

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – January 31, 2024 – 6:00 PM

CALL TO ORDER

REORGANIZATION

APPROVAL OF MINUTES FROM NOVEMBER 15, 2023

VOLUNTEER RECOGNITION

- Holly Gumke
- Mike Fahs

NEW PLAN REVIEWS

- **Rutter's Dairy – Milk Tank Storage Expansion, 2100 N. George Street – Request for Waiver of Land Development.**
- **RVW #2023-09 Dunkin 3245 Susquehanna Trail – Preliminary/Final Land Development Plan** – The applicant proposes to construct a Dunkin Donuts with three additional retail spaces at 3245 Susquehanna Trail located in the Industrial (I) District. Tax Parcel #36-000-LH-0036.D0-00000.
- **RVW #2023-11 Manchester Commerce Center – Preliminary/Final Subdivision Plan** – The applicant proposes lot line adjustments between Lots 3, 4 and 5, 1 Regional Way, 275 Regional Way and 3840 Bear Road.

2023 ANNUAL REPORT

ADJOURNMENT

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES November 15, 2023

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, November 15, 2023, at the municipal building located at 3200 Farmtrail Road, York, PA 17406. Chairperson Nicholas Hauck called the meeting to order at 6:00 PM.

ATTENDANCE *(A) = Absent

Nicholas Hauck, Chairperson
Kenneth Stoutzenberger,
Vice-Chairperson (A)
Richard Halpin, Member
Michael Fahs, Member
Daniel Spies, Member
Larry Young, Solicitor (A)

B.J. Treglia, Township Engineer
Rachel Vega, Zoning/Planning Officer
Marita McVey, Zoning/Planning
Mark Henise, ELA Group (A)
Beth Brennan, BOS Liaison
Ryan Martin, C.S. Davidson, Inc. (A)

APPROVAL OF MINUTES

Mr. Halpin made a motion, seconded by Mr. Fahs, to approve the minutes of the August 30, 2023, meeting as written. The motion carried 4-0.

CONTINUED PLAN REVIEW

A motion was made by Mr. Hauck, seconded by Mr. Fahs, to table the following plans due to no representation or resubmissions. The motion carried 5-0.

- RVW #2022-01 Alert Fire Company No. 1 – Land Development Plan
- RVW #2022-13 Alert Fire Company No. 1 – Subdivision Plan

NEW PLAN REVIEWS

RVW #2023-10 – HOLY SAVIOUR CEMETERY – FINAL LAND DEVELOPMENT PLAN

This application is to construct a maintenance facility for the cemetery located in the Industrial District. Tax Parcel #36-000-LH-0050-00.00000. Mr. John Luciani, First Capital Engineering, Inc., and Mr. Joe Brlansky, Director at Holy Saviour Cemetery, were present to discuss the plan, which is to demolish the existing, prefabricated building and construct a new building. They are requesting two waivers: first is for the preliminary plans, second is for the sidewalks. Mr. Treglia read the comments from the comment letter.

Mr. Fahs made a motion, seconded by Mr. Hauck, to recommend approval to the Board of Supervisors with the following outstanding conditions 4, 26, 27, 28, 30, 31, 33, and a

new comment addressing an additional right-of-way, and to also grant approval of the two waivers. The motion carried 4-0.

NEW BUSINESS

Ms. Vega provided the members with the 2024 Planning Commission schedule.

ADJOURNMENT

With no additional business on the agenda, Mr. Hauck adjourned the meeting at 6:22 PM.

Respectfully submitted,

Rachel Vega
Zoning/Planning Officer



January 17, 2024

Ms. Rachel Vega
Zoning & Planning Officer
MANCHESTER TOWNSHIP
3200 Farm Trail Road
York, PA 17406

RE: Rutter's Dairy – Milk Tank Storage Expansion
2100 North Geroge Street
Manchester Township, York County

Dear Rachel:

As previously discussed via email, Rutter's Dairy is planning a small building expansion at the dairy complex in order to accommodate the installation of two additional milk storage tanks. (An existing tank will be relocated to allow for the proposed expansion). The proposed building expansion is approximately 650 SF and will result in an increase of approximately 2,000 SF of new impervious area when including the required tank pad. Due to the limited nature of this project, Rutter's is formally requesting a waiver of Land Development (Chapter 22) from the Board of Supervisors.

Justifications for the waiver of Land Development include the following:

- There are no public improvements that are required due to the proposed building expansion.
- The proposed expansion does not impact any adjacent property owners.
- Building expansion increase less than 2% of existing building (650 SF expansion of existing 39,500 SF facility).
- Impervious area increase of approximately 0.2% of overall lot area (2,000 sf on 32.72 acre parcel). Please note that a separate stormwater management plan will be submitted to address the increase in impervious area.

Attached please find the following items for your review:

1. One (1) copy (black & white 24"x36") of the Site Exhibit Plan dated 12/18/2023
2. Ten (10) copies (full color 11"x17") of the Site Exhibit Plan dated 12/18/2023

If you have any questions or need any additional information to process this LD Waiver request, please contact me at your earliest convenience by email at eric.thomas@rutters.com or by telephone at (717) 815-2823.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric B. Thomas", is written over a white background.

Eric B. Thomas, PE
Site Development Project Engineer

Attachments

FINAL LAND DEVELOPMENT PLAN

FOR

DUNKIN - 3245 SUSQUEHANNA TRAIL

1/18/2024

3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY

PLAN PREPARER STATEMENT:

I, _____, A REGISTERED SURVEYOR, REGISTERED LANDSCAPE ARCHITECT, OR LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION(S), PLANS, AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

231 N GEORGE ST
YORK, PA 17401
ADDRESS

PRINTED NAME

PLAN PREPARER'S SIGNATURE AND SEAL

DATE

OWNER / DEVELOPER

THE LAND DEVELOPMENT PLAN IS HEREBY ACKNOWLEDGED AND APPROVED BY OWNER. ALL IMPROVEMENTS SHOWN WITHIN THE STREET RIGHT-OF-WAY ARE OFFERED FOR DEDICATION TO MANCHESTER TOWNSHIP.

GN REALTY SUSQUEHANNA, LLC
512 TIMBER SPRINGS COURT
RIESTERTOWN MD, 21136

DATE: 9/26/23

BY: Harshit Patel

TITLE: Owner

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE 26th DAY OF September, 2023, BEFORE ME, THE UNDERSIGNED

OFFICER, PERSONALLY APPEARED Harshit Patel BEING ONE OF THE FIRM OF GN Realty Susquehanna, LLC WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES

AND SAYS THAT THE PARTNERSHIP IS THE Owner/Developer OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Commonwealth of Pennsylvania - Notary Seal
Frances A. Hinkle, Notary Public
York County
My commission expires March 24, 2027
Commission number 1032404
Member, Pennsylvania Association of Notaries

SEAL

Frances A. Hinkle

TITLE OF OFFICER

DATE: 9/26/23

BY: Harshit Patel

TITLE: Owner

COMMONWEALTH OF PENNSYLVANIA

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IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Commonwealth of Pennsylvania - Notary Seal
Frances A. Hinkle, Notary Public
York County
My commission expires March 24, 2027
Commission number 1072164
Member, Pennsylvania Association of Notaries

SEAL

Frances A. Hinkle

TITLE OF OFFICER

SURVEYOR'S CERTIFICATION:

I, JON MYERS, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON MAY 2023, CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

FOR WAREHAUS.

JON MYERS (SURVEYOR) LICENSE # DATE
30 W. MAIN ST
NEW FREEDOM, PA 17349

WAIVERS FOR THE FOLLOWING ITEM(S) HAVE BEEN REQUESTED:

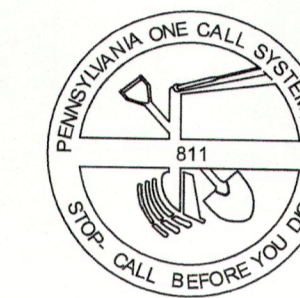
- SALDO SECTION 22-303: SUBMISSION OF THE PRELIMINARY PLAN REQUIREMENT; TO PROCESS A SEPARATE PRELIMINARY PLAN RELIEF: TO PROCESS A COMBINED PRELIMINARY AND FINAL PLAN
- SALDO SECTION 22-709 - SIDEWALK REQUIREMENT - ADD SIDEWALK ALONG FRONTAGE OF PROJECT. RELIEF - TO CONNECT SIDEWALK FROM THE EDGE OF PROPOSED IMPROVEMENTS TO A POINT IN THE SITE THAT WILL ALLOW FOR FULL SITE NAVIGATION

OWNER / DEVELOPER

GN REALTY SUSQUEHANNA, LLC
512 TIMBER SPRINGS COURT
RIESTERTOWN, MD, 21136
CONTACT: RICKY PATEL
PHONE: 443-557-8671

PUBLIC UTILITY RELOCATION NOTE:

EXISTING PUBLIC UTILITIES CONFLICTING WITH PROPOSED IMPROVEMENTS TO BE RELOCATED IN ACCORDANCE WITH UTILITY COMPANY'S REQUIREMENTS.



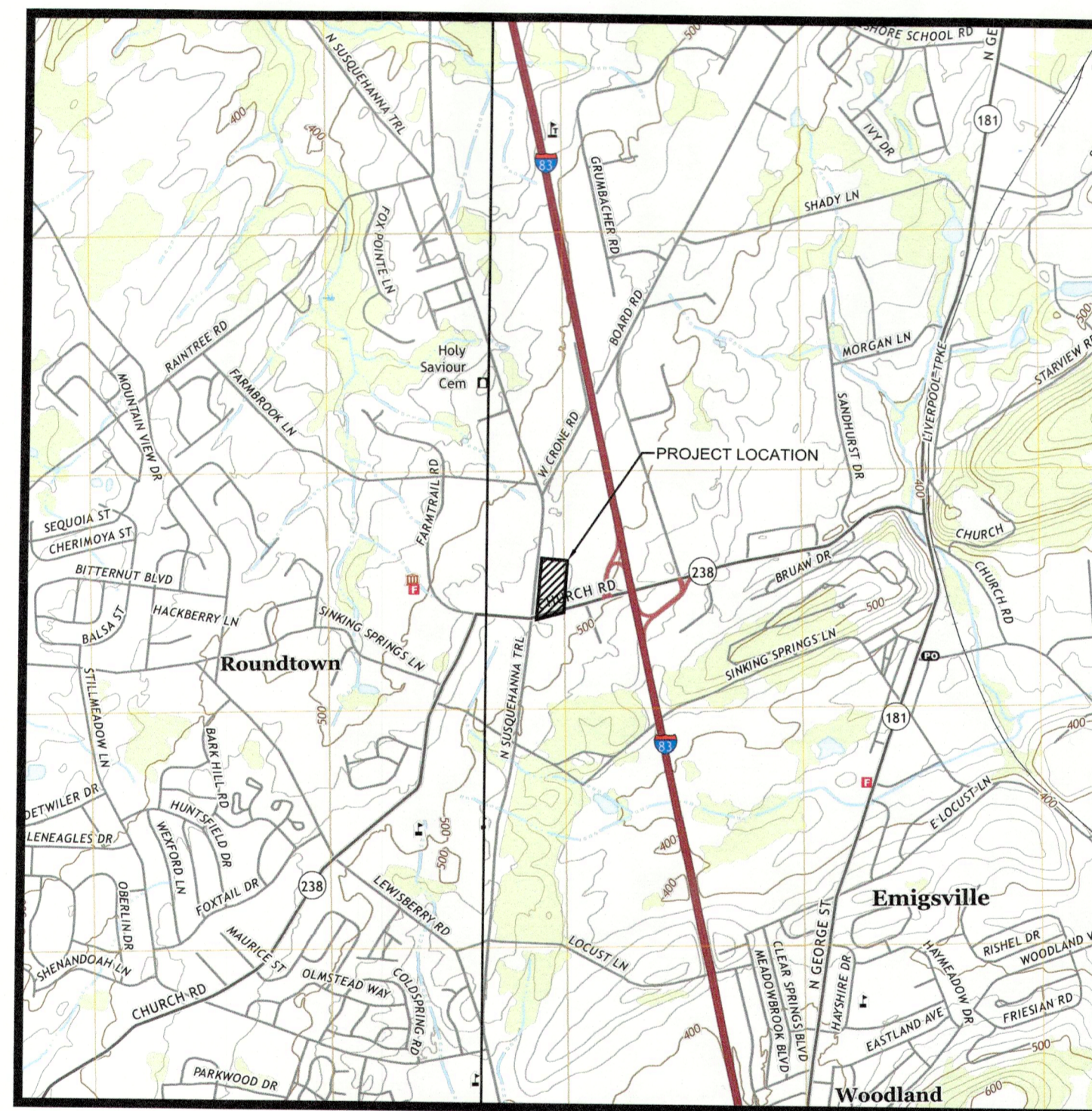
DESIGN SERIAL NUMBER: 20231383031-000

WAREHAUS HAS MET THE OBLIGATIONS OF SECTION 4 OF PA ACT 121 OF THE PENNSYLVANIA GENERAL ASSEMBLY IN PREPARING THIS PLAN. THE UTILITY INFORMATION SHOWN HEREON SHALL BE CONSIDERED PRELIMINARY.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY WAREHAUS. CONTRACTOR SHOULD CONTACT THE PA ONE CALL SYSTEM (811) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA ACT 121 (2008) FORMERLY KNOWN AS ACT 181 (2006) ACT 199 (2004) ACT 187 (1996) AND ACT 38 (1991).

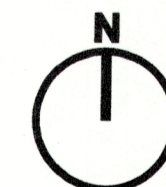
PRELIMINARY ACT 121 UTILITY LISTING

TELECOMMUNICATION:	ELECTRIC:
FRONTIER COMMUNICATIONS OF PA INC 300 E LAND ST WILKES BARRE, PA 18702 MICHAEL NAVICH EMAIL: MICHAEL.NAVICH@FTR.COM	METROPOLITAN EDISON CO FIRST ENERGY 21 S MAIN ST. AKRON, OH 44308 TICKET SCREENING PERSONNEL EMAIL: TICKET_SCREENING@FIRSTENERGYCORP.COM
TELECOMMUNICATION: COMCAST CO USIC LOCATING SERVICES INC 13085 HAMILTON CROSSING BLVD STE 200 CARMEL, IN 46032 USIC OFFICE PERSONNEL PH: 215-961-3800	NATURAL GAS: COLUMBIA GAS OF PA INC 1600 DUBLIN RD COLUMBUS, OH 43215 LISA COLLINS EMAIL: LIDUGAN@NCSOURCE.COM
TELECOMMUNICATION: VERIZON NORTH 37 W 5TH ST WYOMING, PA 18644 RONALD SILNSKIE EMAIL: RONALD.SILNSKIE@VERIZON.COM	SEWER: MANCHESTER TOWNSHIP 3200 FARMTRAIL RD YORK, PA 17406 PUBLIC WORKS DEPARTMENT EMAIL: ONECALL@MANTWP.COM
WATER: YORK WATER COMPANY 130 E MARKET ST YORK, PA 17401 JASON HEITMANN EMAIL: JASON@YORKWATER.COM	



LOCATION MAP

SOURCE: USGS
DATE: MAY 2023
SCALE: 1" = 2000'



LOT INFORMATION:

LOT	ADDRESS	N/F PROPERTY OWNER	UNIVERSAL PARCEL IDENTIFIER
1	3245 SUSQUEHANNA TRAIL	GN REALTY SUSQUEHANNA, LLC	36-000-LH-0036.D0-0000

PROFESSIONAL ENGINEER'S CERTIFICATION

I, CRAIG A. WILSON, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN WAS PREPARED USING ACCEPTED ENGINEERING METHODS AND TO THE BEST OF MY KNOWLEDGE, REPRESENTS THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS SURVEYED AND PLOTTED UNDER MY DIRECTION FOR THE OWNERS OR AGENTS.

FOR WAREHAUS

CRAIG A WILSON, P.E.

REGISTRATION NO: PE-061573

YORK COUNTY PLANNING COMMISSION

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20 ____

RECEIVING WATERSHED

WATERSHED: CODORUS CREEK
MAJOR RIVER BASIN: SUSQUEHANNA RIVER

STREAM INFORMATION:

NAME: TRIB 08050 OF CODORUS CREEK
REACH CODE: 02050306005138
COMID: 57466935
DESIGNATED USE: WWF (WARM WATER FISHES)
ASSESSED USE: RECREATIONAL
ATTAIN USE: IMPAIRED
IMPAIRMENT SOURCE: SOURCE UNKNOWN - PATHOGENS

STORMWATER MANAGEMENT CERTIFICATION

I, CRAIG A WILSON, HAVE REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MANCHESTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

FOR WAREHAUS

CRAIG A WILSON, P.E.

REGISTRATION NO: PE-061573

Sheet List Table

Sheet Number	Sheet Title
LD-1*	COVER SHEET
LD-2*	NOTES & DETAILS
LD-3*	NOTES & DETAILS
LD-4*	NOTES AND DETAILS
LD-5*	ADJOINING PROPERTIES
LD-6*	EXISTING CONDITIONS AND DEMOLITION PLAN
LD-7*	PROPOSED CONDITIONS
LD-8*	UTILITY AND GRADING PLAN
LD-9*	STORM PROFILES 1
LD-10*	STORM PROFILES 2
LD-11	DELIVERY TRUCK MOVEMENT
LD-12	GARBAGE TRUCK MOVEMENT
LD-13*	LANDSCAPING PLAN

NOTE: SHEETS TO BE RECORDED ARE DENOTED WITH AN ASTERISK

WAREHAUS
architects/engineers/designers
WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

seal / stamp

MANCHESTER TOWNSHIP ENGINEER

REVIEWED BY MANCHESTER TOWNSHIP ENGINEER

DATE: _____

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY MANCHESTER TOWNSHIP BOARD OF SUPERVISORS:

DATE: _____

YORK COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR

YORK COUNTY, PENNSYLVANIA, IN THE PLAN BOOK _____, PAGE _____

THIS _____ DAY OF _____, A.D. 20 ____

MANCHESTER TOWNSHIP PLANNING COMMISSION

REVIEWED BY MANCHESTER TOWNSHIP PLANNING COMMISSION:

DATE: _____

LIMESTONE CERTIFICATION

I, CRAIG A WILSON, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THE SITE IS NOT UNDERLAIN BY LIMESTONE.

CRAIG A WILSON, P.E.

DATE

CARBONATE GEOLOGY CERTIFICATION

I, CRAIG A WILSON, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THE STORMWATER MANAGEMENT FACILITY (CIRCLE ONE) IS / IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

CRAIG A WILSON, P.E.

DATE

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drawing set

FINAL LAND DEVELOPMENT PLAN

date 08/25/2023

project no. 2021.0199.00

project mgr. JJS

drawn by BAS

revisions

#	date	description
1	8/25/2023	TOWNSHIP COMMENTS
2	1/8/2024	TOWNSHIP/TRAFFIC

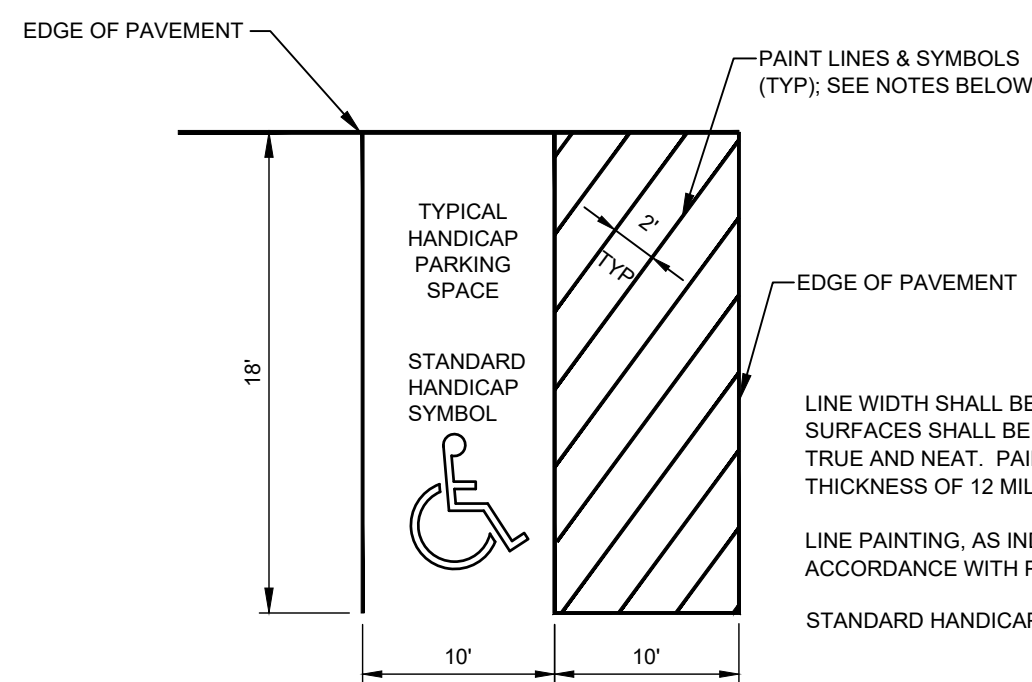
DUNKIN - 3245 SUSQUEHANNA TRAIL

3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY

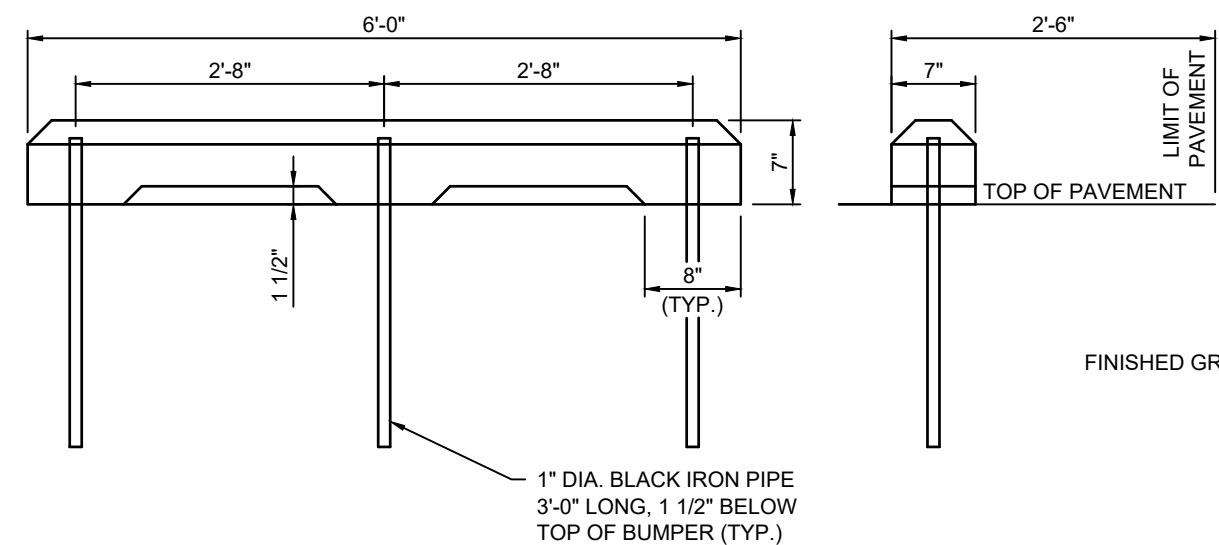
COVER SHEET

sheet no.

