



Manchester Township Zoning Hearing Board

AGENDA

August 7, 2024 at 6:00 PM

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

- **ZHB 2024-15** – Stoner Graphix, the applicant, is requesting a Special Exception pursuant to §27-1256 and §27-1402.N, to permit a Changeable Electronic Variable Message Sign. The property is located at 3300 Board Road, in the Industrial (I) District (UPI 36-000-LH-0008.CO-00000).
- **ZHB 2024-16** – Ardent Mills, LLC, the applicant, is requesting a variance from §8-602.1 and §8-603.A(1), to construct an office and ADA ramp in the floodplain. The property is located at 2800 Blackbridge Road, in the Heavy Industrial (HI) District (UPI 36-000-KI-0215.00-00000).

ADJOURN

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

JUN 27 2024

Initial:

Rachel

FOR OFFICE USE ONLY

Application # 2024-15

Date of Hearing August 7, 2024

Time of Hearing 6pm

CONTINUED HEARING

Date of Hearing

Time of Hearing

APPLICATION FOR ZONING HEARING

1. Applicant's Name: Stoner Graphix

Address: 163 S Meadow Ln, Hummelstown, PA 17036

Phone Number

(717) 469-7716

2. Property Owner's Name: David Kogut

Address: 3300 Board Rd, York, PA 17406

3. Property Location York Barbell - 3300 Board Rd, York, PA 17406

4. Zoning District Industrial UPI # 36-000-LH-0008.CO-00000

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and in the plans submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

Stoner Graphix

Signature of Applicant / Authorized Representative

Date: 6/26/2024

OFFICE USE ONLY BELOW THIS LINE

Date Application Received 6/27/24

Property Posted

Date Application Fee Received 6/27-24

Certified to ZHB	Date
Newspaper Advertisement of Hearing	Date 7/24/24 Date 7/31/24
Notice Mailed to Twp. Supervisors & ZHB	Date
Notice Mailed to Applicant & Adjacent Property Owners	Date
Application Withdrawn	Date
Hearing Held	Date
Planning Commission Review	Date
Continued Hearing Held	Date
Permit (GRANTED / REFUSED)	Date

Conditions for Approval

1

5. Nature of **SPECIAL EXCEPTION** / VARIANCE / INTERPRETATION requested and SECTION NUMBER:

Special Exception needed for New Sign permit for a CEVMS (Electronic Messaging Sign). Section 27-1256 &

Section 27-1401. Section 27-1402-N6. Description of Proposed Work and Use: New sign installation (Electronic Messaging Sign)7. Existing Use of Land / Buildings: York Barbell Retail Outlet Store8. Number of Proposed Buildings / Structures: **NA**

And:

- | | | | |
|---|---|------|---------|
| a | Height of Building / Structures | Feet | Stories |
| b | Type of Construction | | |
| c | Number of Families / Dwelling Units | | |
| d | Habitable Floor Area for Each Dwelling Unit | | |
| e | If Mobile Home, Title Holder's Name / Address | | |

9. Off Street Parking Spaces: **NA**

- | | | | |
|---|----------|----|----------|
| a | Required | b. | Proposed |
|---|----------|----|----------|

10. Water System: (check a, b or c) **NA**

- | | | |
|---|--------------|--------------------|
| a | Public | Company Name |
| b | On-Site Well | c Other (Specify) |

11. Sewage System: (check a, b or c) **NA**

- | | | |
|---|---------|---------------------|
| a | Public | c. Other |
| b | On-Site | Penn DEP Approved # |

12. Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.13. Please attach a complete list of property owners within 300 feet. (Please include homeowners' names, address, tax map and parcel number.)14. Please attach a detailed site plan. (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.)

FOR SPECIAL EXCEPTION APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

15. The applicant alleges that the proposed Special Exception use:

a) Would be in harmony with the character of the neighborhood because: (How will what I want to do fit in my neighborhood)

There are no surrounding houses or neighborhood. It's a Freestanding sign for a business

b) Would not be detrimental to the properties or persons in the neighborhood because:

There are no surrounding houses or neighborhoods. It's a Freestanding sign for a business

c) If the special exception is granted, show how the provisions of Section _____ of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

The sign would fit within the sign allowances/ordinances. The business would follow section 27-1256.
Changeable Electronic Variable Message Signs

The application is not considered complete without items 13 & 14.

