SITE DATA

1. EXISTING ZONING: RURAL AGRICULTURAL (RA)
COMMERCIAL / INDUSTRIAL (C/I)
MIXED USE 2; MU 2 (MU2)

2. EXISTING LAND USE:
LOT 70: AGRICULTURAL
LOT 70.V: AGRICULTURAL
LOT 69.D: AGRICULTURAL
LOT 51: AGRICULTURAL/FARM HOMESTEAD

3. PROPOSED LAND USE:
LOT 1: AGRICULTURAL
LOT 2: AGRICULTURAL
LOT 3: AGRICULTURAL/FARM HOMESTEAD
LOT 4: AGRICULTURAL
LOT 5: AGRICULTURAL
LOT 6: AGRICULTURAL

4. TAX MAP: HELLAM TOWNSHIP

LOT 70 -	PARCEL 31000LL0070.00	DEED BOOK 760	DEED PAGE 787
LOT 70V0-	PARCEL 31000LL0070.V0	DEED BOOK 1976	DEED PAGE 2629
LOT 69D0 -	PARCEL 31000LL0069.D0	DEED BOOK 760	DEED PAGE 787
LOT 51-	PARCEL 31000LL0051.00	DEED BOOK 760	DEED PAGE 787

5. ADJACENT LAND TRACTS ARE ZONED:
NORTH: RURAL AGRICULTURAL (RA), INTERCHANGE (INT)
EAST: COMMERCIAL INDUSTRIAL (CI), RESIDENTIAL (R), RURAL AGRICULTURAL (RA), MIXED USE 2 (MU2)
SOUTH: INTERCHANGE (INT), COMMERCIAL INDUSTRIAL (CI), RURAL AGRICULTURAL (RA), MIXED USE 2 (MU2)
WEST: COMMERCIAL-INDUSTRIAL (CI), RURAL AGRICULTURAL (RA)

6. STREET CLASSIFICATIONS:
RT. 30: ARTERIALS
COOL SPRINGS ROAD: COLLECTOR
LINCOLN HIGHWAY: COLLECTOR
ALL OTHERS: LOCAL

7. EXISTING SUBDIVISION:
LOT 70 TRACT 3: 124.21 ACRES
LOT 70V0: 3.75 ACRES
LOT 69D0 TRACT 4: 38.79 ACRES
LOT 51 TRACT 1,1,2: 103.87 ACRES

TOTAL 270 ACRES

8. PROPOSED SUBDIVISION: 6 LOTS
LOT 1: 52.71 ACRES
LOT 2: 52.37 ACRES
LOT 3: 43.08 ACRES
LOT 4: 61.17 ACRES
LOT 5: 46.70 ACRES
LOT 6: 14.59 ACRES
TOTAL PROPOSED AREA OF SUBDIVISION 270 ACRES

9. LOT AREA

COMMERICIAL/INDUSTRIAL ZONE:
MIN. ALLOWED: 15,000 SQ FT

EXISTING: 3.75 ACRES (LOT 70V0)
PROPOSED: 46.70 ACRES (LOT 5)

RURAL AGRICULTURAL ZONE:
MIN. ALLOWED: 2 ACRES

EXISTING: 38.79 ACRES (LOT 69D0)
PROPOSED: 43.08 ACRES (LOT 3)

MIXED USE 2 ZONE:
MIN ALLOWED: 10,000 SQ FT

EXISTING: 14.59 ACRES (LOT 51 TRACT 2)
PROPOSED: 14.59 ACRES (LOT 6)

12. LOT COVERAGE

COMMERICIAL/INDUSTRIAL ZONE:
MAX ALLOWED WITH TDRS: 80%
MAX ALLOWED WITHOUT TDRS: 40%

EXISTING WITH TDRS: <80%
EXISTING WITHOUT TDRS: <40%
PROPOSED WITH TDRS: <80%
PROPOSED WITHOUT TDRS: <40%

RURAL AGRICULTURAL ZONE:
MAX ALLOWED: 15%

EXISTING: <15%
PROPOSED: <15%

MIXED USE 2 ZONE:
MAX ALLOWED WITH TDRS: 70%
MAX ALLOWED WITHOUT TDRS: 50%

EXISTING WITH TDRS: <70%
EXISTING WITHOUT TDRS: <50%
PROPOSED WITH TDRS: <70%
PROPOSED WITHOUT TDRS: <50%

13. SETBACKS:

COMMERICIAL/INDUSTRIAL ZONE:
FRONT: 40 FT
SIDE: 15 FT
REAR: 30 FT

RURAL AGRICULTURAL ZONE:
FRONT: 40 FT
SIDE: 30 FT
REAR: 60 FT

MIXED USE 2 ZONE:
FRONT: 30 FT
SIDE: 6 FT
REAR: 20 FT

14. LOT WIDTH:

COMMERICIAL/INDUSTRIAL ZONE:
MIN. ALLOWED: 100' (AT RIGHT-OF-WAY)