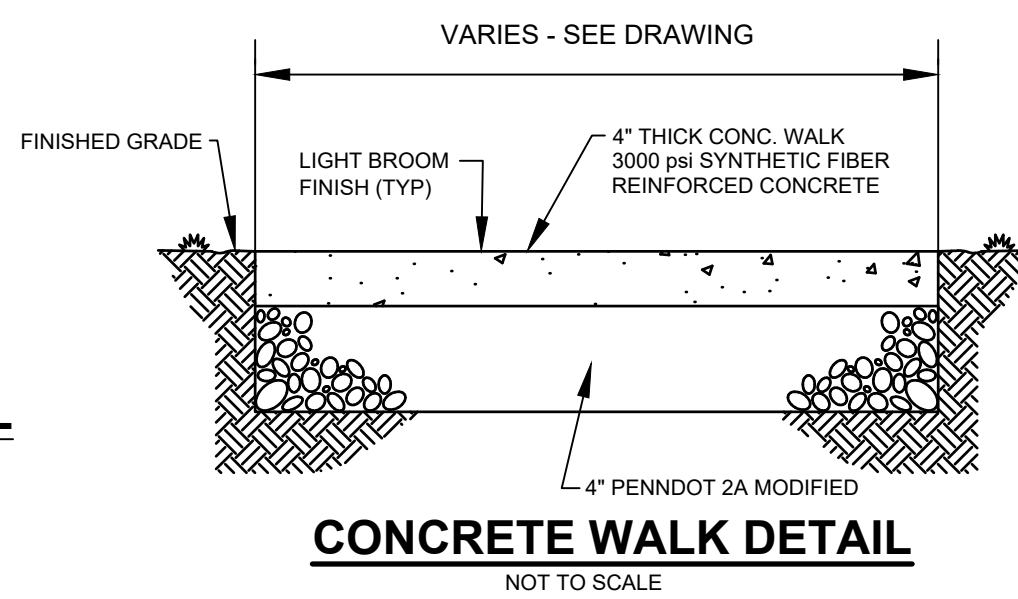
LD-1



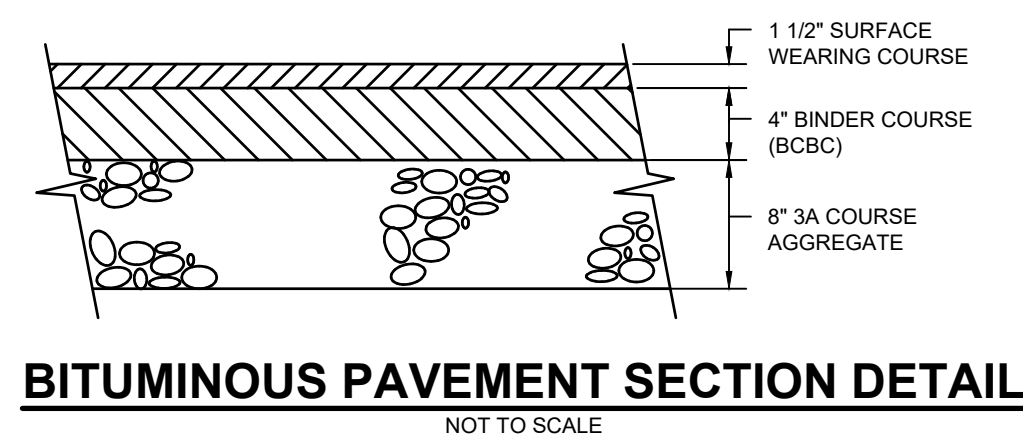
TYPICAL PARKING SPACE STRIPING DETAIL FOR PERPENDICULAR PARKING
NOT TO SCALE



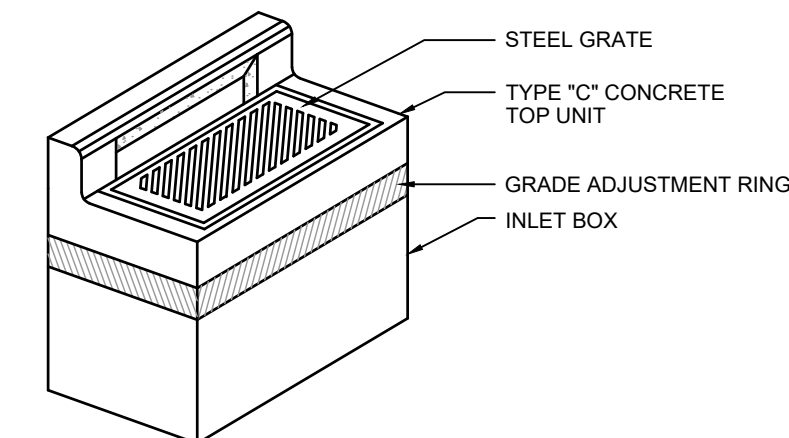
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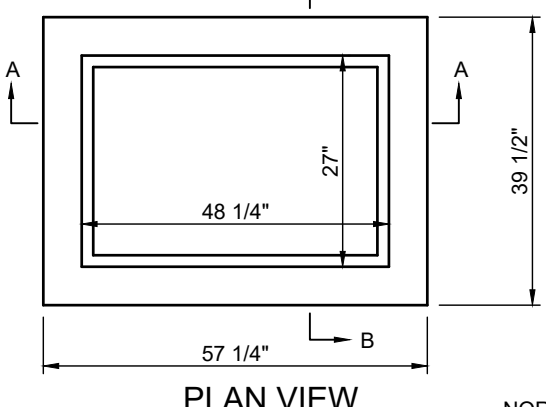
CONCRETE WALK DETAIL
NOT TO SCALE



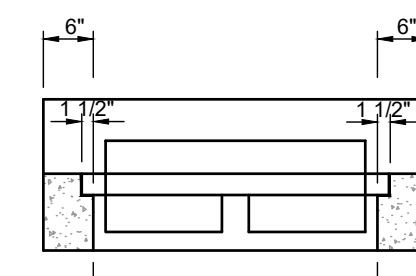
BITUMINOUS PAVEMENT SECTION DETAIL
NOT TO SCALE



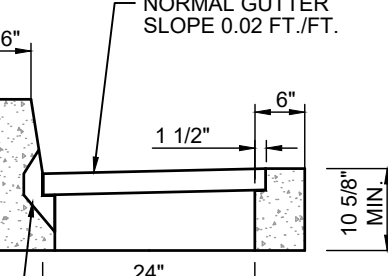
TYPE "C" INLET



PLAN VIEW

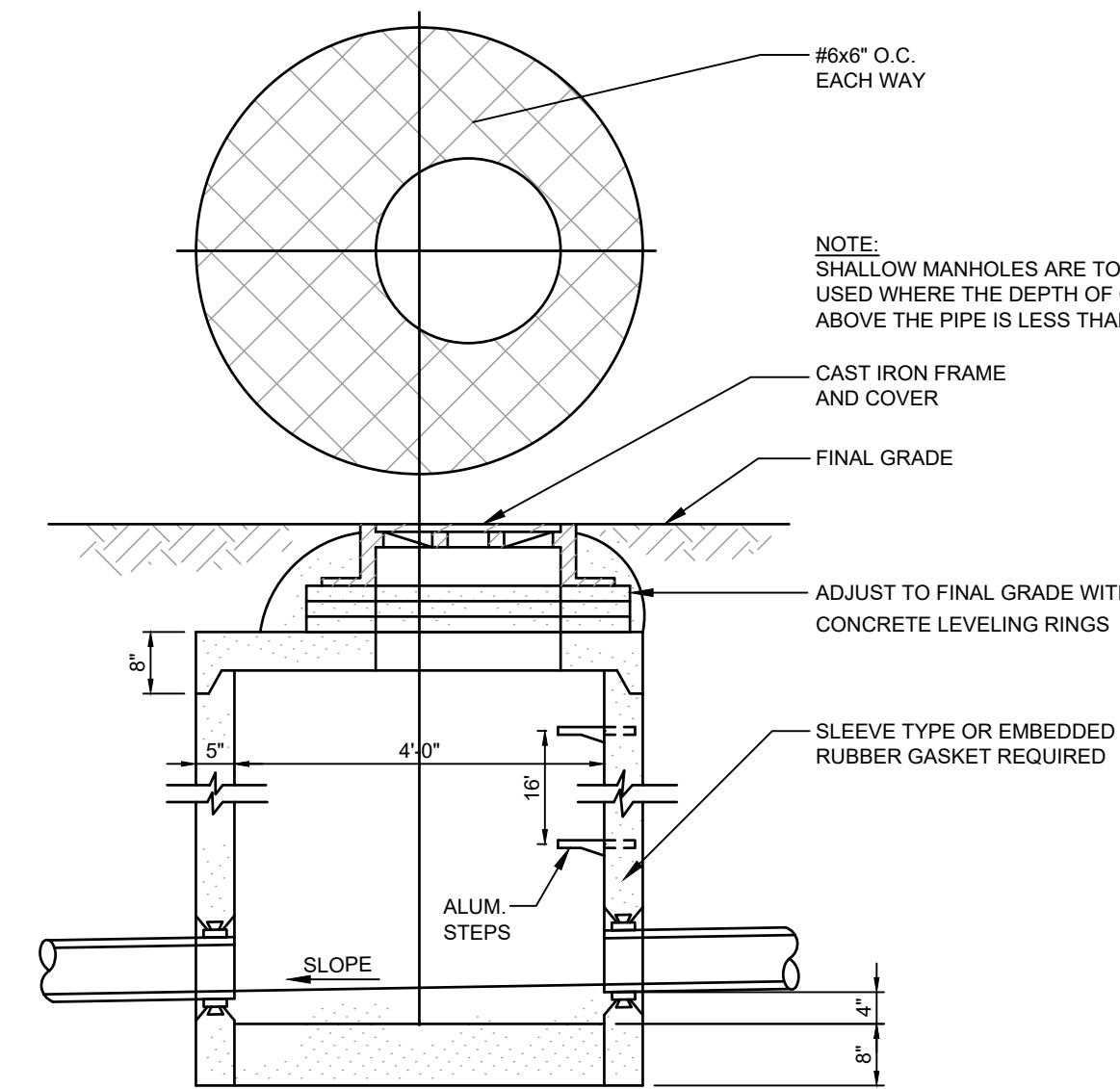


SECTION A-A

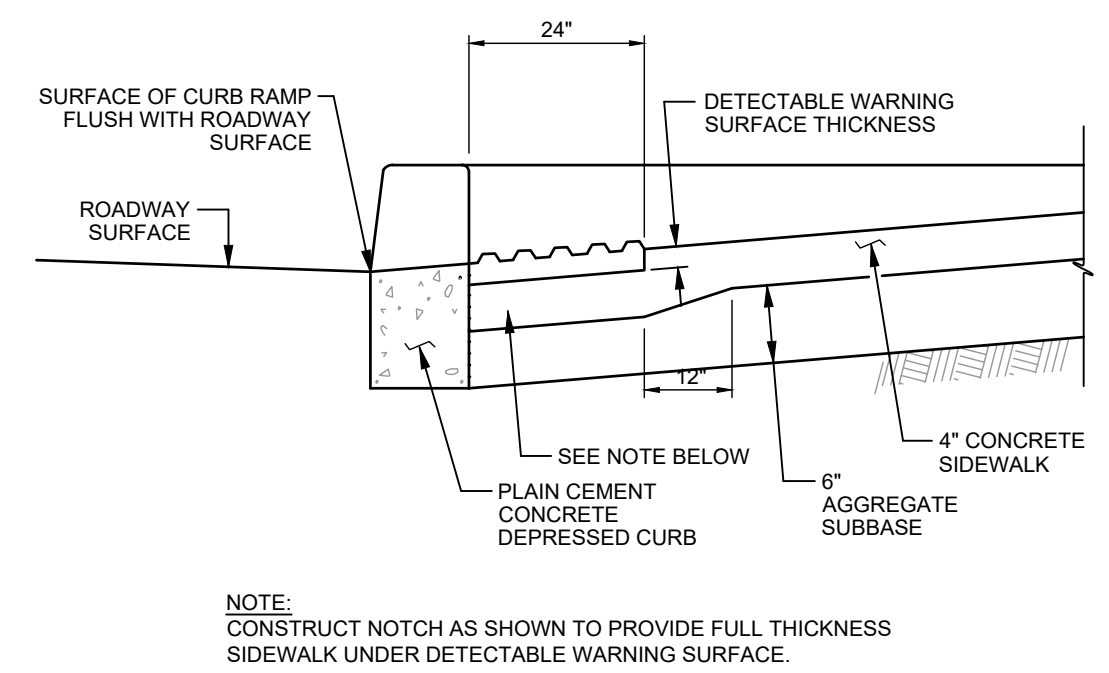


SECTION B-B

TYPE "C" INLET
AS PER RC-34 PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION

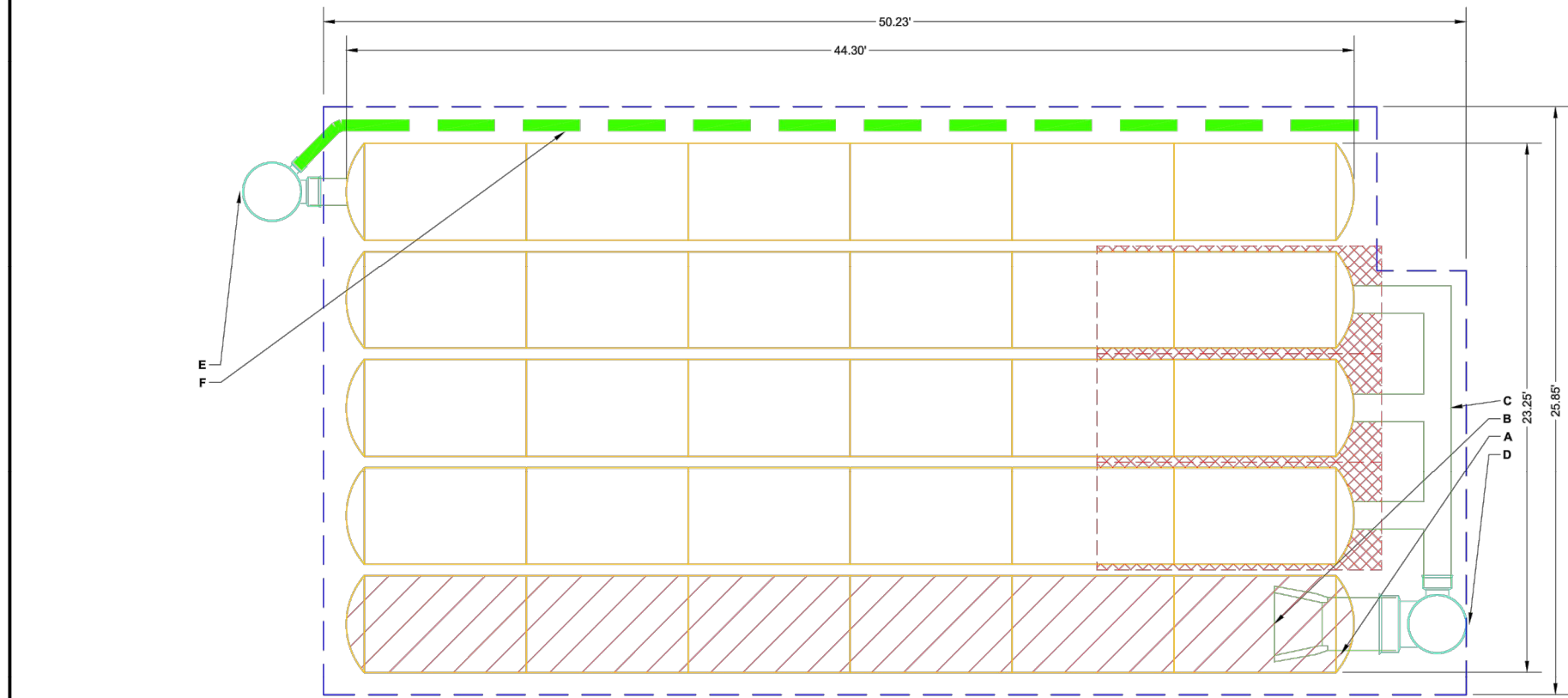


TYPICAL SHALLOW MANHOLE
NOT TO SCALE

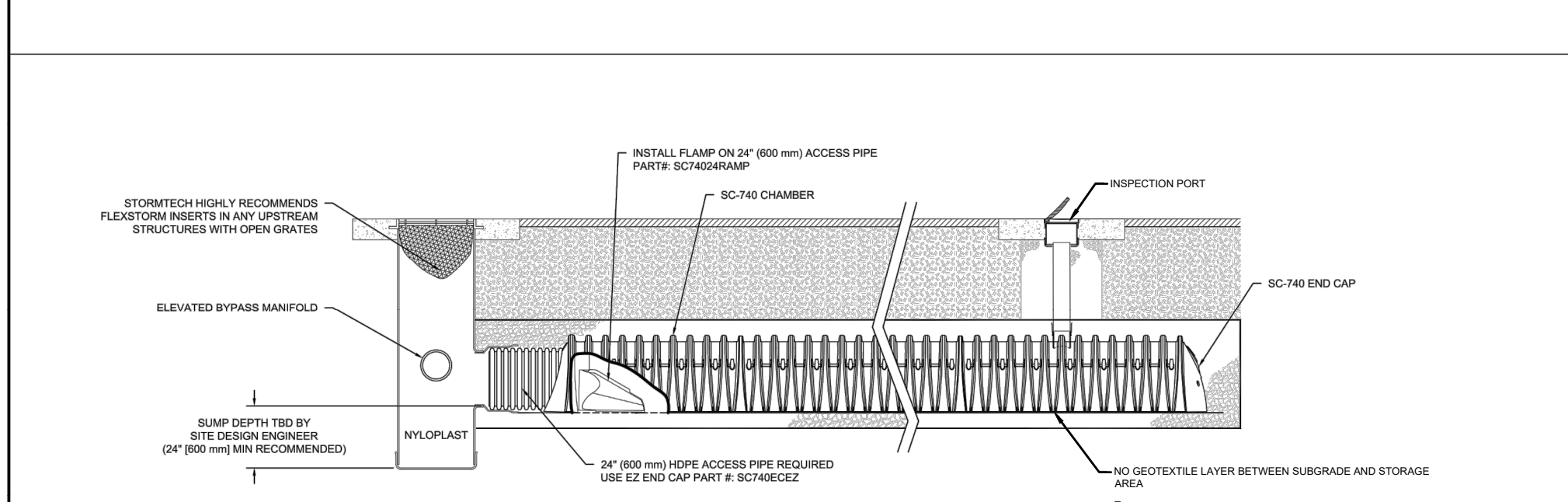


DETECTABLE WARNING SURFACE EMBEDDING DETAIL
NOT TO SCALE

PROPOSED LAYOUT	PROPOSED ELEVATIONS	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
30 STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	53.00				
31 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	52.00				
32 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	51.00				
33 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	50.00				
34 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	49.00				
35 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	48.00				
36 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	47.00				
37 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	46.00				
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41 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	42.00				
42 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	41.00				
43 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	40.00				
44 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	39.00				
45 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	38.00				
46 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	37.00				
47 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	36.00				
48 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	35.00				
49 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	34.00				
50 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	33.00				
51 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	32.00				
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53 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	30.00				
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55 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	28.00				
56 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	27.00				
57 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	26.00				
58 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	25.00				
59 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	24.00				
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77 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	6.00				
78 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	5.00				
79 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	4.00				
80 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	3.00				
81 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	2.00				
82 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	1.00				
83 STORMTECH SC-740 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/CHAMBER)	0.00				



ISOLATOR ROW PLUS (SEE DETAIL)
PLACE MINIMUM 1/2\"/>



SC-740 ISOLATOR ROW PLUS DETAIL
NOT TO SCALE

INSPECTION & MAINTENANCE
(SEE NOTE 4)

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
- REMOVE OPEN LID ON NYLOPLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXTON FILTER IF INSTALLED
- USING A FLASHLIGHT AND STAGNA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT OR ABOVE 7\"/>

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETIC PROCESS

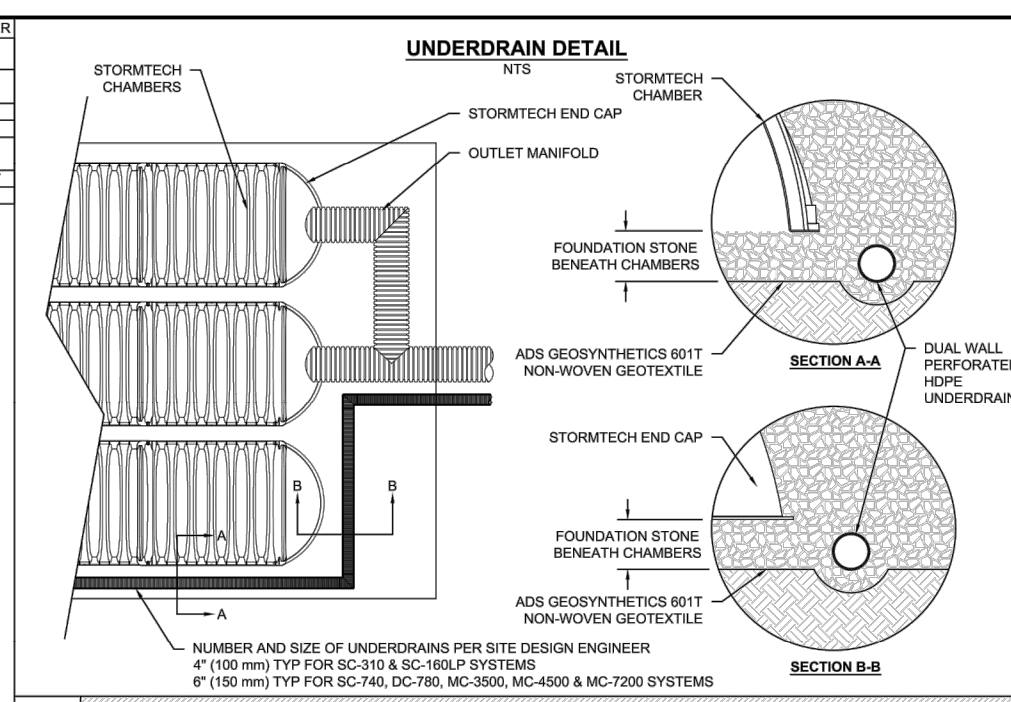
- A FRIED CULVERT CLEANING NOZZLE WITH HEAR FACING SPREAD OF 45\"/>
- APPLY MULTIPLE PASSES OF JETIC UNTIL BACKFLOW WATER IS CLEAN
- VACUUM STRUCTURE SLUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

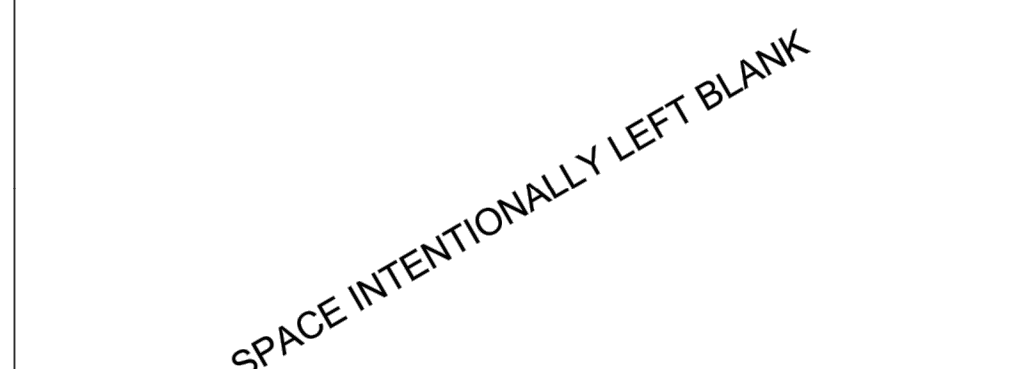
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