Application for Building/Zoning Permit and Plans Examination

Commercial permits must submit five (5) sets of drawings.

Residential permits must submit three (3) sets of drawings.

PERMIT NUMBER: _____

ADDRESS: _____

CODE ADMINISTRATORS, INC.

1826 Charter Lane, Suite 101

Lancaster, PA 17601

Ph: (717) 859-3350 - Fx: (717) 755-9135

MANCHESTER TOWNSHIP

3200 Farmtrail Road

York, PA 17406

Ph: (717) 764-4646 - Fx: (717) 767-1400

LOCATION OF PROJECT

Address 3300 Board Rd, York PA 17406

Proposed Use York Barbell - New Sign Install/replacement

OWNER OF RECORD

Name of Owner David Kogut

Address of Owner 3300 Board Rd City York

Phone # of Owner (717) 767-6481 State PA Zip Code 17406

E-Mail: dkogut@yorkbarbell.com

PROJECT INFO

☐ New Building ☐ Addition ☐ Alteration ☐ Repair ☐ Demolition ☐ Change of Occupant only
☐ Fire Prevention ☐ Change of Use ☐ Plumbing ☐ Mechanical ☐ Electrical ☒ Sign ☐ Other(specify)

Brief Description of Project New EMC Sign Install

Cost of Construction \$68,696.49 Sq. Footage 150 sq.ft.

SITE PLAN

All applicants must submit a site plan/drawing which includes:

- Location of existing and proposed structures.
- Distance of proposed structure from all property lines (setbacks).
- Location of existing and proposed stormwater facilities.
- Proposed stormwater facilities must show the type of facility and how the water will get to the facility.
- Proposed type and location of erosion and sediment control (i.e. silt sock, silt fence, straw bale, etc.)

GENERAL
CONTRACTOR

General Contractor Stoner Graphix
Address 163 S Meadow Ln, Hummelstown, PA 17036
Phone (717) 469-7716 Fax (717) 469-7719 Mobile NA
E-Mail: zach@stonergraphix.com

FRAMING
CONTRACTOR

Framing Contractor NA Contact # _____
Scope of Work _____

E-Mail: _____

ELECTRICAL
CONTRACTOR

Electrical Contractor NA Contact # _____
Scope of Work _____

E-Mail: _____

PLUMBING
CONTRACTOR

Plumbing Contractor NA Contact # _____
Scope of Work _____

_____ Twp Registration # _____
E-Mail: _____

HEATING
CONTRACTOR

Heating Contractor NA Contact # _____
Scope of Work _____

E-Mail: _____

FOUNDATION
CONTRACTOR

Foundation Contractor NA Contact # _____
Scope of Work/Type of Work _____

E-Mail: _____

**FIRE PREVENTION
CONTRACTOR**

Fire Prevention Contractor	NA	Contact #	
Scope of Work/			
E-Mail:			

Provide copies of all other applicable permits, certifications, or licensing requirements, which may apply under the following:

1. Elevator or Lifting Device Regulations
2. Boiler and Unfired Pressure Vessel Law
3. Propane and Liquefied Petroleum Gas Act
4. Health Care Facilities Act
5. Older Adult Daily Living Centers Licensing Act

**DESIGN
PROFESSIONAL**

Name:	NA
Address:	
Telephone:	FAX:
E-Mail:	
Certification or Registration:	

The applicant certifies that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assume the responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances of the Municipality or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances, and regulations. Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the registered design professional employed in connection with the proposed work.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

**SIGNATURE &
DATE
REQUIRED**

Applicant's Printed Name		Stoner Graphix
Applicant's Address		163 S Meadow Ln, Hummelstown PA 17036
Phone #		(717) 469-7716
Applicant Signature		Stoner Graphix
Date		6/20/24
E-Mail:		zach@stonergraphix.com

LOT COVERAGE WORKSHEET

Directions: Complete this worksheet after taking accurate measurements of all existing impervious surfaces. All dimensions should be consistent with the attached site plan. If this worksheet is not completed or if information is left off, the Zoning Officer may deny the application or complete the worksheet using aerial photographs, previous building permits and any available site information (which may be inaccurate).