EXISTING: 735 FT (LOT 70V0)
PROPOSED: 1,001 FT (LOT 5)

RURAL AGRICULTURAL ZONE:
MIN. ALLOWED: 100' (AT RIGHT-OF-WAY)

EXISTING: 1,317 FT (LOT 51 TRACT 1)
PROPOSED: >100 FT

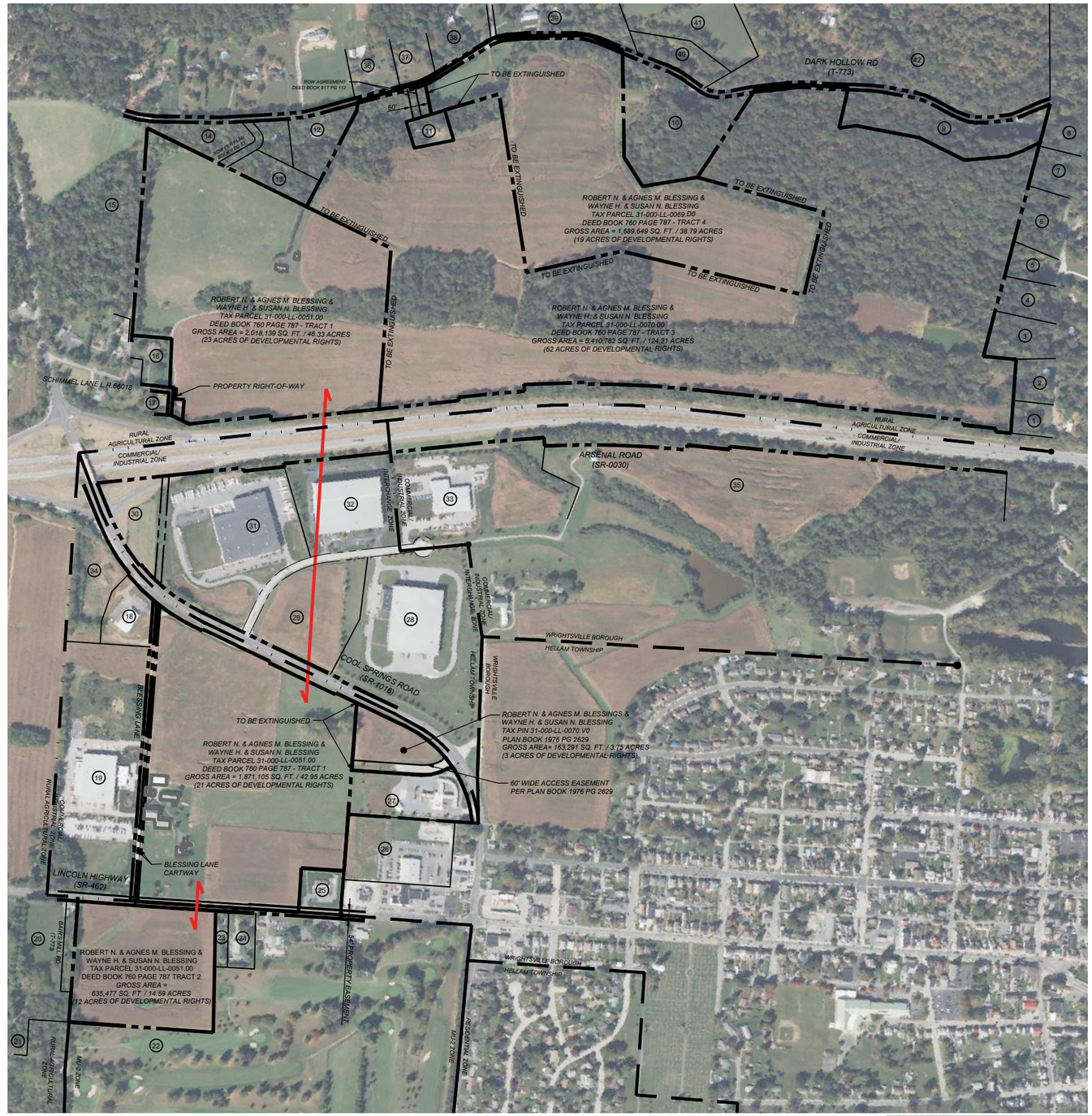
MIXED USE 2 ZONE:
MIN ALLOWED: 50' (AT RIGHT-OF-WAY)