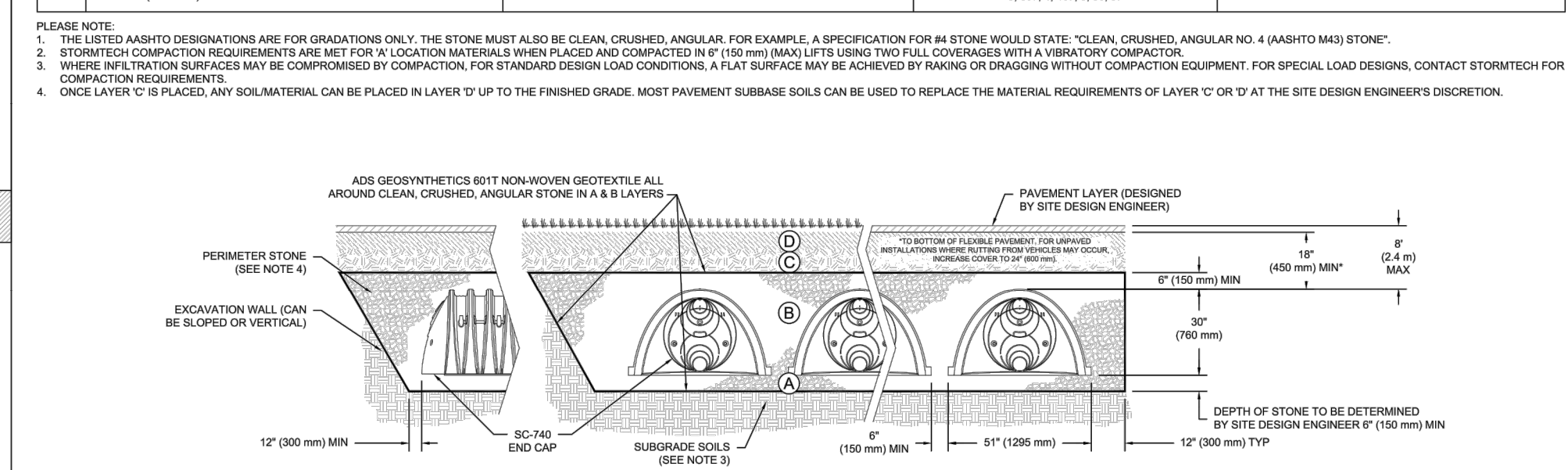
UNDERDRAIN DETAIL



SC-740 TECHNICAL SPECIFICATION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PRIMO INSTALLATIONS MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (A LAYER) TO 1\"/>			



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBER'.
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2729 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC STORMWATER COLLECTION CHAMBERS'. THE SITE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY (ALLOWABLE BEARING CAPACITY) OF THE SURFACE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION.
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING BRACING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2\"/>

3245 SUSQ TRAIL DUNKIN YORK, PA, USA

StormTech Chamber System
888-802-2864 | WWW.STORMTECH.COM

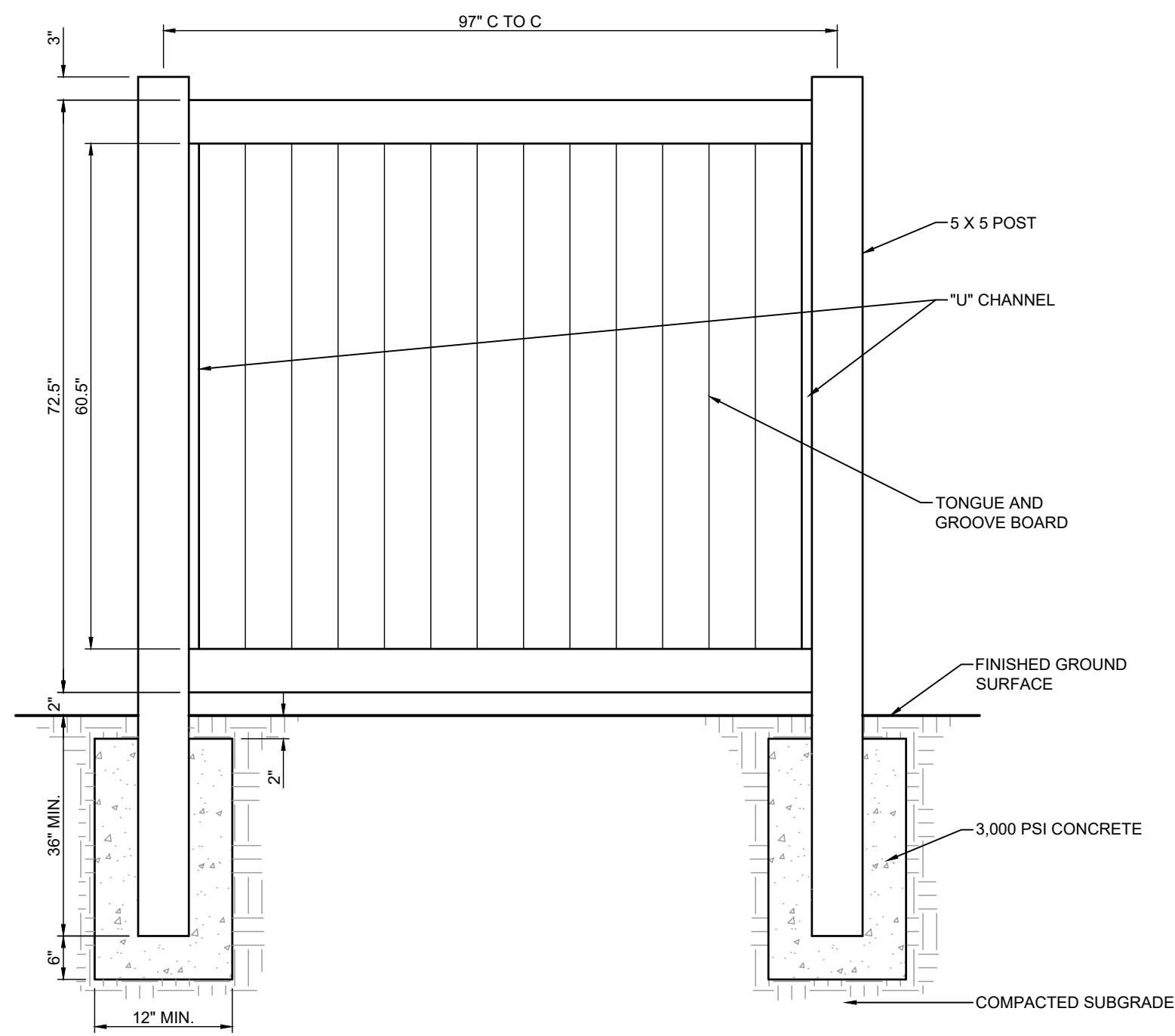
4840 TRUENMAN BLVD HILLIARD, OH 43026
1-800-733-7473

ADS

DATE: NOT TO SCALE
PROJECT #: NOT TO SCALE
REV: NOT TO SCALE

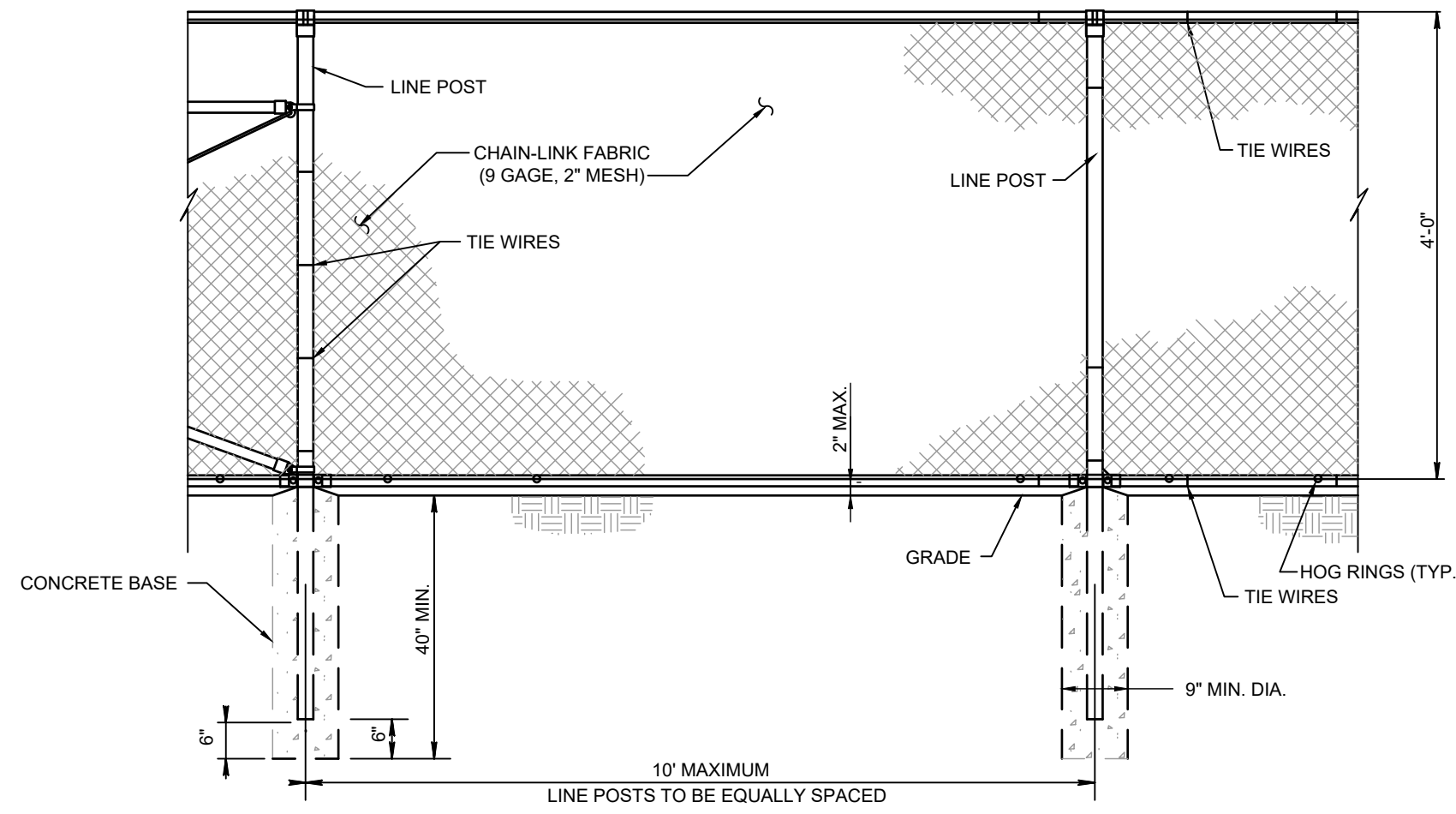
DRAWN: BS
CHECKED: N/A
REV: NOT TO SCALE

SHEET 1 OF 1



WHITE, TONGUE AND GROOVE VINYL FENCE, FENCE HEIGHT: 72" HIGH. CONTRACTOR SHALL REFERENCE THE PLAN FOR LOCATION.

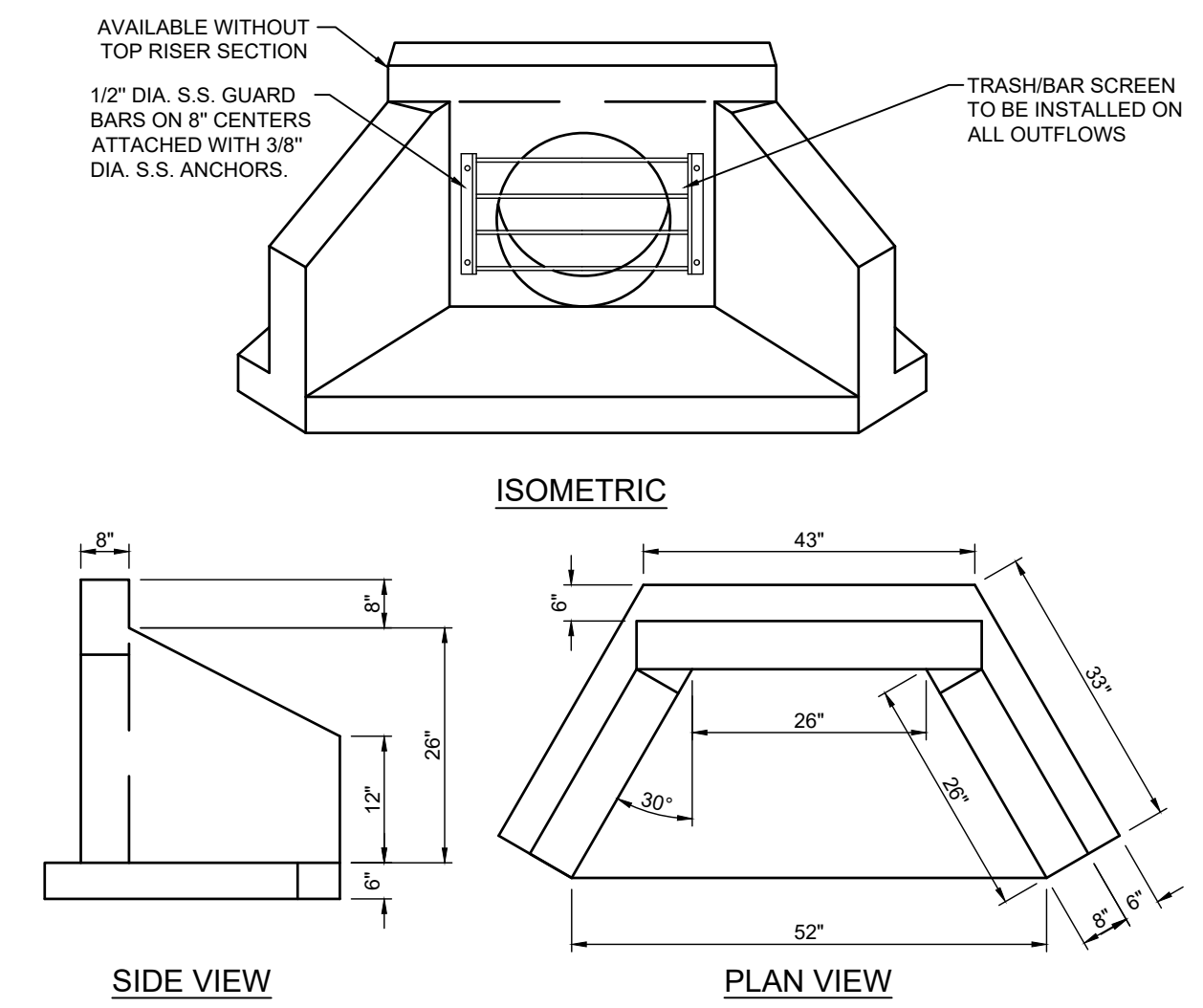
PRIVACY FENCE - VINYL SOLID FENCE
NOT TO SCALE



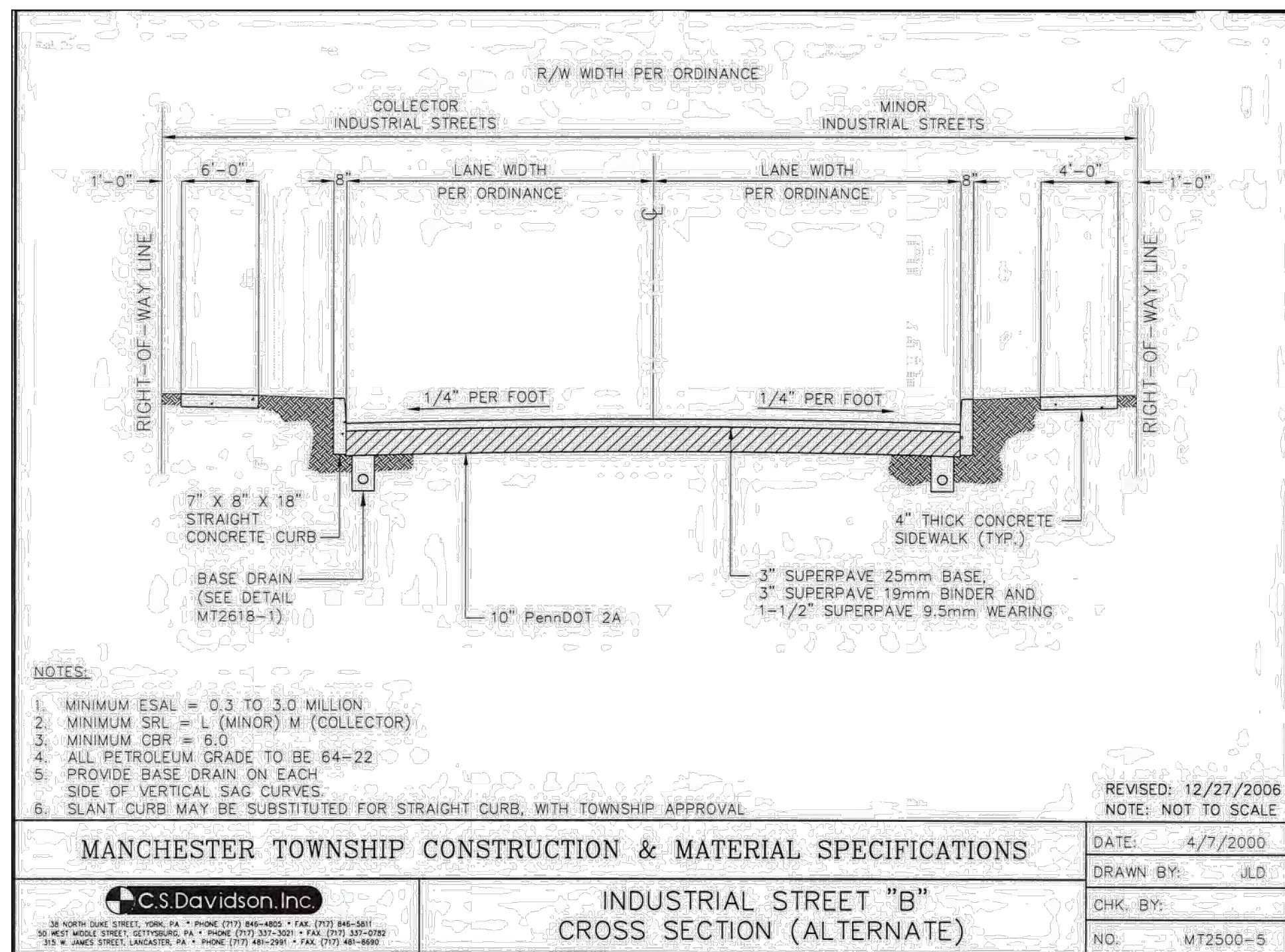
FENCE NOTES:

1. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED ON THE OPPOSITE SIDE OF THE SECURE AREA.

4FT HT. CHAIN LINK FENCE DETAIL
NOT TO SCALE



TYPE D-W ENDWALL
MAXIMUM PIPE SIZE - 21"
NOT TO SCALE



NOTES:

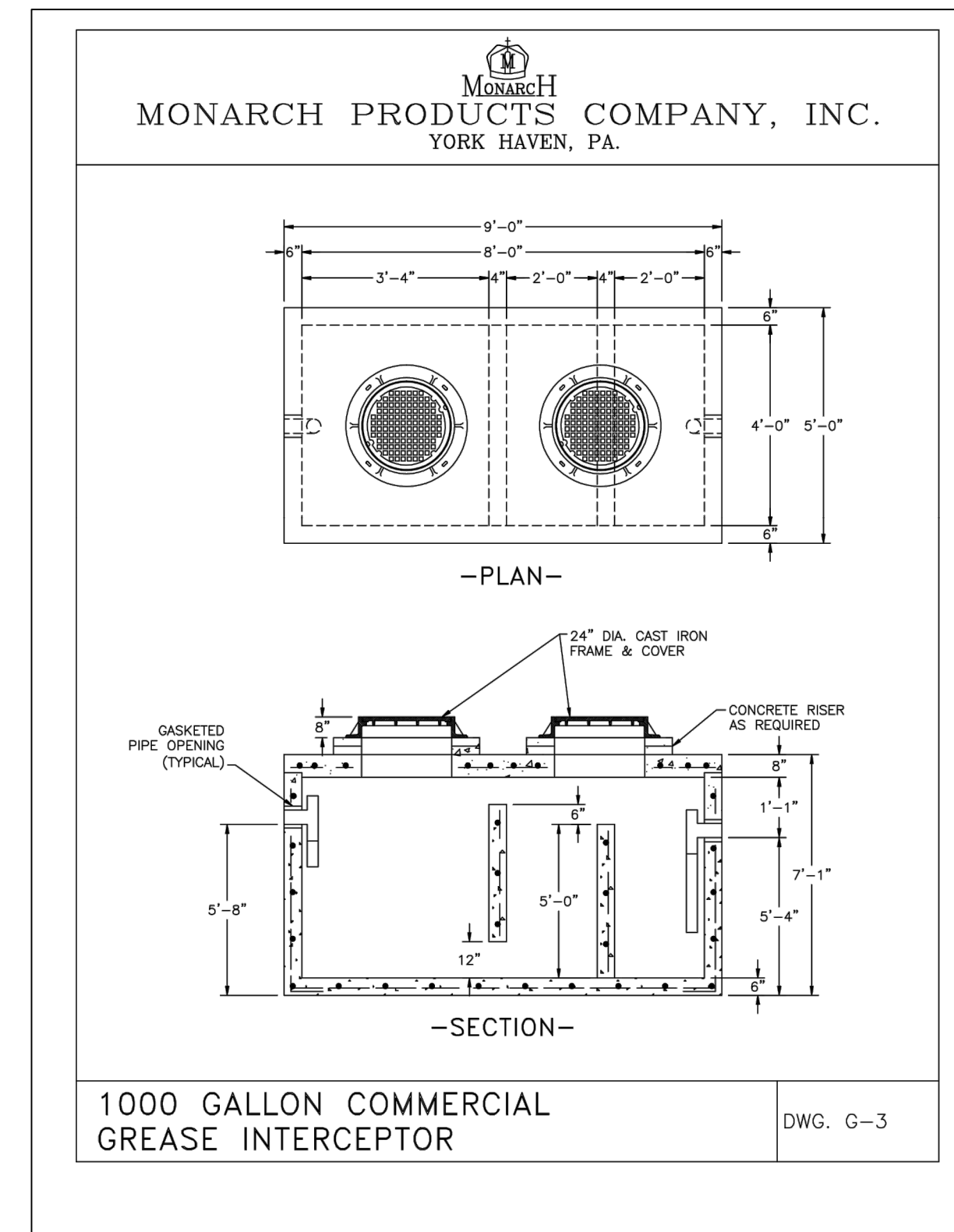
1. MINIMUM ESAL = 0.3 TO 3.0 MILLION
2. MINIMUM SRL = L (MINOR) M (COLLECTOR)
3. MINIMUM CBR = 6.0
4. ALL PETROLEUM GRADE TO BE 84-22
5. PROVIDE BASE DRAIN ON EACH SIDE OF VERTICAL SAG CURVES.
6. SLANT CURB MAY BE SUBSTITUTED FOR STRAIGHT CURB, WITH TOWNSHIP APPROVAL

REVISED: 12/27/2006
NOTE: NOT TO SCALE

MANCHESTER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS

C.S. Davidson, Inc. INDUSTRIAL STREET "B" CROSS SECTION (ALTERNATE)

DATE: 4/7/2000
DRAWN BY: JLD
CHK. BY:
NO.: MT2500-5



1000 GALLON COMMERCIAL GREASE INTERCEPTOR
DWG. G-3

seal / stamp

drawing set

FINAL LAND DEVELOPMENT PLAN

date: 08/25/2023

project no.: 2021.0199.00

project mgr.: JJS

drawn by: BAS

#	date	description
1	10/20/2023	TOWNSHIP COMMENTS
2	1/19/2023	TOWNSHIP/TRAFFIC

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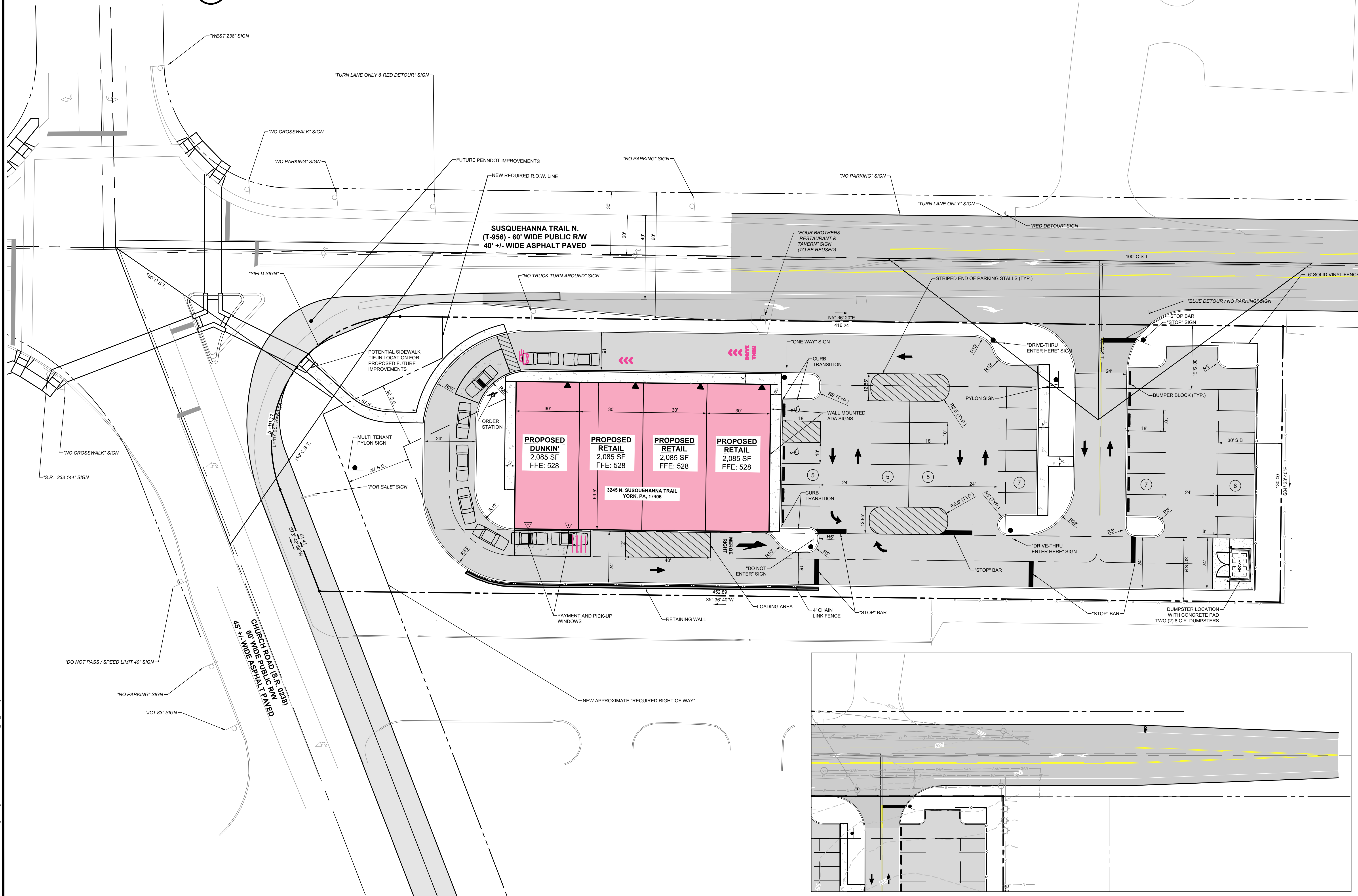
FINAL LAND DEVELOPMENT PLAN

date **08/25/2023**
project no. **2021.0199.00**
project mgr. **JJS**
drawn by **BAS**

revisions		
#	date	description
1	10/20/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

sheet no.