ADDRESS: 3300 Board Rd, York, PA 17046

PIDN: 36-000-LH-0008.C0-00000

ZONING: Industrial

1. **Lot Size (1 acre = 43,560 s.f.)** Lot size can be found on deed or tax assessment paperwork. Multiply the number of acres by 43,560 to obtain the total square feet (s.f.) of the lot.

<div style="display: flex; justify-content: space-between;"> NA ac. </div>	<div style="display: flex; justify-content: space-between;"> NA s.f. </div>
--	---

EXISTING (Indicate dimensions of existing structures/surfaces then multiply the dimensions to obtain s.f.)

Dimensions

Square Feet

2. House	_____	ft	x	_____	ft	_____
3. Attached Garage	_____	ft	x	_____	ft	_____
4. Attached Deck	_____	ft	x	_____	ft	_____
5. Driveway (including stone)	_____	ft	x	_____	ft	_____
6. Sidewalk/Patio	_____	ft	x	_____	ft	_____
7. Detached Garage(s)	_____	ft	x	_____	ft	_____
8. Decking (not attached to house)	_____	ft	x	_____	ft	_____
9. Shed(s) or other accessory buildings	_____	ft	x	_____	ft	_____
10. Pool (including surrounding concrete deck)	_____	ft	x	_____	ft	_____
11. Barn(s)	_____	ft	x	_____	ft	_____
12. Other _____	_____	ft	x	_____	ft	_____

13. **Total Existing Lot Coverage** (add lines 2-12)

s.f.

14. **Total % of Existing Lot Coverage** (line 13 divided by line 1, then multiply by 100)

%

PROPOSED (Identify structure, i.e. addition, deck, garage, etc.)

Dimensions

Square Feet

15. New EMC Sign	12	ft	x	12.50	ft	150 sq.ft.
16. _____	_____	ft	x	_____	ft	_____

17. **Total Proposed Lot Coverage** (add lines 15 & 16)

150 s.f.

18. **Total Coverage in s.f. – existing & proposed** (add lines 13 & 17)

s.f.

19. **Total % Lot Coverage** (line 18 divided by line 1, then multiply by 100)

%

20. **Total % Lot Coverage permitted**

%

21. **Total Coverage in s.f.– permitted** (multiple line 20 by line 1)

s.f.

For Township Use Only

Review Notes

Tax Map _____ Parcel # _____ Zoning District _____

Subdivision _____ Use _____

Front Yard _____ Side Yard _____ Rear Yard _____ Access Drive _____

ZHB Action/Decision _____ Date _____

Floodplain Located Within Site _____ Yes _____ No _____ Study Done

Historic Structure _Yes_ _No_ / Airport Hazard _Yes_ _No_ / Soil Erosion Plan _Yes_ _No_

NOTE ANY EASEMENTS _____

ARREARS/LEINS/JUDGEMENTS (per Act 90) _____ Yes _____ No _____

STIPULATIONS _____

Contractors Insurance Info: Policy # _____

Company: _____

Expiration Date _____

Public Sewer Permit # _____ On-site Sewage Permit # _____ Issued _____

Storm Water Management Permit # _____ Issued _____

Permit #		Twp Permit Fee:		X	\$	=	(362.411)
Use Group		Review Fee:		X	\$	=	(362.412)
Permit Type		Inspections:		X	\$	=	(362.412)
UCC Applicable	Yes	No	If YES add \$4.50 Act 13 Training Fee			=	(235.10)
Y or N	Construction Plans Submitted		Total Permit Fee				
Issuance Date		Minus fee submitted at submission			=		
		Fee Due at ISSUANCE					

Zoning Officer Signature _____ Approval Date _____



MANCHESTER TOWNSHIP

STORMWATER MANAGEMENT PERMIT APPLICATION

☐ **Total Regulated Impervious Area is greater than 500 ft² but less than 2,000 ft²**

- Applicant required to manage the stormwater impacts created by the new proposed impervious area. Applicant to use facilities outlined in the Manchester Township Small Projects Guide to achieve required volume reduction. Consultation and review by the Township Engineer will be required if deemed necessary by Township staff. All costs associated with consultation and review by the Township Engineer will be at the expense of the applicant and will be due prior to permit issuance.
- Projects in this area category are exempted from peak rate control and the submission of Stormwater Management Site Plan as long as the proposed improvement is consistent with the Township Small Projects Guide. The applicant may be exempt from installing a stormwater management facility if the project qualifies as a Disconnected Impervious Area as defined in Appendix B of the Ordinance.

