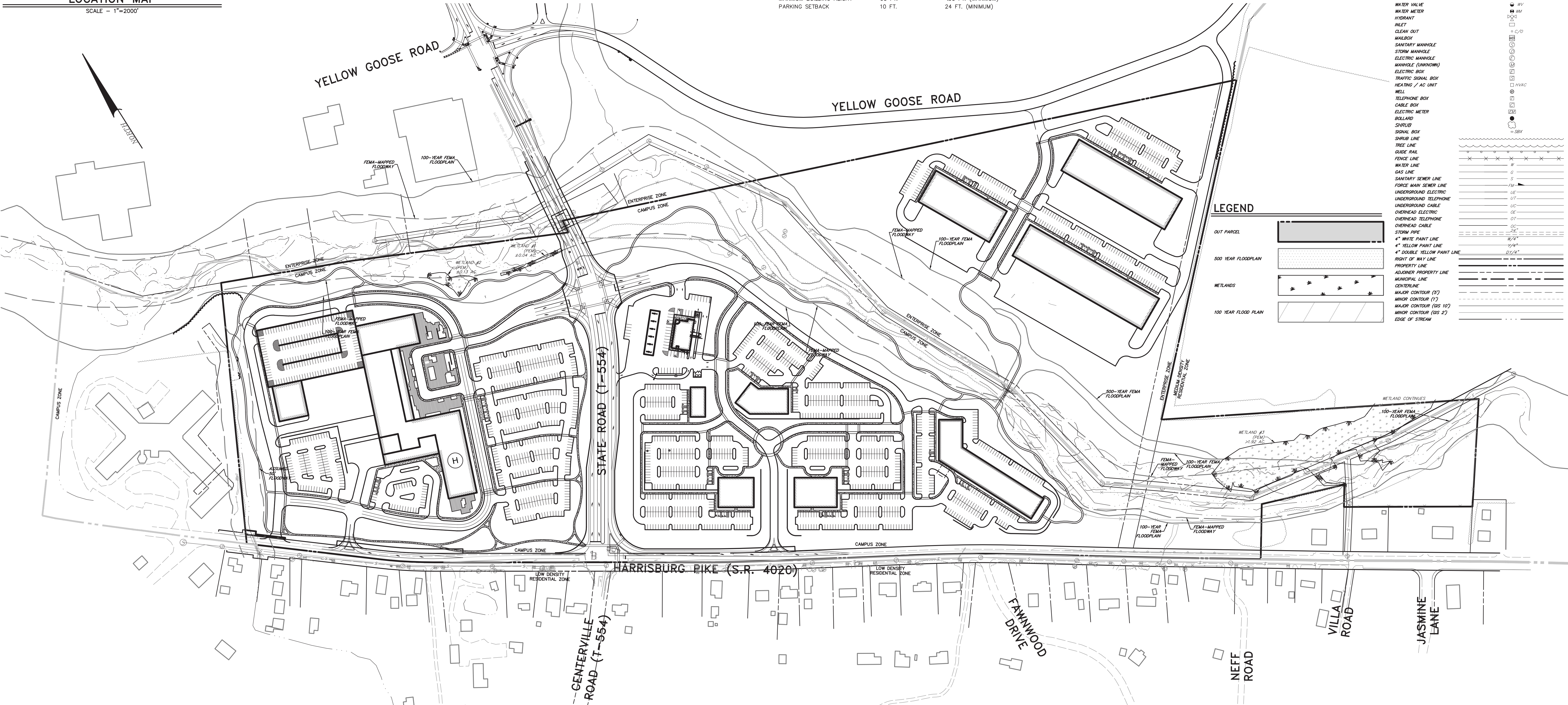


LEGEND

BENCHMARK
SIGN
LIGHT POLE
TRAFFIC SIGNAL POLE
GROUND LIGHT
GUY WIRE
UTILITY POLE
GAS METER
GAS VALVE
WATER VALVE
WATER METER
HYDRANT
INLET
CLEAN OUT
MAILBOX
SANITARY MANHOLE
STORM MANHOLE
ELECTRIC MANHOLE
MANHOLE (UNKNOWN)
ELECTRIC BOX
TRAFFIC SIGNAL BOX
HEATING / AC UNIT
WELL
TELEPHONE BOX
CABLE BOX
ELECTRIC METER
BOLLARD
SHRUB
SIGNAL BOX
SHRUB LINE
TREE LINE
GUIDE RAIL
FENCE LINE
WATER LINE
GAS LINE
SANITARY SEWER LINE
FORCE MAIN SEWER LINE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND CABLE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
OVERHEAD CABLE
STORM PIPE
4" WHITE PAINT LINE
4" YELLOW PAINT LINE
4" DOUBLE YELLOW PAINT LINE
RIGHT OF WAY LINE
PROPERTY LINE
ADJOINER PROPERTY LINE
MUNICIPAL LINE
CENTERLINE
MAJOR CONTOUR (5')
MINOR CONTOUR (1')
MAJOR CONTOUR (10')
MINOR CONTOUR (15')
EDGE OF STREAM

LOCATION MAP

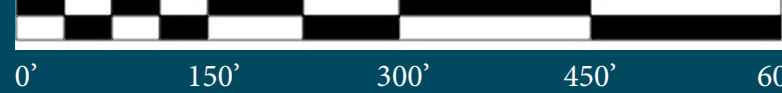
SCALE - 1"=2000'



Date: July 29, 2019

Project #: 068282004
Sheet 3 of 7

Scale: 1"=150'-0"



State Road Development Overall Master Plan