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revisions

#	date	description
1	10/20/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

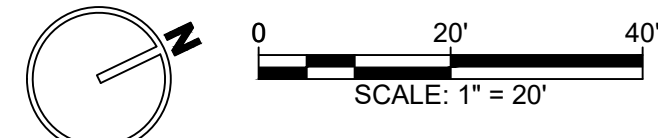
DUNKIN - 3245 SUSQUEHANNA TRAIL

3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY

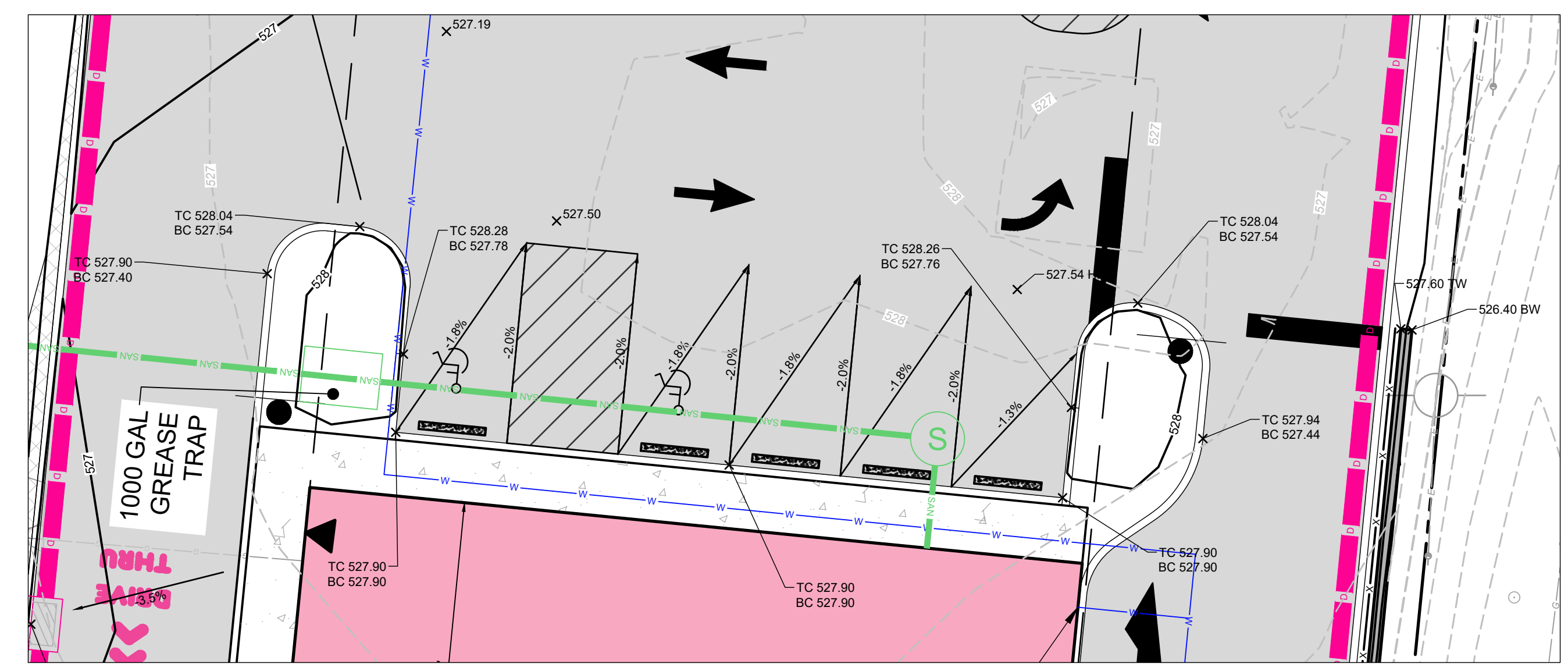
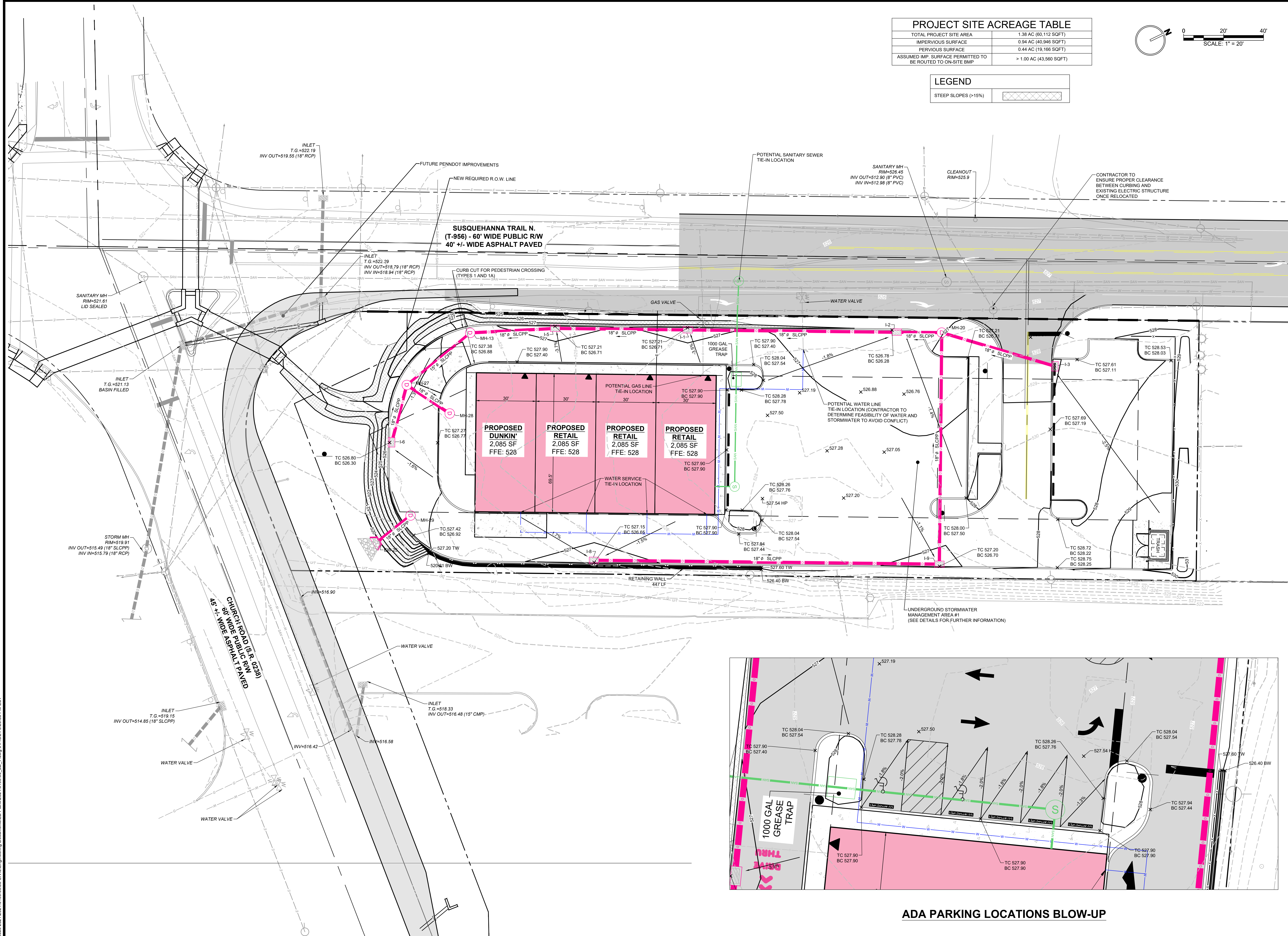
PROPOSED CONDITIONS

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PROJECT SITE ACREAGE TABLE	
TOTAL PROJECT SITE AREA	1.38 AC (60,112 SQFT)
IMPERVIOUS SURFACE	0.94 AC (40,946 SQFT)
PERVIOUS SURFACE	0.44 AC (19,166 SQFT)
ASSUMED IMP. SURFACE PERMITTED TO BE ROUTED TO ON-SITE BMP	> 1.00 AC (43,560 SQFT)



LEGEND	
STEEP SLOPES (>15%)	



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FINAL LAND DEVELOPMENT PLAN

date **08/25/2023**

project no. **2021.0199.00**

project mgr. **JJS**

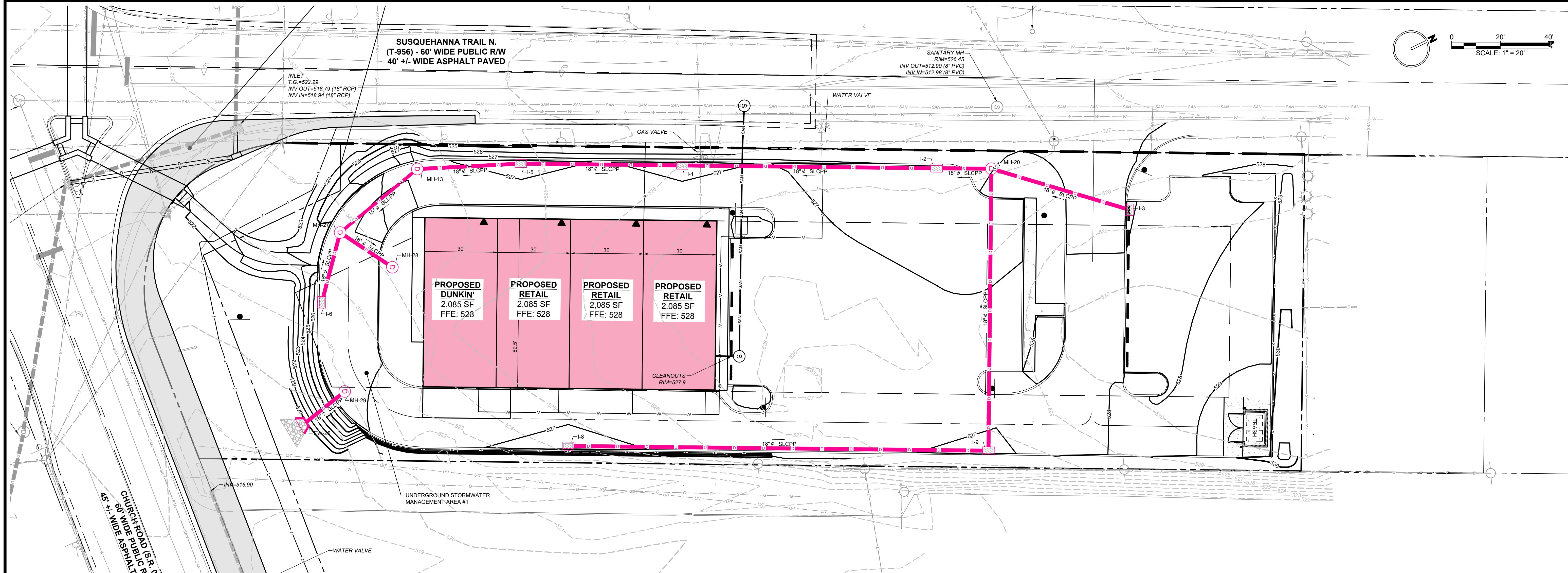
drawn by **BAS**

revisions

#	date	description
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2	11/18/2024	TOWNSHIP/TRAFFIC

DUNKIN - 3245 SUSQUEHANNA TRAIL
3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY
drawing title
UTILITY AND GRADING PLAN

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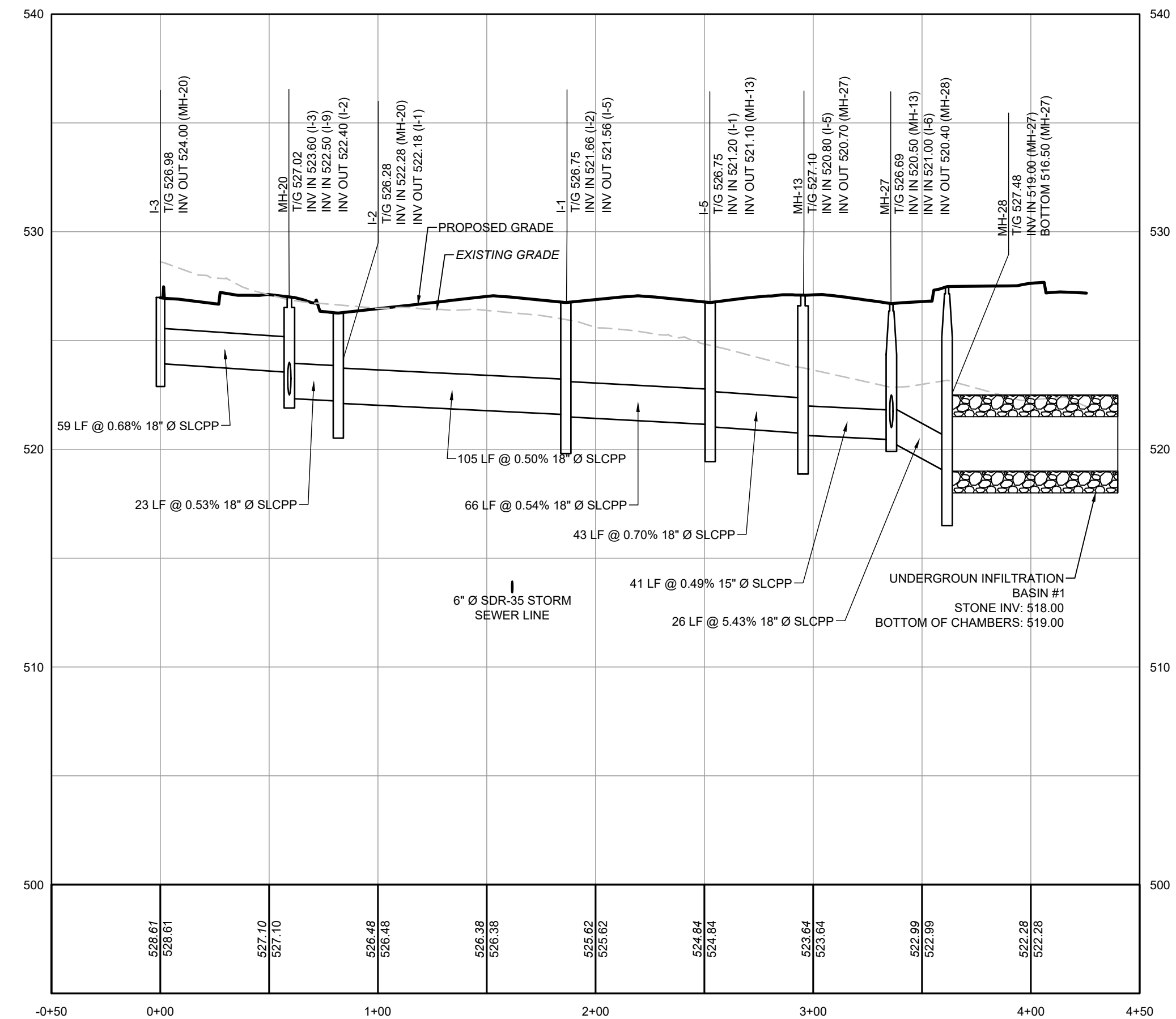
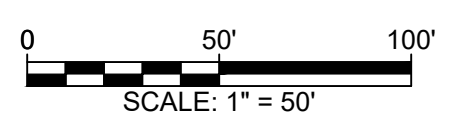
project no.: 2021.0199.00

project mgr.: JJS

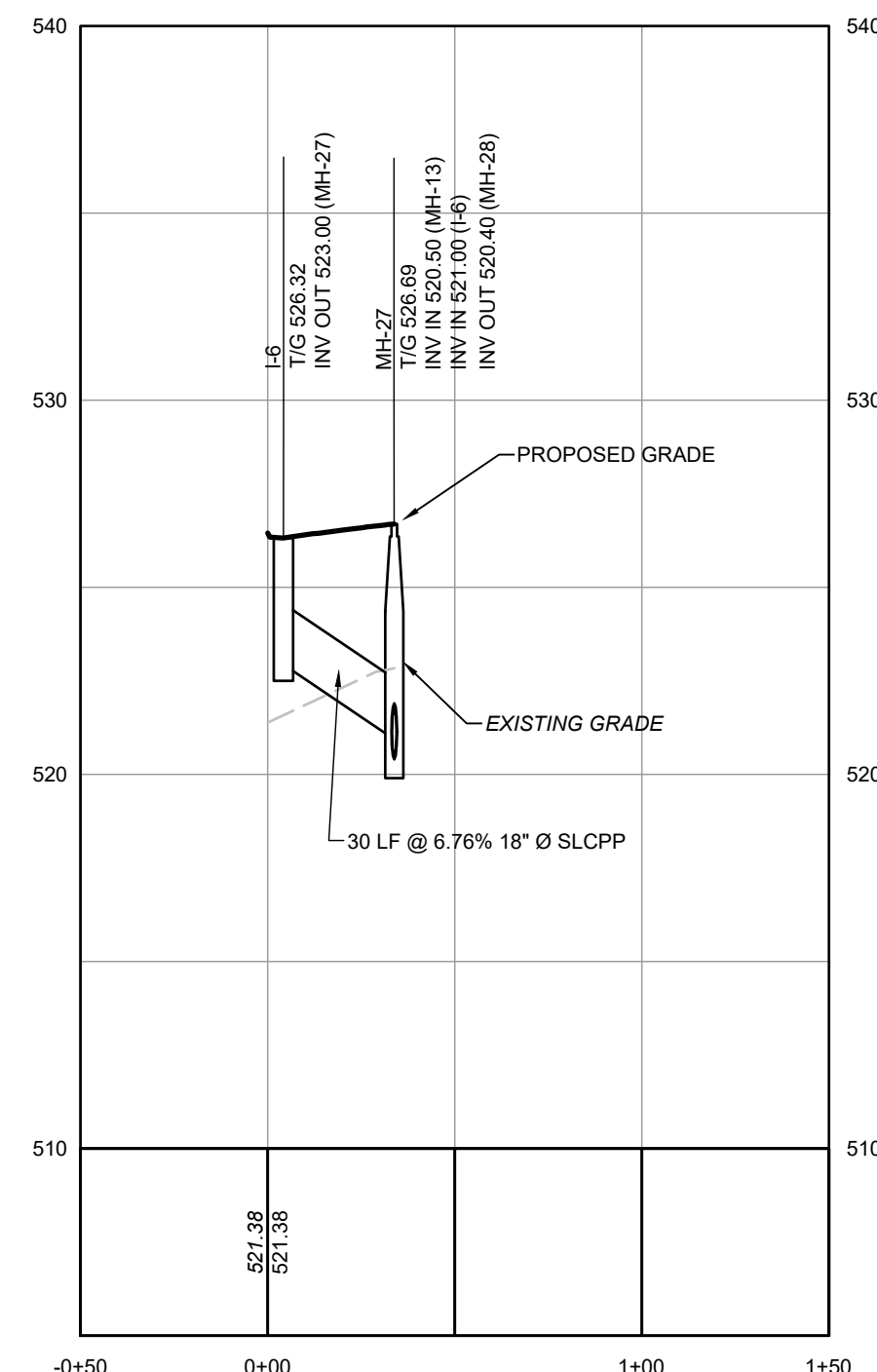
drawn by: BAS

revisions

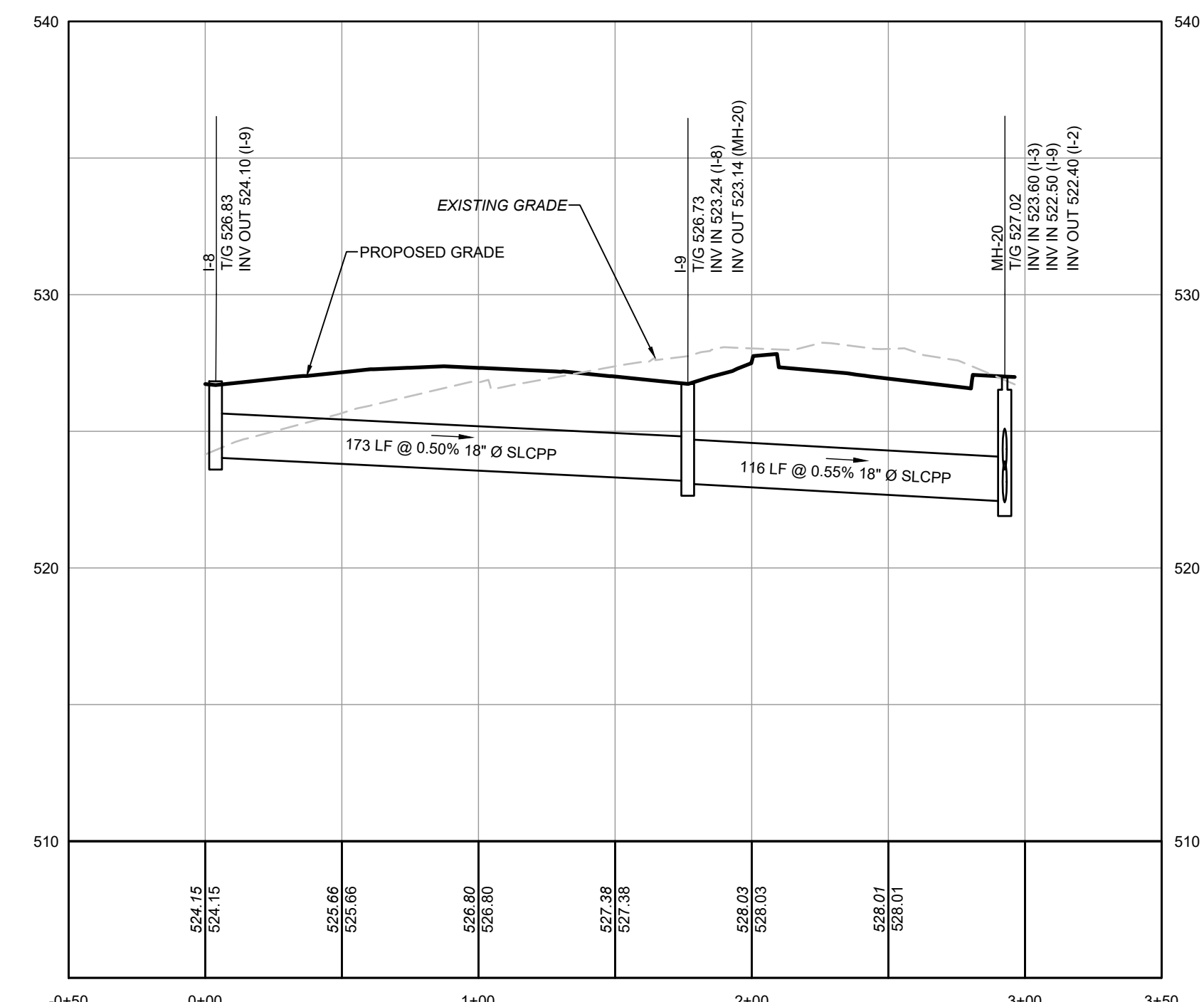
#	date	description
1	10/20/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC



I-3 TO MH-28 PROFILE
H SCALE: 1"=50'
V SCALE: 1"=5'



I-6 TO MH-27 PROFILE
H SCALE: 1"=50'
V SCALE: 1"=5'

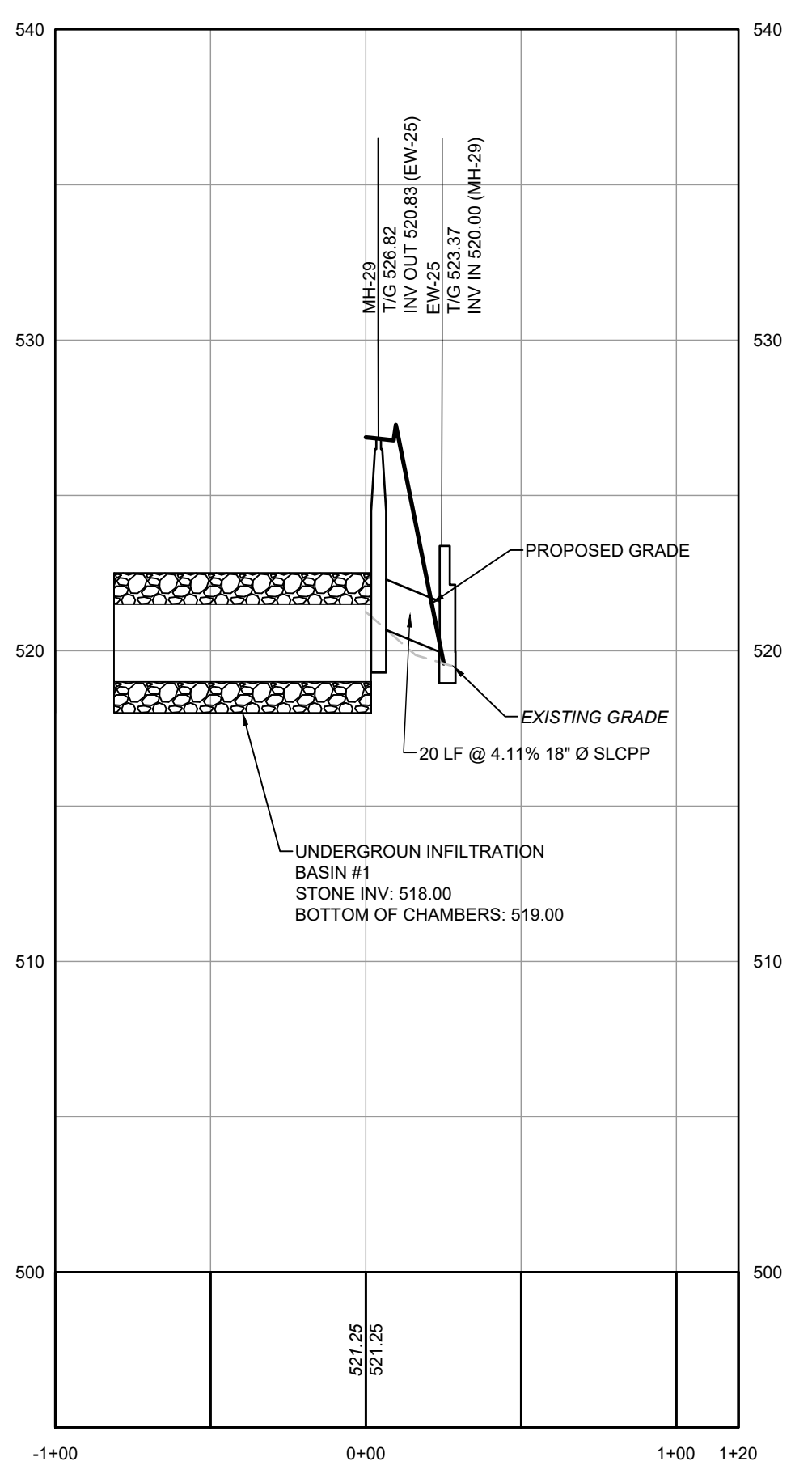
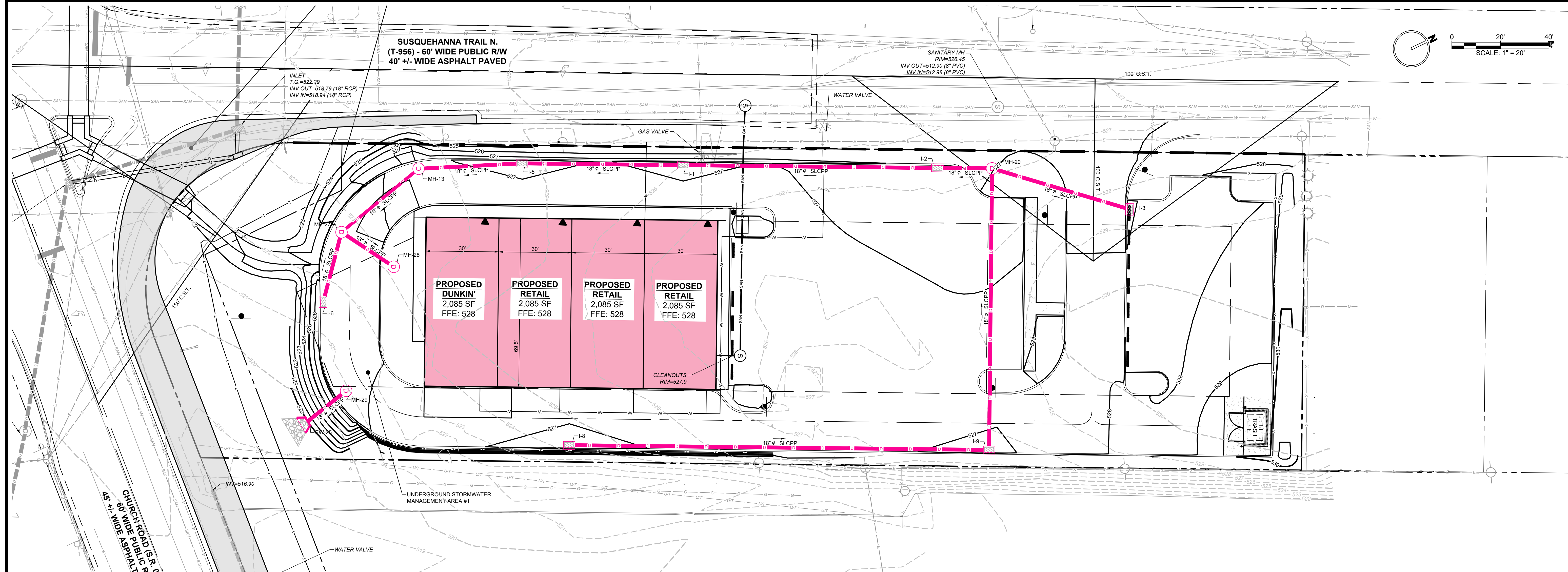


I-8 TO MH-20 PROFILE
H SCALE: 1"=50'
V SCALE: 1"=5'

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sheet no.

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MH-29 TO EW-25 PROFILE
H SCALE: 1"=50'
V SCALE: 1"=5'

seal / stamp

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FINAL LAND DEVELOPMENT PLAN

date	08/25/2023	
project no.	2021.0199.00	
project mgr.	JJS	
drawn by	BAS	
revisions		
#	date	description
1	10/20/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

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FINAL LAND DEVELOPMENT PLAN

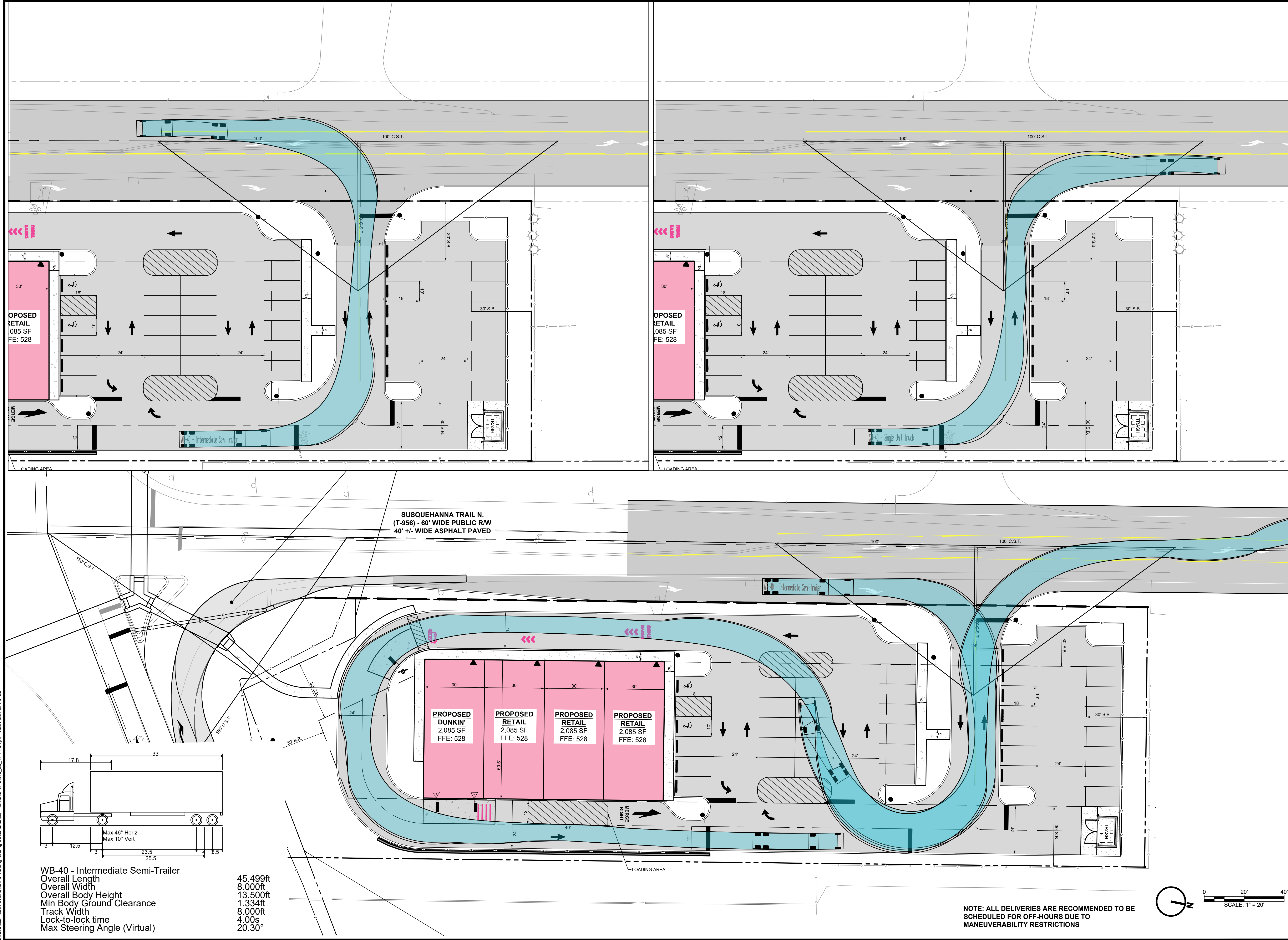
date **08/25/2023**
project no. **2021.0199.00**
project mgr. **JJS**
drawn by **BAS**

#	date	description
1	9/25/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

DUNKIN' - 3245 SUSQUEHANNA TRAIL
3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY
drawing title
DELIVERY TRUCK MOVEMENT

sheet no.

LD-11



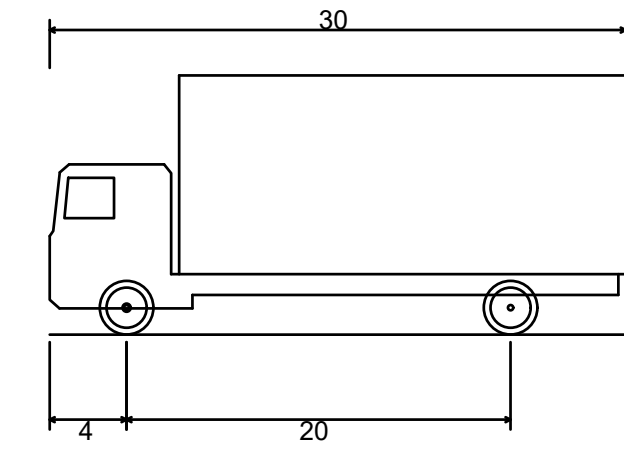
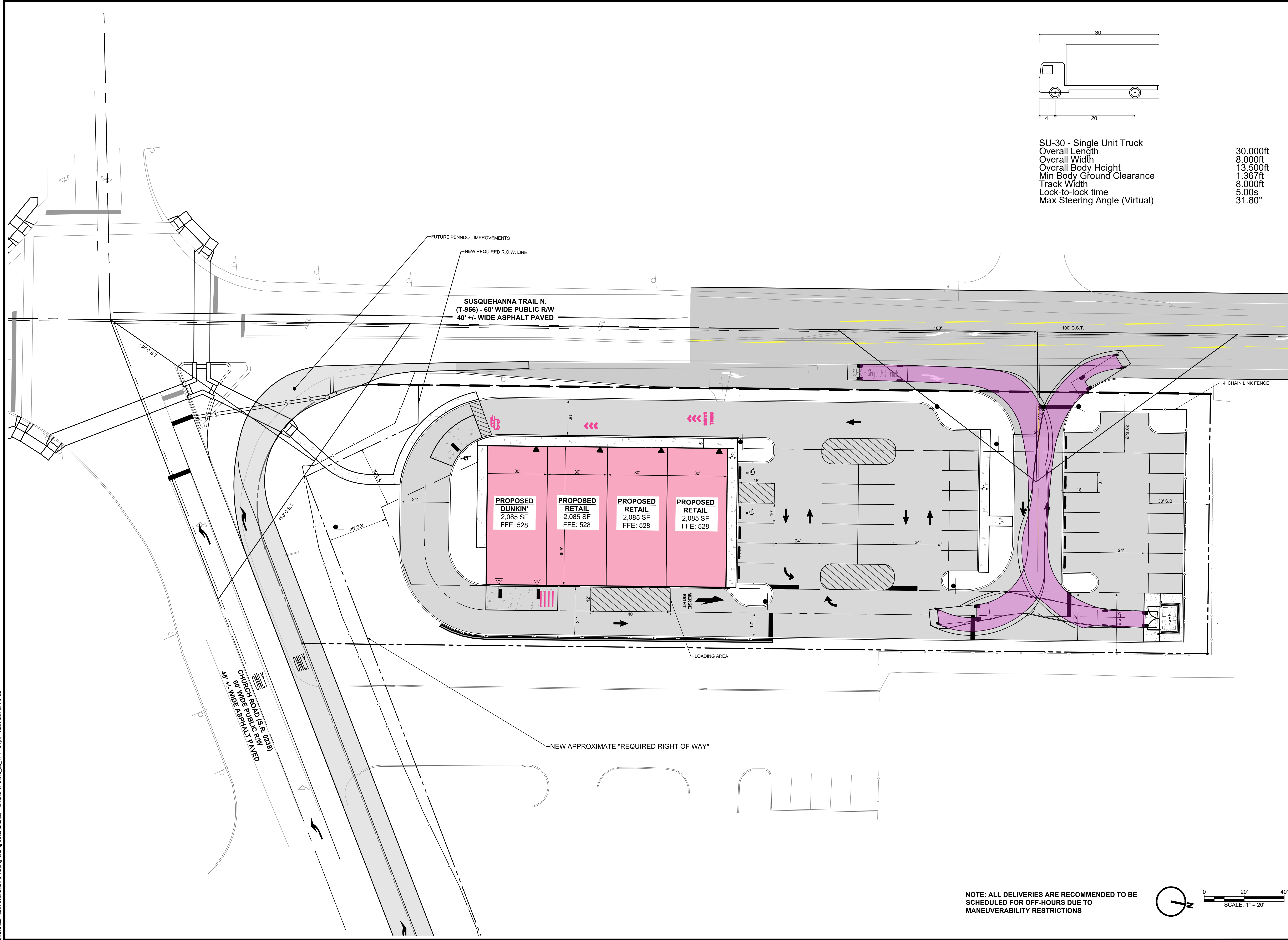
I:\Jobs_2021\2021_0199_0003_CIVIL_Engineering_Document\LD_Plan\2021.0199.LD_10-11.dwg 01/18/24 3:21:23 PM EST

WB-40 - Intermediate Semi-Trailer
Overall Length 45.499ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 20.30°

NOTE: ALL DELIVERIES ARE RECOMMENDED TO BE SCHEDULED FOR OFF-HOURS DUE TO MANEUVERABILITY RESTRICTIONS



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SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

seal / stamp

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FINAL LAND DEVELOPMENT PLAN

date 08/25/2023
 project no. 2021.0199.00
 project mgr. JJS
 drawn by BAS

#	date	description
1	9/25/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

DUNKIN - 3245 SUSQUEHANNA TRAIL
 3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
 MANCHESTER TOWNSHIP, YORK COUNTY
 drawing title
GARBAGE TRUCK MOVEMENT

sheet no.

NOTE: ALL DELIVERIES ARE RECOMMENDED TO BE SCHEDULED FOR OFF-HOURS DUE TO MANEUVERABILITY RESTRICTIONS



LD-12

NOTES:
 STAKE ALL EVERGREEN TREES UNDER 12'
 GUY TREES 12' AND OVER AS SPECIFIED
 FOR DECIDUOUS TREES.
 TREE SHALL BEAR SAME RELATION TO
 FINISHED GRADE AS IT BORE TO
 PREVIOUS GRADE.
 NEVER CUT LEADERS.
 PRUNE ONLY TO REMOVE DAMAGED
 OR BROKEN BRANCHES.

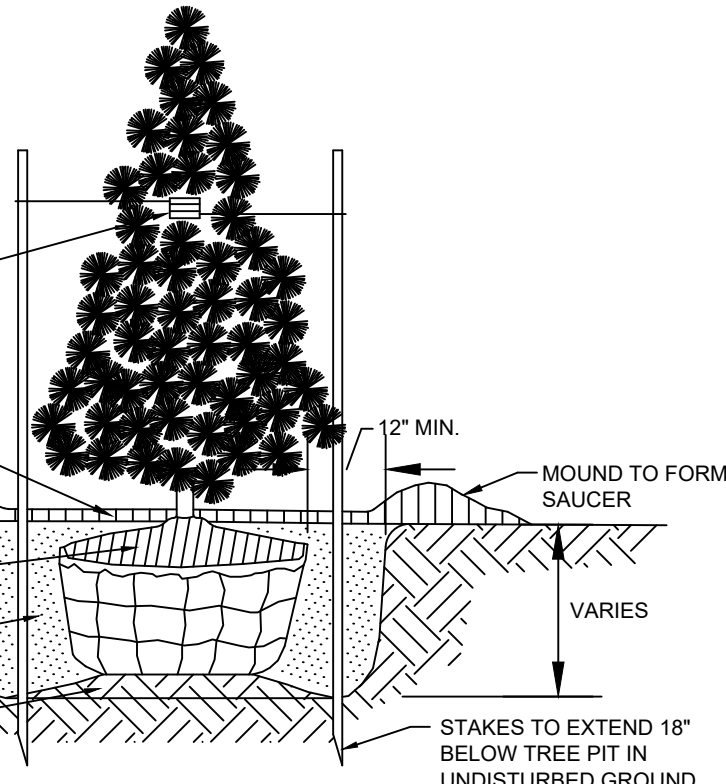
SET STAYS OR GUYS 1/2 -
 2/3 UP TREE.

2" OF LANDSCAPE STONE

REMOVE BURLAP FROM
 TOP 1/3 OF BALL

PLANT MIXTURE
 AS SPECIFIED

SCARIFY TO 4" DEPTH
 AND RECOMPACT.