EXISTING: 841 FT (LOT 51 TRACT 2)
PROPOSED: 841 FT (LOT 6)

15. DENSITY:

MIXED USE 2 ZONE:
MAX ALLOWED WITH TDRS 1.50
MAX ALLOWED WITHOUT TDRS 0.90

EXISTING WITH TDRS <1.50
EXISTING WITHOUT TDRS <0.90
PROPOSED WITH TDRS <1.50
PROPOSED WITHOUT TDRS <0.90



0 50' 100'
SCALE: 1" = 750'

ADJOINING PROPERTIES

1	TERRY A. MISEL TAX PIN 31-000-07-0025.00 DEED BOOK 102G PG 61 PLAN BOOK II PG 409
2	GEORGE N. BLAIR JR. TAX PIN 31-000-07-0026.00 DEED BOOK 1956 PG 5514 PLAN BOOK II PG 409
3	MARK C. RHODES & JOSELINE LIMA SANDOVAL TAX PIN 31-000-07-0027.00 DEED BOOK 2587 PG 2412 PLAN BOOK II PG 409
4	ROBIN J. GRAHAM TAX PIN 31-000-07-0028.00 DEED BOOK 107O PG 802 PLAN BOOK II PG 409
5	KEVIN R. MOON & EMILY D. RUSSO TAX PIN 31-000-07-0029.00 DEED BOOK 2432 PG 775 PLAN BOOK II PG 409
6	LAUREN A. & MICHAEL B. FORD JR. TAX PIN 31-000-07-0036.00 DEED BOOK 2713 PG 8860 PLAN BOOK II PG 409
7	JARED MACKLEY & JOHN LAVOIE TAX PIN 31-000-08-0038.A0 DEED BOOK 1707 PG 4416 PLAN BOOK GG PG 1633
8	SANDRA WARFEL TAX PIN 31-000-08-0043.00 DEED BOOK 1372 PG 2893 PLAN BOOK GG PG 1633
9	ALLEN J. & KERRY H. CLEMENTS TAX PIN 31-000-LL-0070.B0 DEED BOOK 1274 PG 3226
10	ALLEN J. & KERRY H. CLEMENTS TAX PIN 31-000-LL-0069.E0 DEED BOOK 2731 PG 967
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13	FRED T. & DONNA L. FINK TAX PIN 31-000-LL-0068.C0 DEED BOOK 558 PG 438 PLAN BOOK II PG 53
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16	CAROL M. & BARRE L. RITZ TAX PIN 31-000-LL-0051.B0 DEED BOOK 96X PG 1054
17	PATRICK B. & JOANN REISINGER TAX PIN 31-000-LL-0052.00 DEED BOOK 2056 PG 2846
18	COOL SPRINGS PROPERTY HOLDINGS LLC TAX PIN 31-000-LL-0050.C0 DEED BOOK 2589 PG 783 PLAN BOOK 2541 PG 6592
19	SWF REALTY LLC TAX PIN 31-000-LL-0050.00 DEED BOOK 1985 PG 6734 PLAN INSTRUMENT #2019001631
20	BRUCE L. QUICHEL TAX PIN 31-000-LL-0018.00 DEED BOOK 1353 PG 1342
21	NANCY C. & EDWARD L. MOTTER TAX PIN 31-000-LL-0019.00 DEED BOOK 2471 PG 2319
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39	SUSQUEHANNA RESOURCES TAX PIN 31-000-LL-0069.F0 DEED BOOK 2007 PG 8042
40	ALLEN J & KERRY H CLEMENTS TAX PIN 31-000-LL-0069.E0 DEED BOOK 2731 PG 0967
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drawing set
SITE PLAN

date 02/27/2022
project no. **2022.0170.00**
project mgr. **JJS**
drawn by **DJB**

revisions

#	date	description

BLESSINGS FARM

100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347
HELLAM TOWNSHIP, YORK COUNTY