☐ **Total Regulated Impervious Area 2,000 ft² or greater**

- Stormwater Management Site Plan is required to be submitted by a qualified professional. Applicant is required to sign and record a Stormwater Operation and Maintenance and Right-Of-Way Agreement as contained in Appendix A of the Stormwater Management Ordinance. This plan will require an engineering and ordinance review by the Township Engineer.
- Regulated impervious areas totaling between 2,000 ft² and 5,000 ft² may still qualify for the peak rate control exemption if the criteria for a Disconnected Impervious Area under Appendix B of the Stormwater Management Ordinance is met. Each 500 sq. ft. of impervious area must flow to a separate flow path of at least 75 linear feet.

☐ **Project Requires Submission of a Land Development Plan**

- Stormwater management approval will be covered under the approval of a Land Development Plan. Approval of stormwater management will follow Township Land Development processes and timelines. This application is not to be utilized for this situation.

Municipal Official

Signature

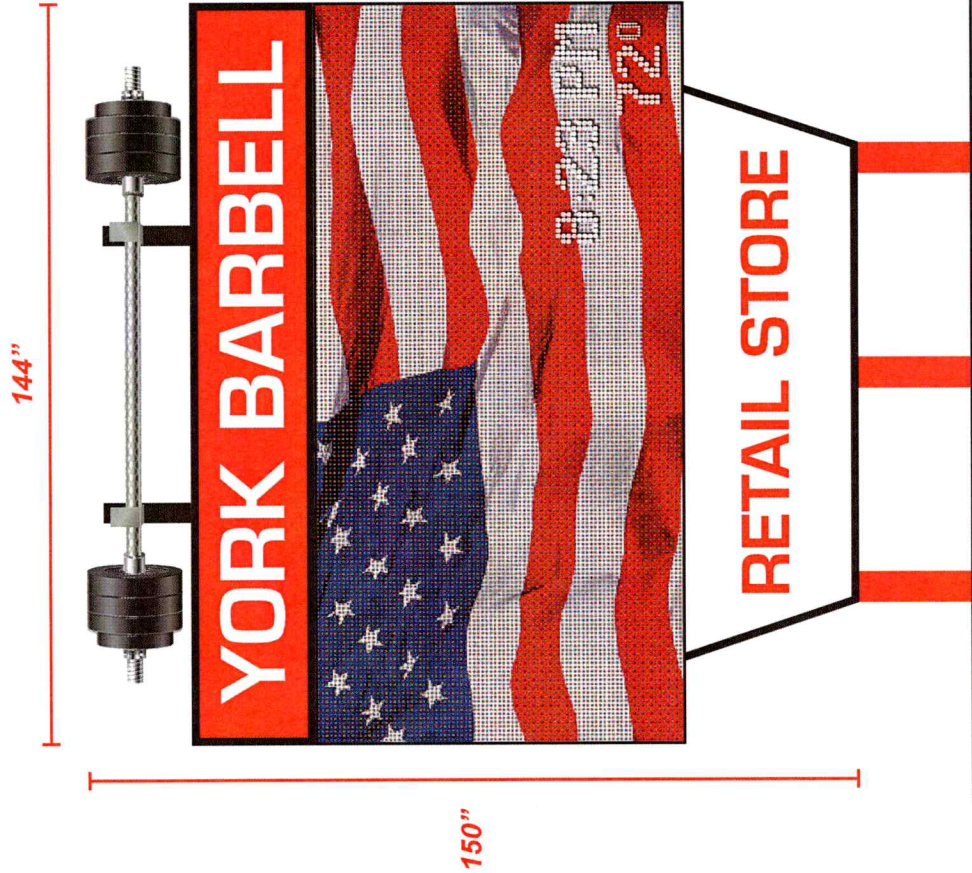
Date

Step 5: Township Staff Consultation


Review of this form will allow the Zoning Officer to determine what the requirements of the Stormwater Management Ordinance apply to your project. The Zoning Officer will contact you at the phone number or email address indicated above once the internal review has been completed. You may be asked to return to the Township Office to discuss the requirements and finalize the application.