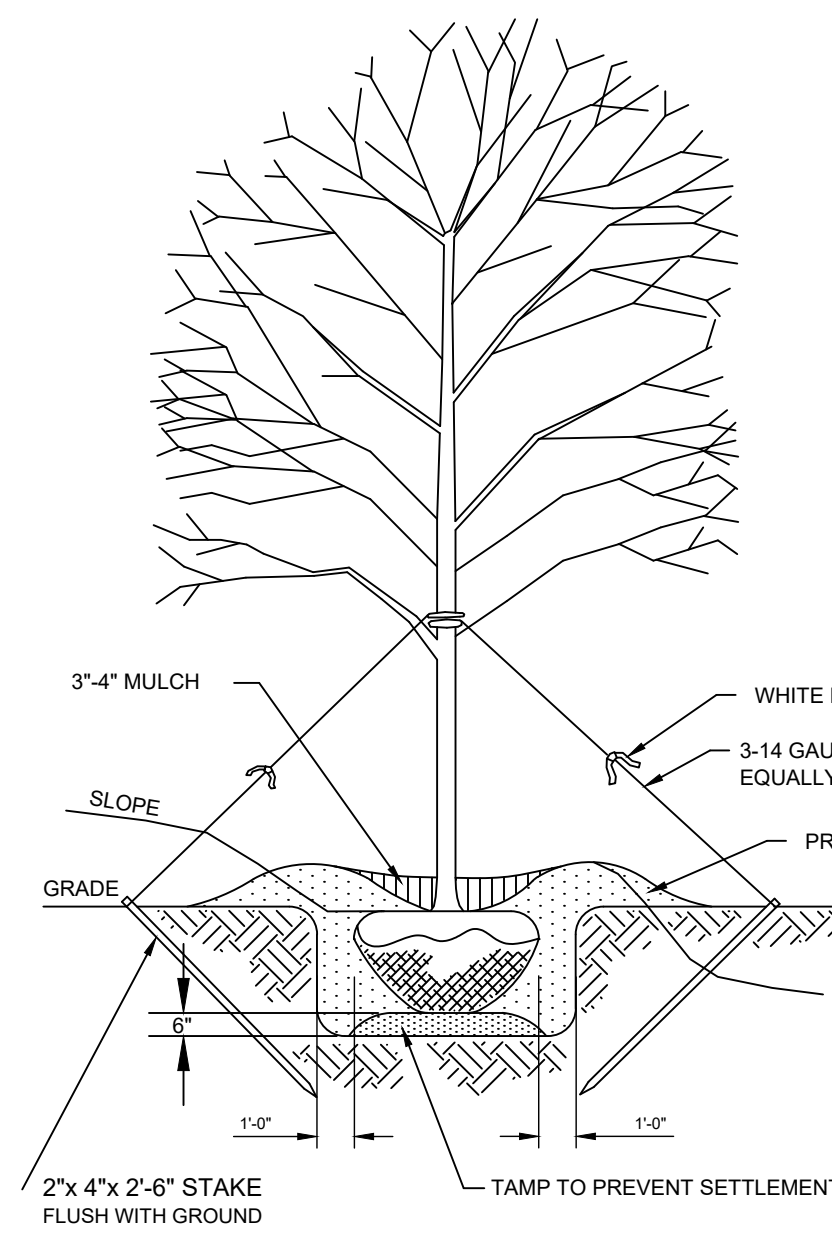


EVERGREEN TREE PLANTING

NOT TO SCALE

LANDSCAPING NOTES:

1. LANDSCAPE PLAN SHALL INCLUDE FURNISHING AND INSTALLING LANDSCAPE STONE BEDS AND PLANT MATERIALS SHOWN ON THE LANDSCAPE SCHEDULE AND COMPLYING WITH THE LANDSCAPING NOTES AND PLANTING DETAILS.
2. ALL LANDSCAPING AS SHOWN HEREON SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1-1990. PLANT SIZES AND CONTAINER SIZES SHOWN ARE MINIMUM.
4. CONTRACTOR SHALL LABEL AT LEAST 1 PLANT OF EACH VARIETY WITH A SECURED ATTACHED TAG BEARING THE LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME TO HELP CONFIRM PLANT TYPE.
5. SUBSTITUTIONS, ADDITIONS, AND DELETIONS ARE PERMISSIBLE UPON APPROVAL OF THE OWNER AND A SATISFACTORY REVIEW BY THE TOWNSHIP THAT THE PROPOSED PLANTINGS CONFORM TO TOWNSHIP STANDARDS.
6. LANDSCAPING CONTRACTOR TO WARRANT LANDSCAPE PLANTS FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANT MATERIALS. SUBSTANTIAL COMPLETION DATE SHALL BE DETERMINED BY THE OWNER. CONTRACTOR TO WARRANT ALL PLANTS AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH AS DETERMINED BY THE OWNER OR OWNERS AGENT. CONTRACTOR TO REMOVE AND REPLACE DEAD PLANTING IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
7. LANDSCAPE STONE IS TO BE 1/2" - 3/4" "RED LILAC RIVERSTONE". STONE BED THICKNESS TO BE 3 INCHES MINIMUM AFTER LIGHT TAMPING. PLACE STONE BED OVER DEWITT BARRIER MAT OR EQUAL.

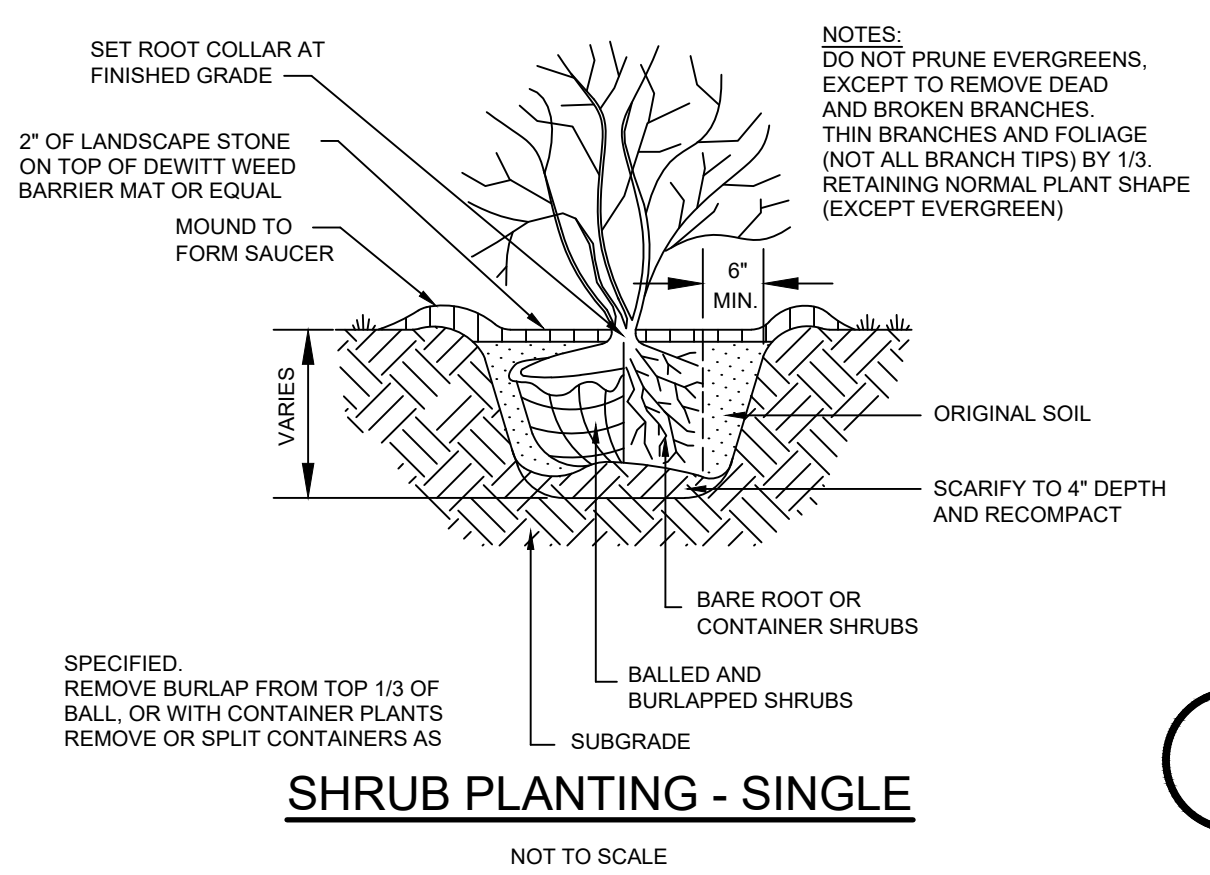
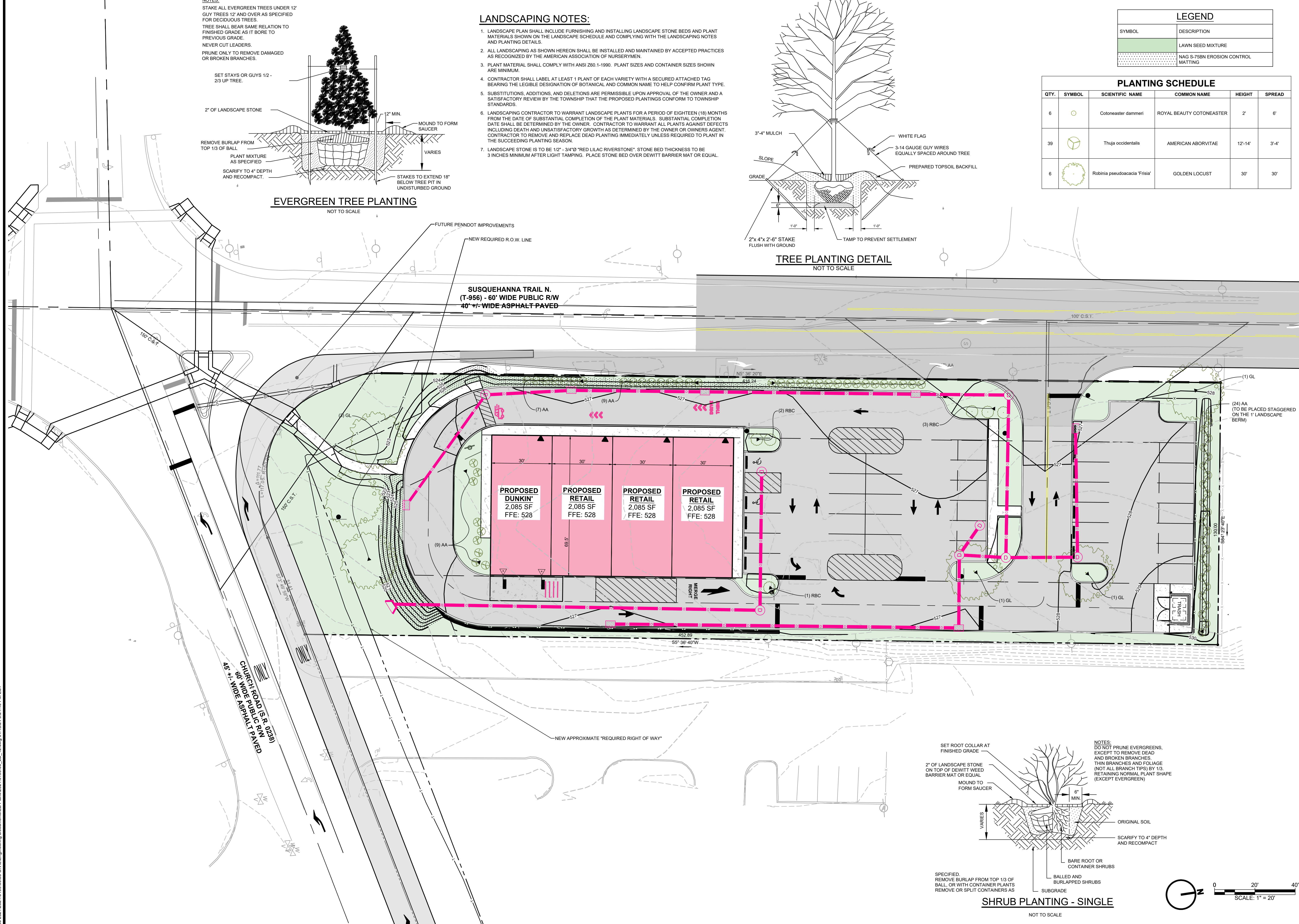


TREE PLANTING DETAIL

NOT TO SCALE

LEGEND	
SYMBOL	DESCRIPTION
	LAWN SEED MIXTURE
	NAG S-75BN EROSION CONTROL MATTING

PLANTING SCHEDULE					
QTY.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD
6		Cotoneaster dameri	ROYAL BEAUTY COTONEASTER	2'	6'
39		Thuja occidentalis	AMERICAN ABORVITAE	12'-14'	3'-4'
6		Robinia pseudoacacia 'Frisia'	GOLDEN LOCUST	30'	30'



SHRUB PLANTING - SINGLE

NOT TO SCALE



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FINAL LAND DEVELOPMENT PLAN

date **08/25/2023**

project no. **2021.0199.00**

project mgr. **JJS**

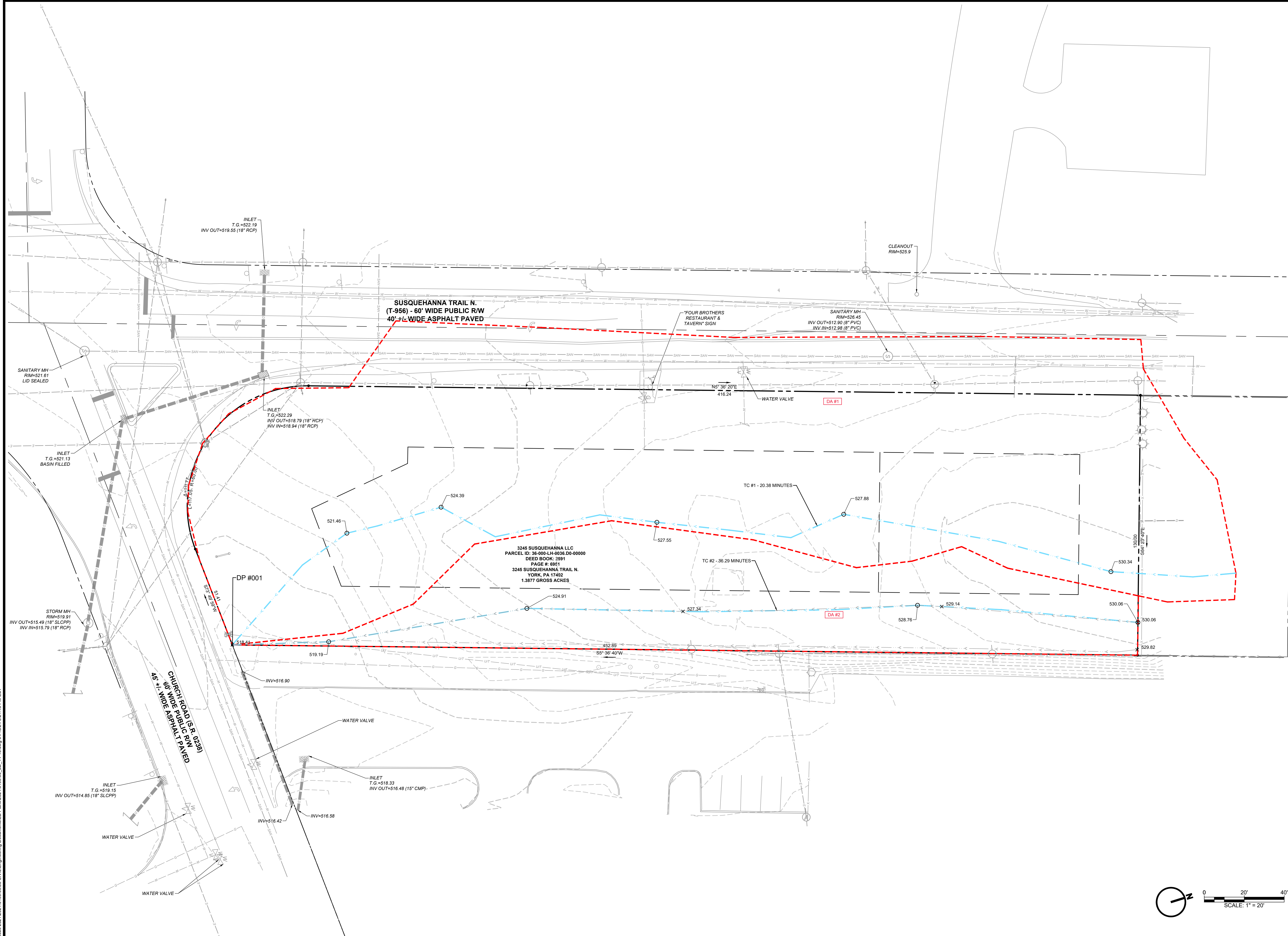
drawn by **BAS**

revisions

#	date	description
1	9/25/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

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FINAL LAND DEVELOPMENT

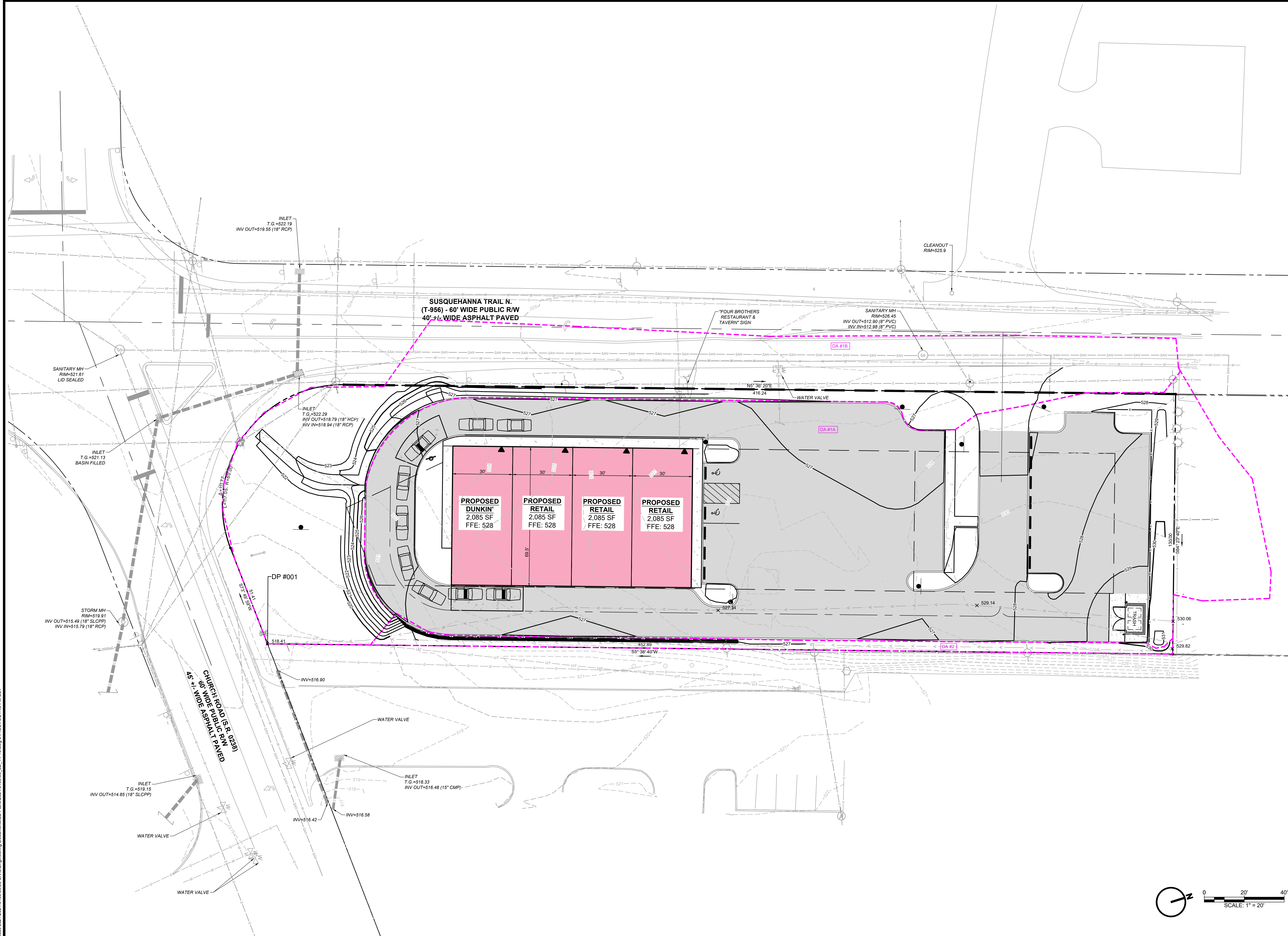
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project no.	2021.0199.00	
project mgr.	JJS	
drawn by	BAS	
revisions		
#	date	description
1	10/25/2023	TOWNSHIP COMMENTS
2	1/18/2023	TOWNSHIP/TRAFFIC

DUNKIN - 3245 SUSQUEHANNA TRAIL

3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY
drawing title
EXISTING DRAINAGE AREAS



I:\Jobs\2021\2021_0199_0003 CIVIL\Engineering Documents\LD Plans\2021_0199_00_LD_14-16.dwg 01/18/24 3:21:48 PM EST



seal / stamp

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drawing set

FINAL LAND DEVELOPMENT PLAN

date	9/8/2023
project no.	2021.0199.00
project mgr.	JJS
drawn by	BAS

revisions

#	date	description
1	10/25/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

DUNKIN - 3245 SUSQUEHANNA TRAIL

3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY
PROPOSED DRAINAGE AREAS

seal / stamp

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drawing set

FINAL LAND DEVELOPMENT PLAN

date	9/8/2023
project no.	2021.0199.00
project mgr.	JJS
drawn by	BAS

revisions

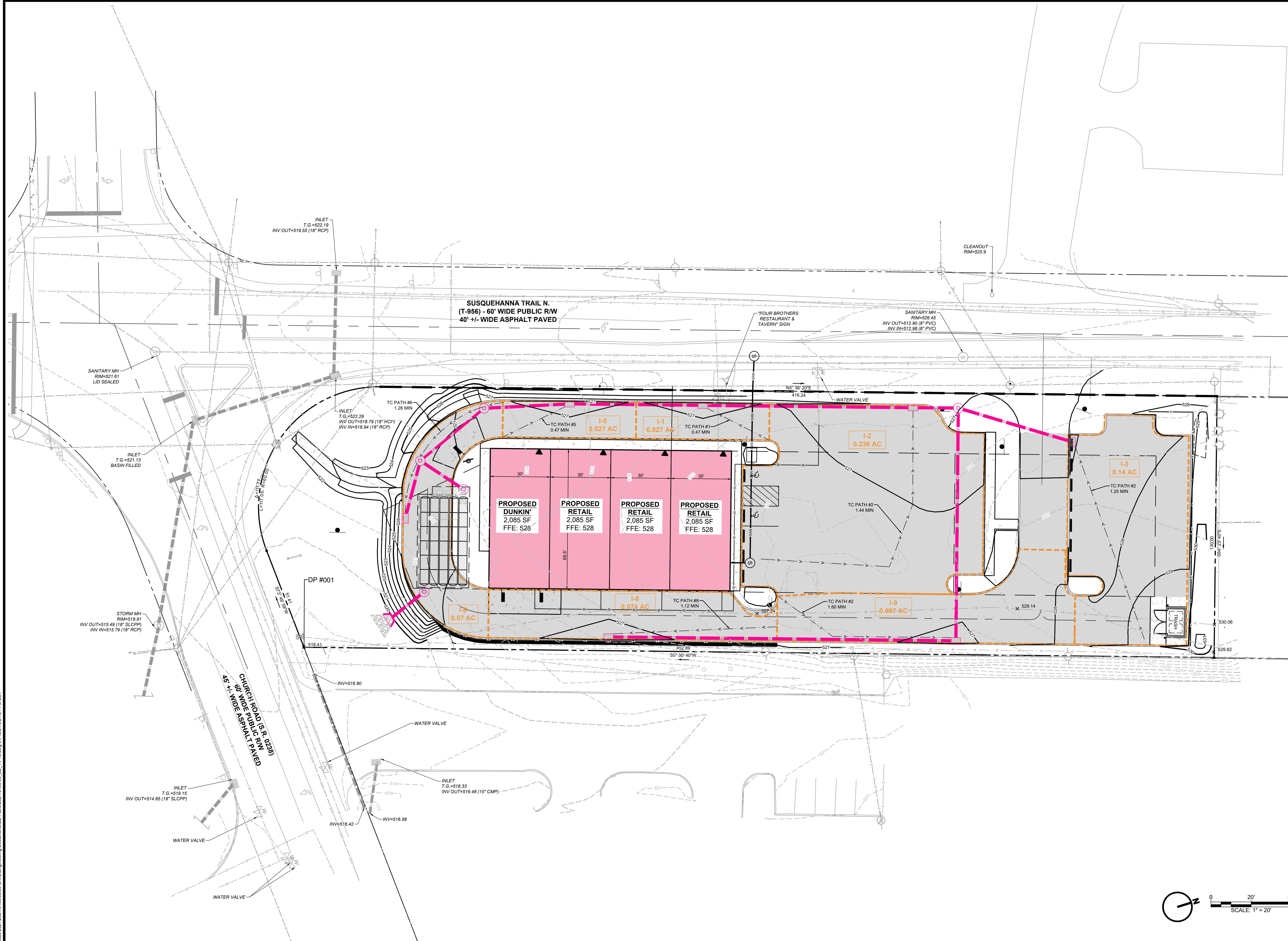
#	date	description
1	10/25/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

DUNKIN - 3245 SUSQUEHANNA TRAIL

3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY
drawing title
INLET DRAINAGE AREAS

sheet no.