drawing title
EXISTING CONDITIONS

sheet no.
1 OF 2

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SITE DATA

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   PROPOSED: >100 FT

   MIXED USE 2 ZONE:
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   EXISTING: 841 FT (LOT 51 TRACT 2)
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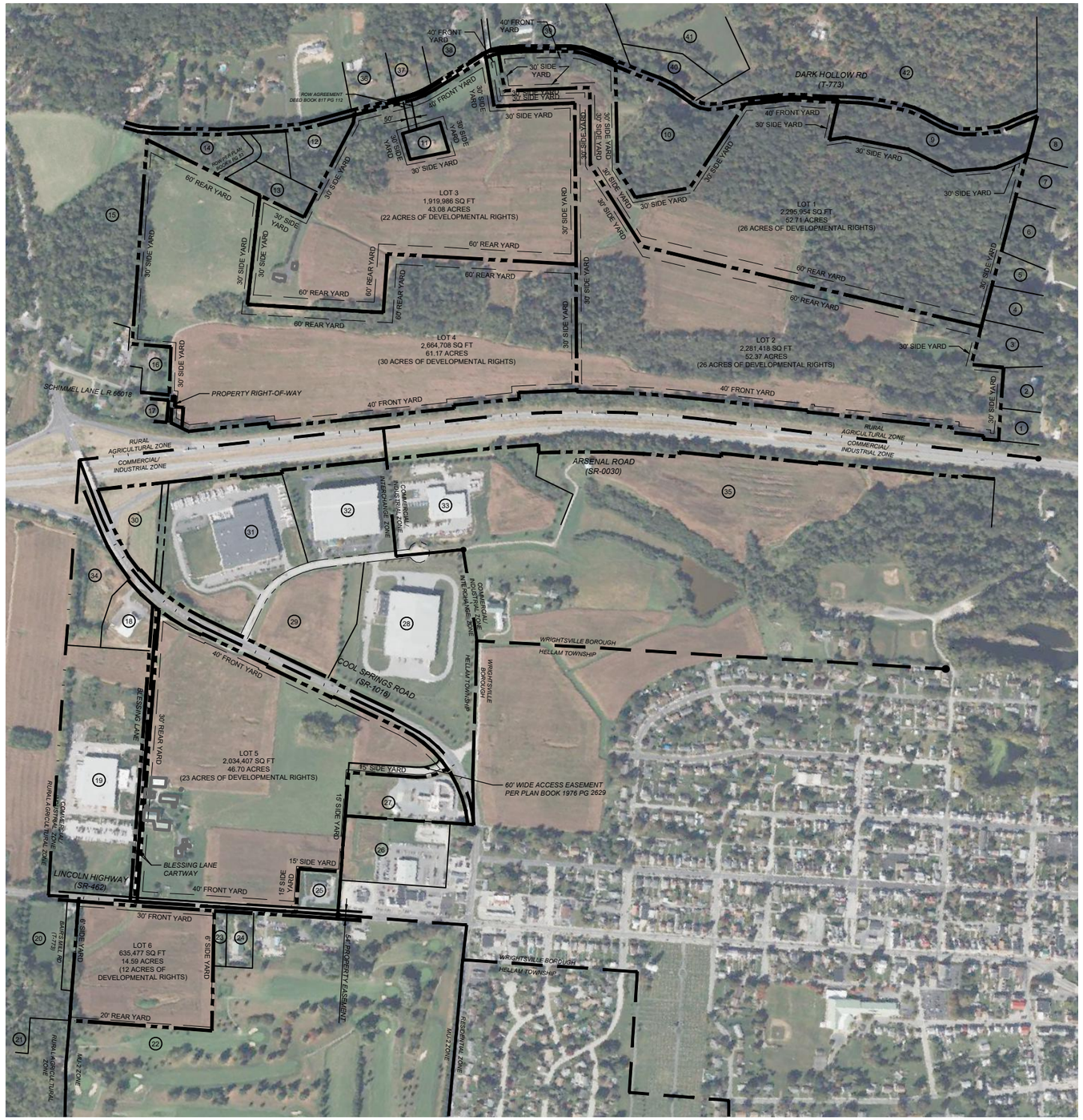
15. DENSITY:
   MIXED USE 2 ZONE:
   MAX ALLOWED WITH TDRS 1.50
   MAX ALLOWED WITHOUT TDRS 0.90

   EXISTING WITH TDRS <1.50
   EXISTING WITHOUT TDRS <0.90
   PROPOSED WITH TDRS <1.50
   PROPOSED WITHOUT TDRS <0.90



0 50' 100'
SCALE: 1" = 750'

ADJOINING PROPERTIES

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drawing set
SITE PLAN

date	02/27/2023
project no.	2022.0170.00
project mgr.	JJS
drawn by	DJB

revisions

#	date	description

BLESSINGS FARM

100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347
HELLAM TOWNSHIP, YORK COUNTY

drawing title
SITE PLAN

sheet no.
2 OF 2

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