LD-16



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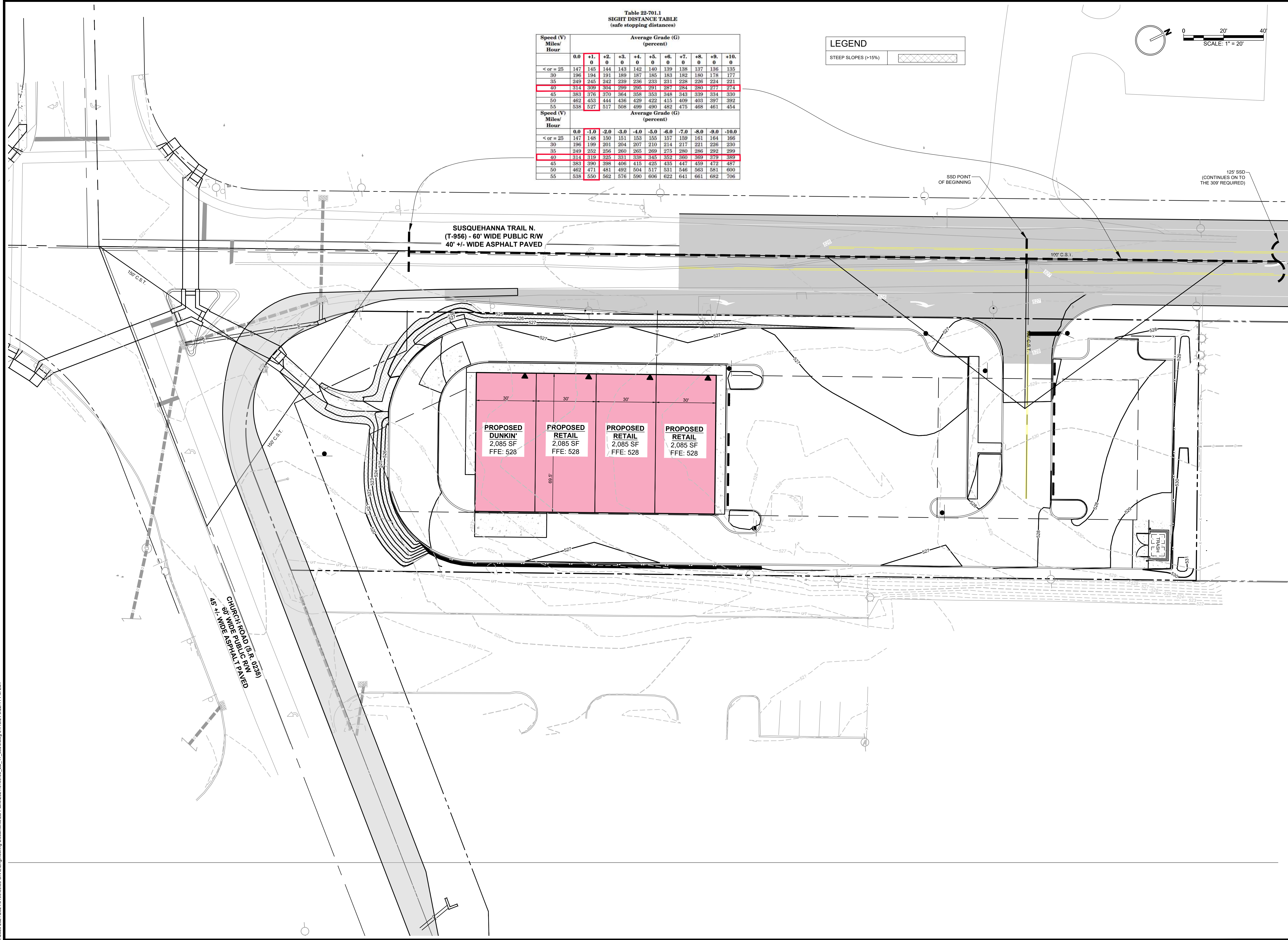


Table 23-701.1
SIGHT DISTANCE TABLE
(safe stopping distances)

Speed (V) Miles/ Hour	Average Grade (G) (percent)										
	0.0	+1.0	+2.0	+3.0	+4.0	+5.0	+6.0	+7.0	+8.0	+9.0	+10.0
< or = 25	147	145	144	143	142	140	139	138	137	136	135
30	196	194	191	189	187	185	183	182	180	178	177
35	249	245	242	239	236	233	231	228	226	224	221
40	314	309	304	299	295	291	287	284	280	277	274
45	383	376	370	364	358	353	348	343	339	334	330
50	462	453	444	436	429	422	415	409	403	397	392
55	538	527	517	508	499	490	482	475	468	461	454

Speed (V) Miles/ Hour	Average Grade (G) (percent)										
	0.0	-1.0	-2.0	-3.0	-4.0	-5.0	-6.0	-7.0	-8.0	-9.0	-10.0
< or = 25	147	148	150	151	153	155	157	159	161	164	166
30	196	199	201	204	207	210	214	217	221	226	230
35	249	252	256	260	265	269	275	280	286	292	299
40	314	319	325	331	338	345	352	360	369	379	389
45	383	390	398	406	415	425	435	447	459	472	487
50	462	471	481	492	504	517	531	546	563	581	600
55	538	550	562	576	590	606	622	641	661	682	706

LEGEND

STEEP SLOPES (>15%)



WAREHAUS
architects/engineers/designers

WarehausAE.com
231 N. George St. | York, PA 17401 | 717.845.8383

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drawing set

FINAL LAND DEVELOPMENT PLAN

date **08/25/2023**

project no. **2021.0199.00**

project mgr. **JJS**

drawn by **BAS**

revisions

#	date	description
1	10/20/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC

DUNKIN - 3245 SUSQUEHANNA TRAIL

3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
MANCHESTER TOWNSHIP, YORK COUNTY

SSD EXHIBIT

sheet no.

LD-17

FINAL SUBDIVISION PLAN

FOR

MANCHESTER COMMERCE CENTER

1 - 300 REGIONAL WAY & 3840 BEAR ROAD

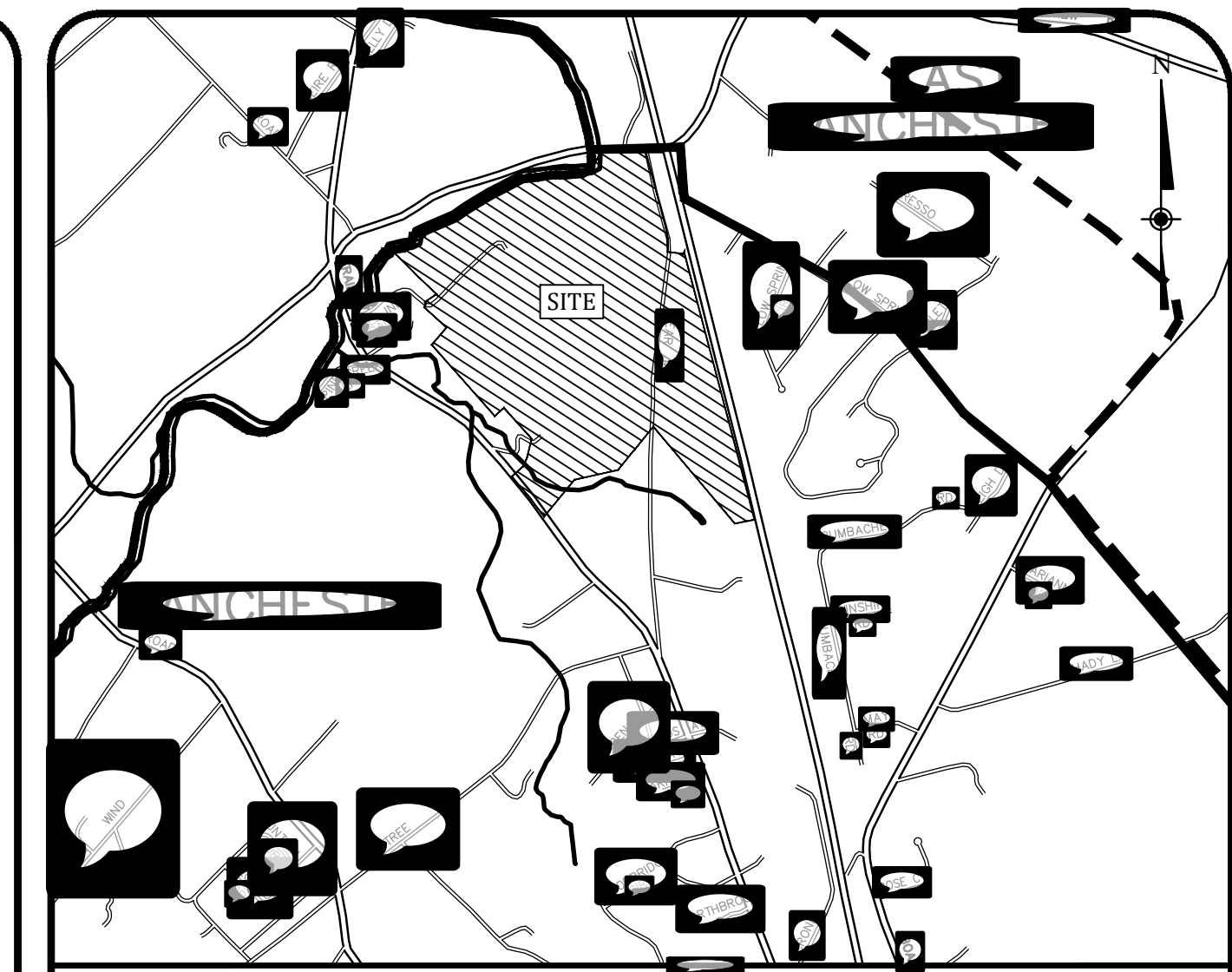
FOR

NORTHPOINT DEVELOPMENT

MANCHESTER TOWNSHIP & EAST MANCHESTER TOWNSHIP

YORK COUNTY, PENNSYLVANIA

JANUARY 18, 2024



LOCATION MAP

SCALE: 1" = 2000'

UNIFORM PARCEL IDENTIFIERS
 #36-000-MH-0027-000000, #36-000-MH-0132-000000,
 #36-000-MH-0133-000000, #36-000-MH-0134-000000,
 & #36-000-LH-0055

YORK COUNTY PLANNING COMMISSION

THIS PLAN HAS BEEN REVIEWED BY THE YORK COUNTY PLANNING COMMISSION THIS DAY OF _____, 20____.

DIRECTOR _____ DATE _____

MANCHESTER TOWNSHIP ENGINEER

REVIEWED BY THE MANCHESTER TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER _____ DATE _____

MANCHESTER TOWNSHIP PLANNING COMMISSION

AT A MEETING ON _____, 20____, THE MANCHESTER TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

EAST MANCHESTER TOWNSHIP ENGINEER

REVIEWED BY THE EAST MANCHESTER TOWNSHIP ENGINEER.

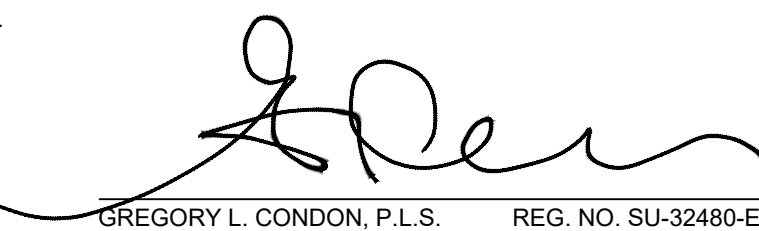
TOWNSHIP ENGINEER _____ DATE _____

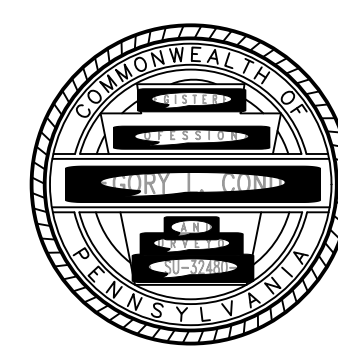
EAST MANCHESTER TOWNSHIP PLANNING COMMISSION

AT A MEETING ON _____, 20____, THE EAST MANCHESTER TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

SURVEYOR'S CERTIFICATION

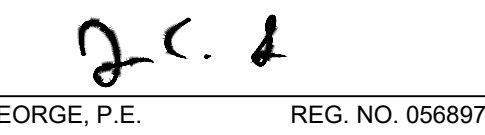
I, GREGORY L. CONDON, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT (1') IN TEN THOUSAND FEET (10,000')).

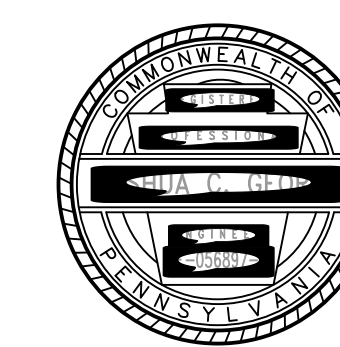
01/18/24 
 GREGORY L. CONDON, P.L.S. REG. NO. SU-32480-E



ENGINEER'S CERTIFICATION

I, JOSHUA C. GEORGE, 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 MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

01/18/24 
 JOSHUA C. GEORGE, P.E. REG. NO. 056897-E



MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

AT A MEETING ON _____, 20____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MANCHESTER APPROVED THIS PROJECT, AND ALL CONDITIONS OF APPROVAL, HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

EAST MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

AT A MEETING ON _____, 20____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST MANCHESTER APPROVED THIS PROJECT, AND ALL CONDITIONS OF APPROVAL, HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE EAST MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

RECORDER OF DEEDS CERTIFICATION

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____ DAY OF _____, 20____.

AS INSTRUMENT NUMBER: _____

LOT INFORMATION

LOT NUMBER	ADDRESS	UNIVERSAL PARCEL IDENTIFIER	DEED REFERENCE
LOT #1	250 REGIONAL WAY	36-000-MH-0027-000000	
LOT #2	300 REGIONAL WAY	36-000-MH-0132-000000	
LOT #3	275 REGIONAL WAY	36-000-MH-0133-000000	
LOT #4	1 REGIONAL WAY	36-000-MH-0134-000000	
LOT #5	3840 BEAR ROAD	36-000-LH-0055	

SUMMARY OF WAIVERS (MANCHESTER TOWNSHIP)

AT A MEETING ON _____, THE MANCHESTER TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS:

- CHAPTER 22 - SALDO
- \$22-303 - SUBMISSION OF THE PRELIMINARY PLAN
 - \$22-403.4.16 - CONTOURS - EXISTING CONTOURS NOT DEPICTED ON THE PLAN

SUMMARY OF WAIVERS (EAST MANCHESTER TOWNSHIP)

AT A MEETING ON _____, THE EAST MANCHESTER TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS:

- CHAPTER 208 - SALDO
- \$208-32 - PRELIMINARY PLAN REVIEW PROCEDURES
 - \$208-34.B(5) - CONTOURS
 - \$208-34.A.1 - PLAN SCALE AND SHEET SIZE
 - \$208-34.C.2 - PLANS AND PROFILES FOR REGIONAL WAY
 - \$208-47 - CURBS AND SIDEWALKS (PARTIAL)

NORTHEASTERN YORK COUNTY SEWER AUTHORITY

REVIEWED BY THE NORTHEASTERN YORK COUNTY SEWER AUTHORITY

CHAIR _____ DATE _____

VICE CHAIR _____ DATE _____

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NATHANIEL HAGEDORN, BEING MANAGER OF NPD MANAGEMENT, LLC, THE GENERAL PARTNER OF NORTHPOINT INDUSTRIAL FUND VI, L.P., SOLE MEMBER OF THE PROPERTY OF 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 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.

SIGNATURE _____
 NAME _____
 MY COMMISSION EXPIRES _____, 20____.
 STATE OF _____
 COUNTY OF _____

EQUITABLE OWNER / APPLICANT

NP MANCHESTER COMMERCE CENTER, LLC A DELAWARE LIMITED LIABILITY COMPANY BY: NORTHPOINT INDUSTRIAL FUND VI, L.P. THE SOLE MEMBER BY: NPD MANAGEMENT, LLC, ITS GENERAL PARTNER

BY: _____
 NATHANIEL HAGEDORN, MANAGER

OWNER

MATTHEW G. WEIR
 DARLENE N. WEIR

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF _____, THE _____ 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 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.

SIGNATURE _____
 NAME _____
 MY COMMISSION EXPIRES _____, 20____.
 STATE OF _____
 COUNTY OF _____

LIST OF UTILITIES

- SERIAL NUMBER-[20211524267]-0000 (MANCHESTER TOWNSHIP)
- COMPANY: COLUMBIA GAS OF PA INC
 ADDRESS: 1600 DUBLIN RD
 COLUMBUS, OH 43215
 CONTACT: LISA COLLINS
 EMAIL: lclugan@nresource.com
- COMPANY: FRONTIER COMMUNICATIONS OF PA INC
 ADDRESS: 300E LAIRD ST
 WILKES BARRE, PA 18702
 CONTACT: MICHAEL NAVICH
 EMAIL: Michael.Navich@FTR.com
- COMPANY: COMCAST C/O USIC LOCATING SERVICES INC
 ADDRESS: 13085 HAMILTON CROSSING BLVD SUITE 200
 CARMEL, IN 46032
 CONTACT: USIC PERSONNEL
 EMAIL: info@nycsa.org
- COMPANY: MET ED FIRSTENERGY
 ADDRESS: 2800 POTTSVILLE PIKE
 READING, PA 19605
 CONTACT: PETE HACHEM
 EMAIL: PHACHEM@FIRSTENERGYCORP.COM
- COMPANY: MANCHESTER TOWNSHIP
 ADDRESS: 3200 FARMTRAIL ROAD
 YORK, PA 17408
 CONTACT: JEFF BESHORE
 EMAIL: ONECALL@MANTWP.COM
- COMPANY: VERIZON NORTH
 ADDRESS: 37 W 8TH ST
 WYOMING, PA 18644
 CONTACT: RONALD SILINSKIE
 EMAIL: RONALD.SILINSKIE@VERIZON.COM
- COMPANY: YORK WATER COMPANY
 ADDRESS: 130 E MARKET ST
 YORK, PA 17401
 CONTACT: TYLER CLEMENS
 EMAIL: tylerc@yorkwater.com
- SERIAL NUMBER-[20211524270]-0000 (EAST MANCHESTER TOWNSHIP)
- COMPANY: COLUMBIA GAS OF PA INC
 ADDRESS: 1600 DUBLIN RD
 COLUMBUS, OH 43215
 CONTACT: LISA COLLINS
 EMAIL: lclugan@nresource.com
- COMPANY: FRONTIER COMMUNICATIONS OF PA INC
 ADDRESS: 300E LAIRD ST
 WILKES BARRE, PA 18702
 CONTACT: MICHAEL NAVICH
 EMAIL: Michael.Navich@FTR.com
- COMPANY: NORTHEASTERN YORK COUNTY SEWER AUTHORITY
 ADDRESS: 200 N MAIN ST
 PO BOX 518
 MOUNT WOLF, PA 17347
 CONTACT: PATRICE POET
 EMAIL: info@nycsa.org
- COMPANY: MET ED FIRSTENERGY
 ADDRESS: 2800 POTTSVILLE PIKE
 READING, PA 19605
 CONTACT: PETE HACHEM
 EMAIL: PHACHEM@FIRSTENERGYCORP.COM
- COMPANY: VERIZON NORTH
 ADDRESS: 37 W 8TH ST
 WYOMING, PA 18644
 CONTACT: RONALD SILINSKIE
 EMAIL: RONALD.SILINSKIE@VERIZON.COM
- COMPANY: YORK WATER COMPANY
 ADDRESS: 130 E MARKET ST
 YORK, PA 17401
 CONTACT: TYLER CLEMENS
 EMAIL: tylerc@yorkwater.com

ACT 287

LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:
 DATE: 2021
 ONE CALL SYSTEM SERIAL NUMBER: #20211524267 & #20211524270



CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 (3) WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND (10) WORKING
 DAYS IN DESIGN STAGE - STOP CALL

PROJECT NAME
MANCHESTER COMMERCE CENTER

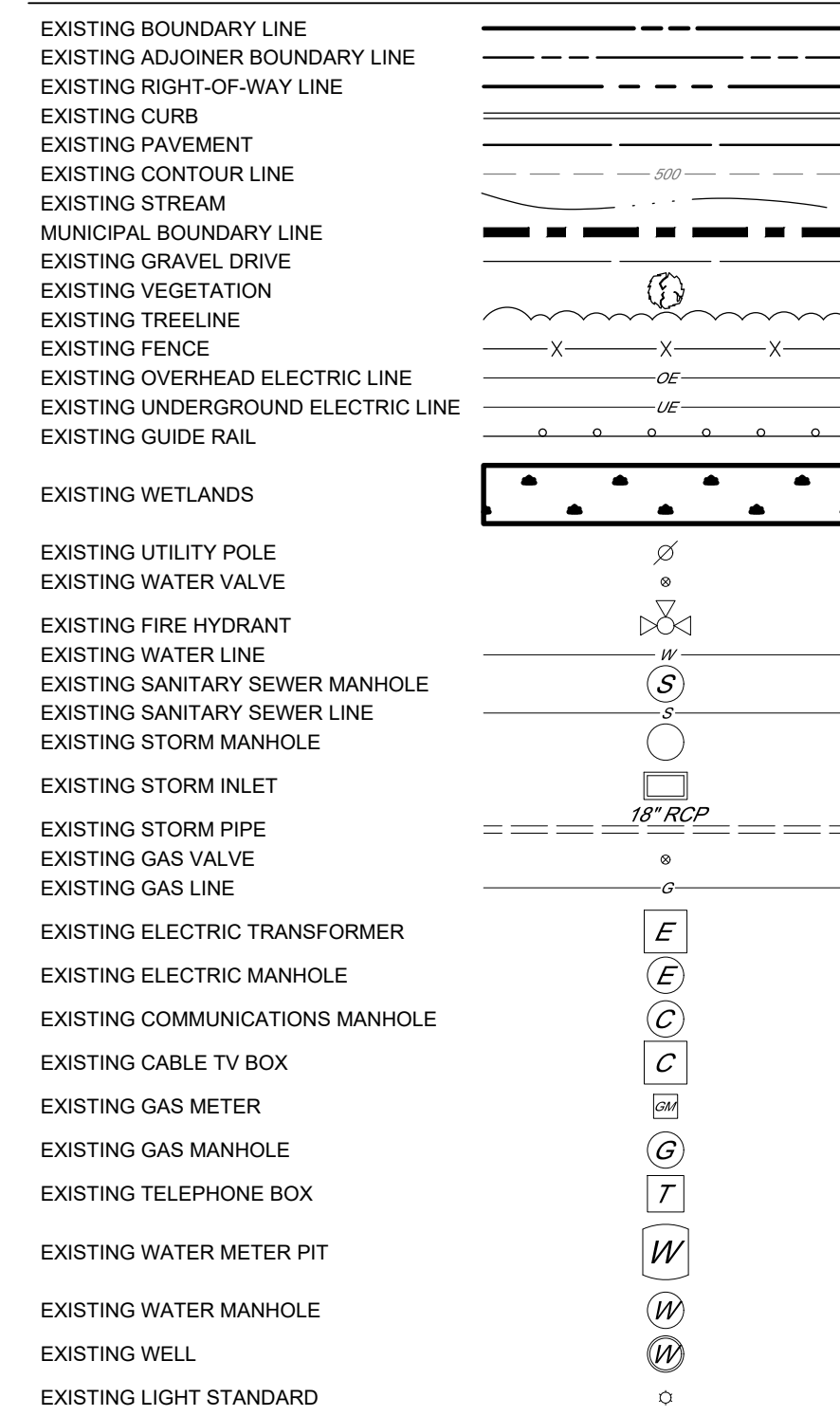
PROJECT NO. 22-0131-001 **SHEET 1 OF 4**
C-100



LANDWORKS CIVIL DESIGN, LLC
 land development consultants

3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
 p (866) LNDWRKS www.landworkscd.com

LEGEND

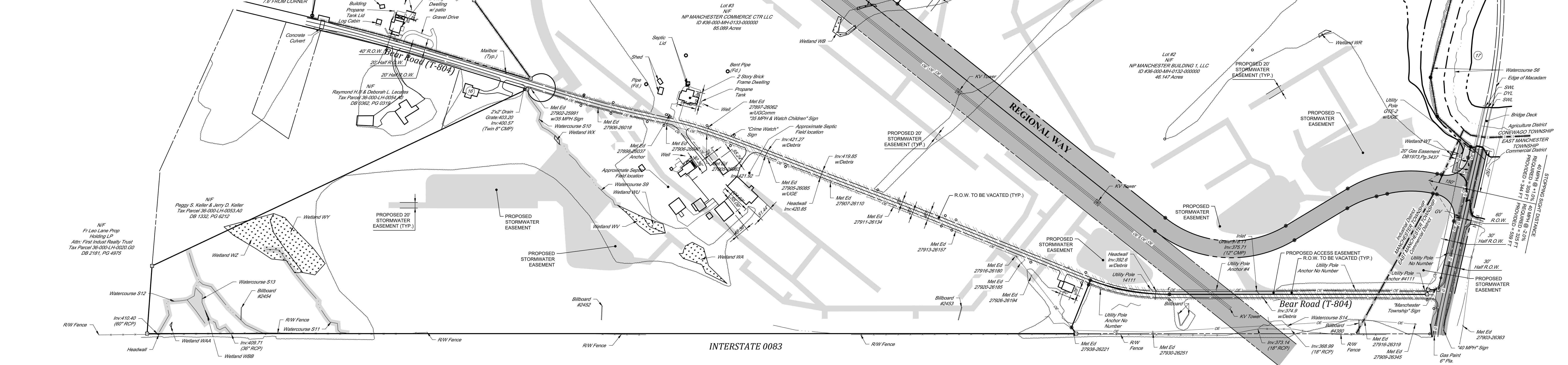


TOWNSHIP NOTES

1. THE OWNERS, HEIRS, ASSIGNS, OR SUCCESSORS IN THE TITLE AGREE THAT THEY SHOULD INSTALL AT THE OWNERS' EXPENSE CONCRETE CURBING, CONCRETE SIDEWALK, OR BOTH CONCRETE CURBING AND CONCRETE SIDEWALK, AND ANY NECESSARY ROAD WIDENING TO ACCOMPANY THE CURBING TO TOWNSHIP AND/OR STATE SPECIFICATIONS WITHIN SIX (6) MONTHS FROM THE RECEIPT OF CERTIFIED NOTIFICATION FROM THE TOWNSHIP.
2. THE OWNER SHOULD NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORMWATER, OR UTILITY RIGHT(S)-OF-WAY/EASEMENTS IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMINGLINGS OF SANITARY SEWER, STORMWATER OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE RIGHT(S)-OF-WAY/EASEMENTS WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE TOWNSHIP.
3. THE OWNER HEREBY GRANTS MANCHESTER TOWNSHIP OR ITS REPRESENTATIVE A GENERAL ACCESS EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS TO THE PUBLIC SEWER AND SAMPLING MANHOLES.
4. ANY NON-COMFORMING BUILDING OR STRUCTURE IS DESTROYED OR DAMAGED BY REASON OF WINDSTORM, FIRE, FLOOD, EXPLOSION OR OTHER ACT OF GOD OR PUBLIC ENEMY TO AN EXTENT OF MORE THAN FIFTY PERCENT (50%) OF ITS FAIR MARKET VALUE AT THE TIME OF THE CASUALTY SHOULD NOT BE REBUILT, RESTORED, OR REPAIRED EXCEPT IN CONFORMANCE OF THE PROVISIONS OF THE MANCHESTER TOWNSHIP ZONING ORDINANCE.
5. ALL PUBLIC IMPROVEMENT CONSTRUCTION SHOULD CONFORM TO THE MANCHESTER TOWNSHIP CONSTRUCTION AND MATERIALS SPECIFICATIONS UNLESS SPECIFIC WAIVERS HAVE BEEN GRANTED.
6. ALL WORK SHOULD CONFORM TO THE MANCHESTER TOWNSHIP MUNICIPAL AUTHORITY'S PLAN, DESIGN, AND CONSTRUCTION STANDARDS.
7. ALL EXTERIOR LIGHTING SHOULD BE SO ARRANGED AND/OR SHIELDED SO AS NOT TO CAST OBJECTIONABLE ILLUMINATION OR GLARE UPON ADJOINING PROPERTIES.
8. ALL SIGNAGE SHOULD COMPLY WITH THE MANCHESTER TOWNSHIP ZONING ORDINANCE.
9. A STREET ADDRESS SHOULD BE MOUNTED TO THE BUILDING WITH MINIMUM 8" HIGH NUMBERS AND SHOULD BE VISIBLE FROM THE STREET.
10. NO BLASTING IS PERMITTED WITHOUT A STATE PERMIT AND ADVANCE NOTIFICATION TO THE MANCHESTER TOWNSHIP FIRE CHIEF.

ADJACENT PROPERTY INFORMATION

ID	OWNER	DEED BOOK	TAX PARCEL #
1	MICHAEL C. & BRENDA L. YINGER	DB 2352, Pg 2785	23-000-MH-0058.B
2	JOHN H. D. & ERNESTINE E. LEES	DB 57-C, Pg 0001	23-000-MH-0058.A
3	JOHN H. D. & ERNESTINE E. LEES	DB 86-Z, Pg 1051	23-000-MH-0057
4	JOHN C. & KATCH MILLER	DB 1384, Pg 0290	23-000-MH-0057.A
5	JOHN C. & KATCH MILLER	DB 1382, Pg 7863	23-000-MH-0055
6	DORIS SCHNETZKA	DB 2279, Pg 1646	23-000-MH-0054.A
7	JILLIAN R. SHAMBAUGH	DB 2180, Pg 3520	23-000-MH-0053
8	STEVEN K. & STEVEN E. FELDMER	DB 2244, Pg 7837	23-000-MH-0053.A
9	MICHAEL R. ALMONEY	DB 2550, Pg 5846	23-000-MH-0052
10	MICHAEL R. ALMONEY	DB 2550, Pg 5846	23-000-MH-0052.A
11	HOWARD DUANE & DELLA GALVE SHIMMEL TRUST HD & DO SHIMMEL REVOCABLE LIVING TRUST	DB 1938, Pg 3737	36-000-MH-0059
12	SUSAN M. LEHMAN	DB 2376, Pg 3503	36-000-MH-0059.D
13	SUSAN M. LEHMAN	DB 2376, Pg 3503	36-000-MH-0059
14	RONALD J. & GLORIA M. LUCKENBAUGH	DB V45 K, Pg 855	36-000-MH-0060
15	KEVIN J. & SUSAN G. McDONALD	DB V45 B, Pg 229	36-000-MH-0051.B
16	JODY ANN & RONALD R. DUNCAN	DB 1529, Pg 5390	36-000-LH-0054.00
17	WILLIAM A. & SHIRLEY A. CONLEY	DB 93.5, Pg 0339	23-000-MH-0050

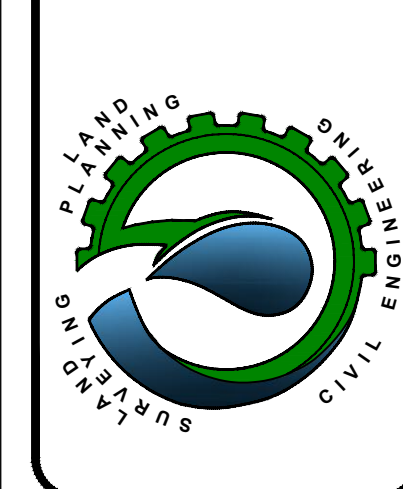


PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	JB/TBF
CHECKED -	JCG

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LANDWORKS
CIVIL DESIGN, LLC
land development consultants

184 MANCHESTER CENTER, SUITE 100
P. 00693, LANCASTER, PA 17602
www.landworksllc.com



FOR
MANCHESTER COMMERCE CENTER - SUBDIVISION
FOR
NORTHPOINT DEVELOPMENT
MANCHESTER TOWNSHIP & EAST MANCHESTER TOWNSHIP

OVERALL EXISTING CONDITION PLAN

PROJECT NO. 22-0131-001
DATE: 12/13/23
SCALE: 1" = 150'
SHEET 2 OF 4

C-200

GRAPHIC SCALE
150' 75' 0' 150'
SCALE: 1" = 150'

LEGEND

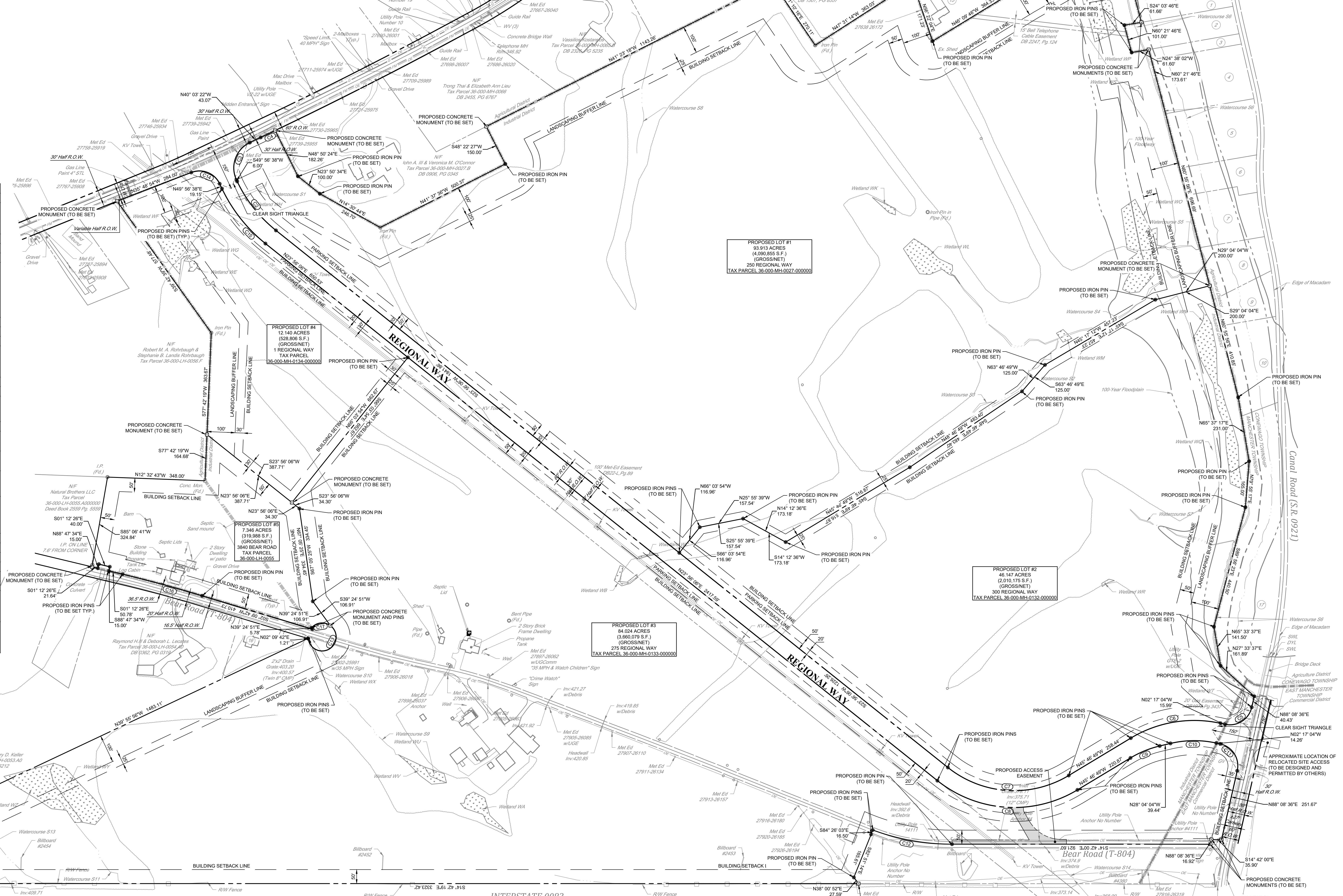
EXISTING BOUNDARY LINE	---
EXISTING ADJOINER BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING CURB	---
EXISTING PAVEMENT	---
EXISTING CONTOUR LINE	---
EXISTING STREAM	---
EXISTING MUNICIPAL BOUNDARY LINE	---
EXISTING GRAVEL DRIVE	---
EXISTING VEGETATION	---
EXISTING TREELINE	---
EXISTING FENCE	---
EXISTING OVERHEAD ELECTRIC LINE	---
EXISTING UNDERGROUND ELECTRIC LINE	---
EXISTING GUIDE RAIL	---
EXISTING WETLANDS	---
EXISTING UTILITY POLE	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING SANITARY SEWER LINE	---
EXISTING STORM MANHOLE	---
EXISTING STORM INLET	---
EXISTING STORM PIPE	---
EXISTING GAS VALVE	---
EXISTING GAS LINE	---
EXISTING ELECTRIC TRANSFORMER	---
EXISTING ELECTRIC MANHOLE	---
EXISTING COMMUNICATIONS MANHOLE	---
EXISTING CABLE TV BOX	---
EXISTING GAS METER	---
EXISTING GAS MANHOLE	---
EXISTING TELEPHONE BOX	---
EXISTING WATER METER PIT	---
EXISTING WATER MANHOLE	---
EXISTING WELL	---
EXISTING LIGHT STANDARD	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY LINE	---
PROPOSED IRON PIN	---
PROPOSED CONCRETE MONUMENT	---

ZONING DATA

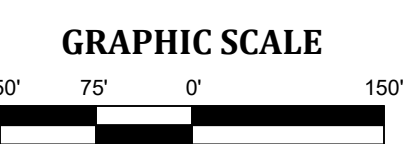
ZONING DISTRICT:	INDUSTRIAL DISTRICT (I)
EXISTING USE:	RESIDENTIAL/AGRICULTURAL
PROPOSED USE:	LOT #1: WAREHOUSING LOT #2: WAREHOUSING LOT #3: WAREHOUSING LOT #4: PUBLIC BUILDING LOT #5: RESIDENTIAL
MINIMUM LOT AREA (LOTS #1-3):	130,880 S.F. (3.000 ACRES)
MINIMUM LOT AREA (LOT #4):	20,000 S.F. (0.459 ACRES)
MINIMUM LOT AREA (LOT #5):	47,500 S.F. (1.090 ACRES)
PROPOSED LOT AREA:	LOT #1: 4,900,855 S.F. (83.913 ACRES) (GROSSNET) LOT #2: 2,910,175 S.F. (46.147 ACRES) (GROSSNET) LOT #3: 3,980,079 S.F. (84.024 ACRES) (GROSSNET) LOT #4: 528,806 S.F. (12.140 ACRES) (GROSSNET) LOT #5: 319,888 S.F. (7.346 ACRES)
MINIMUM STREET FRONTAGE (LOTS #1-3):	175 FT.
MINIMUM STREET FRONTAGE (LOT #4):	100 FT.
MINIMUM STREET FRONTAGE (LOT #5):	150 FT.
PROPOSED STREET FRONTAGE:	LOT #1: 2,395 FT. LOT #2: 2,542 FT. LOT #3: 4,400 FT. LOT #4: 1,318 FT. LOT #5: 928 FT.
MAXIMUM BUILDING HEIGHT (LOTS #1-4):	50 FT.
MAXIMUM BUILDING HEIGHT (LOT #5):	3 STORIES OR 35 FT.
PROPOSED BUILDING HEIGHT (LOTS #1-4):	LOT #1: < 50 FT. LOT #2: < 50 FT. LOT #3: < 50 FT. LOT #4: 19 FT.
EXISTING BUILDING HEIGHT (LOT #5):	2 STORIES
MINIMUM BUILDING SETBACK (LOTS #1-3):	FRONT: 50 FT. SIDE: 25 FT. REAR: 50 FT.
MINIMUM BUILDING SETBACK (LOT #4):	FRONT: 30 FT. SIDE: 30 FT. REAR: 30 FT.
MINIMUM BUILDING SETBACK (LOT #5):	FRONT: 50 FT. SIDE: 50 FT. REAR: 50 FT.
EXISTING BUILDING SETBACK (LOT #5):	100 FT. WHEN ADJACENT TO AN A. R. L. OR R. V. DISTRICT WHERE A BUFFER YARD IS REQUIRED, THE BUFFER YARD WIDTH SHALL BE IN ADDITION TO THE WIDTH OF THE REQUIRED SETBACK
BUFFER YARD (LOTS #1-4):	100 FT. WHEN ADJACENT TO AN A. R. L. OR R. V. DISTRICT WHERE A BUFFER YARD IS REQUIRED, THE BUFFER YARD WIDTH SHALL BE IN ADDITION TO THE WIDTH OF THE REQUIRED SETBACK
MINIMUM PARKING SETBACK (LOTS #1-4):	FRONT: 20 FT.
MAXIMUM BUILDING COVERAGE (LOTS #1-4):	60%
MAXIMUM BUILDING COVERAGE (LOT 5):	20%
MAXIMUM IMPERVIOUS COVERAGE (LOTS #1-4):	70%
MAXIMUM IMPERVIOUS COVERAGE (LOT 5):	40%
MINIMUM VEGETATIVE COVERAGE (LOTS #1-4):	30%
SEWER SERVICE:	LOT #1: PUBLIC LOT #2: PUBLIC LOT #3: PUBLIC LOT #4: PUBLIC LOT #5: PRIVATE
WATER SERVICE:	LOT #1: PUBLIC LOT #2: PUBLIC LOT #3: PUBLIC LOT #4: PUBLIC LOT #5: PRIVATE

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	66.42	50.00'	N 04°25'30" E	61.64'
C2	224.70	495.00'	S 36°56'22" W	222.78'
C3	157.08	100.00'	N 85°03'22" W	141.42'
C4	57.06	15060.00'	N 40°09'53" W	57.06'
C5	125.07	80.00'	N 47°04'14" W	112.71'
C6	332.51	438.00'	S 24°15'17" E	324.58'
C7	459.94	378.00'	N 10°52'22" W	432.08'
C8	532.94	438.00'	N 10°52'22" W	500.67'
C9	113.15	366.00'	N 36°53'27" W	112.70'
C10	154.70	366.00'	N 15°10'34" W	153.32'
C11	126.28	80.00'	N 42°59'46" E	113.55'
C12	288.80	816.50'	S 04°34'01" E	287.30'
C13	198.38	50.00'	N 45°04'46" W	91.59'
C14	119.74	80.00'	N 07°03'52" E	108.87'
C15	251.94	555.00'	N 36°56'22" E	249.78'
C16	293.99	5000.00'	S 00°28'38" W	293.99'
C17	74.63	50.00'	S 21°30'05" E	67.89'



INTERSTATE 0083



PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	JUB/TBF
CHECKED -	JCG

NO.	DATE	REVISION	BY
1		REVISION PER TWP & COUNTY COMMENTS	
2			
3			
4			
5			
6			
7			
8			
9			
10			

LANDWORKS
CIVIL DESIGN, LLC
land development consultants

184 MARKET STREET, SUITE 302
P. 610-933-1845
WWW.LANDWORKS.COM

LOT CONSOLIDATION PLAN
FOR
MANCHESTER COMMERCE CENTER - SUBDIVISION
FOR
NORTHPOINT DEVELOPMENT
MANCHESTER TOWNSHIP & EAST MANCHESTER TOWNSHIP

PROJECT NO.	22-0131-001
DATE:	12/13/23
SCALE:	1" = 150'
SHEET	4 OF 4

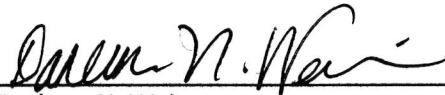
C-400

The undersigned representative of the owners of property located in Manchester Township known as parcel number 36-000-LH-0055.00-00000, 3840 Bear Road, owned by Mathew G. and Darlene N. Weir. The owners acknowledge that NorthPoint Development, LLC has submitted to Manchester Township subdivision plans that include the above referenced parcel and consent to the submission and review of such plans.

Date: 12/18/2023



Matthew G. Weir



Darlene N. Weir

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

Manchester Township Planning Commission 2023 Annual Report

There were 11 plans formally submitted to the Township in 2023. Seven of the plans were reviewed by the Planning Commission (Commission) during the year. Two plans were received in August, one plan in September, and one plan in December. The two plans submitted in August are on hold pending litigation. The other two plans were not ready to present to the Commission. Of the 11 formally submitted plans that were presented to the Commission, seven received a recommendation for approval and were forwarded to the Board of Supervisors. Four formally submitted plans in 2023 remain open without recommendation from the Commission.

SUBDIVISION PLANS

Six subdivision plans (two preliminary and four final) were submitted. Four subdivision plans were reviewed by the Commission in 2023. Three plans were for Residential uses, two were for Industrial uses, and one was for Commercial use.

Of the three subdivision plans submitted for residential uses all were proposed single-family dwellings within residential subdivisions. These plans combined propose the development of 44 single-family dwellings and associated public improvements as follows:

- 40 Claystone Road – 2 Residential Lots
- Albright – 7 Residential Lots
- Farmbrooke Meadows Phase 3 – 35 Residential Lots

Two subdivision plans were submitted for warehouse use. Manchester Commerce was recorded, and work has commenced. Penn Avenue Industrial is on hold, pending litigation. One plan was submitted at the end of December for a lot line adjustment at the Manchester Commerce site. This plan is slated for review in January 2024.

LAND DEVELOPMENT PLANS

Five land development plans (one preliminary and four final) were submitted with three reviewed by the Commission in 2023. Of the five total land development plans submitted the uses are as follows:

- Commercial – 2
- Industrial – 3

Commercial:

RVW# 2023-09, scheduled for review in January 2024, is for a Dunkin Donuts with three additional retail spaces at 3225 Susquehanna Trail. The second commercial plan, RVW#2023-10, is for a new office/maintenance building at Holy Saviour Cemetery. This plan received conditional approval from the Board of Supervisors on 12/12/2023 but has not yet been recorded.

Industrial:

RVW# 2023-01, Voith Turbo, was recorded in June 2023. This plan was for a warehouse expansion consisting of 19,619 square feet of additional space. RVW# 2023-03, Manchester Commerce Center, was recorded in September 2023 and is currently under construction. This plan depicts three warehouse/distribution facilities consisting of 2,611,000 square feet and one building consisting of 4,629 square feet for Northern Regional Police. Lastly, RVW# 2023-08, proposes a large warehouse/distribution facility. This plan has undergone no reviews as it is waiting for litigation to run the course on a re-zoning validity challenge.

MEETINGS AND ATTENDANCE

There were six regular meetings and no special meetings held in 2023. No meetings were held in April, May, June, September, October, and December due to no new plan submittals, and requests from developers to table active plan reviews.

An attendance list for members and staff is included in this report as an attachment.

Respectfully submitted,

Rachel Vega, Recording Secretary

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

COMMISSION MEMBERS

NAME	REGULAR MEETINGS	SPECIAL MEETINGS
	Attended/Scheduled	Attended/Scheduled
Nicholas Hauck - Chairperson	6/6	0/0
Kenneth Stoutzenberger -Vice Chairperson	5/6	0/0
Mike Fahs	6/6	0/0
Holly Gumke (ended term in November)	4/6	0/0
Richard Halpin	6/6	0/0
Daniel Spies (joined in November)	1/6	0/0

STAFF

NAME	REGULAR MEETINGS	SPECIAL MEETINGS
	Attended/Scheduled	Attended/Scheduled
Cliff Tinsley - Zoning/Planning Officer, Secretary (separated in May)	3/6	0/0
Lisa Fuess – Assistant Zoning Officer	1/6	0/0
Marita McVey	5/6	0/0
Beth Brennan	5/6	0/0
Rachel Vega (joined in May)	3/6	0/0