Face Dimensions

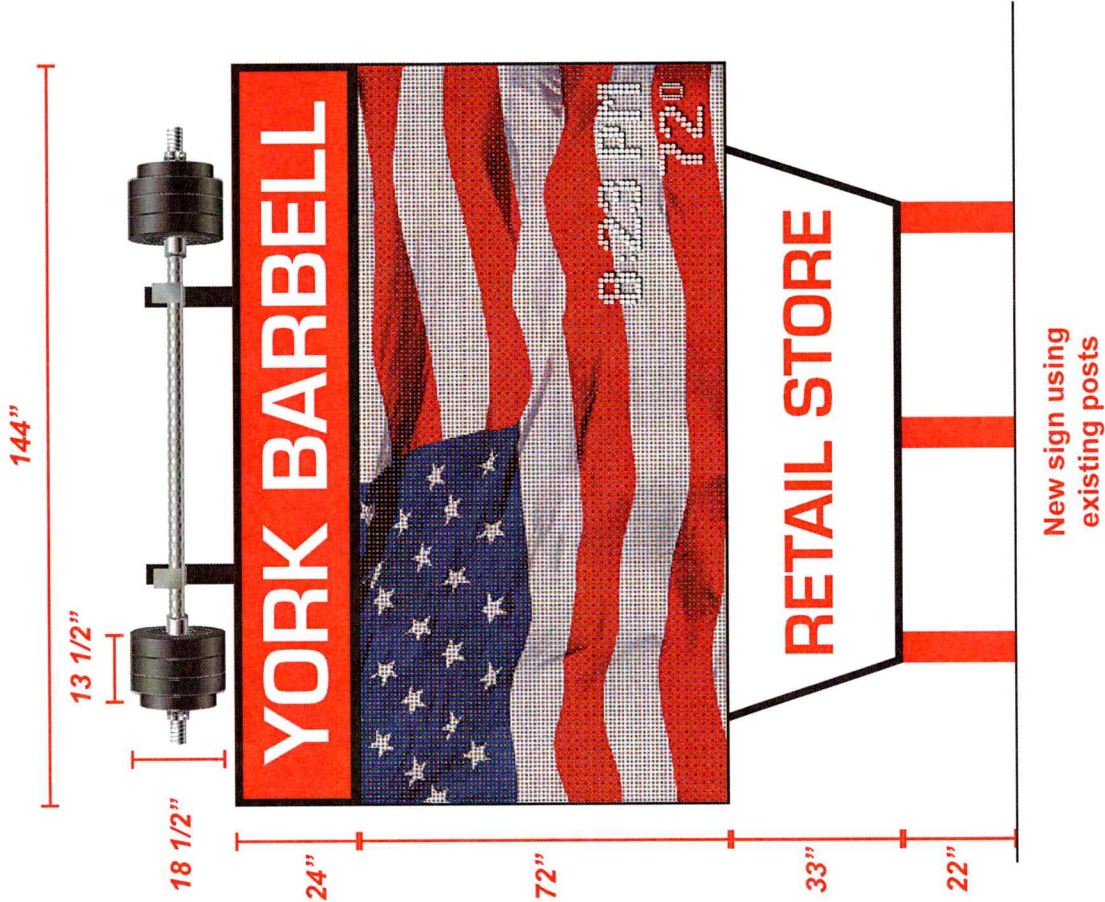
150 sq. ft.



New sign using
existing posts

	<p>York Barbell Electronic Message Board WO# 9583</p>	<p>Address: 3300 Board Road York, PA 17406</p>	<p>Scale: Not to Scale</p>
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Overall Dimensions



York Barbell
Electronic Message Board
WO# 9583

Address:
3300 Board Road
York, PA 17406

Scale:
Not to Scale



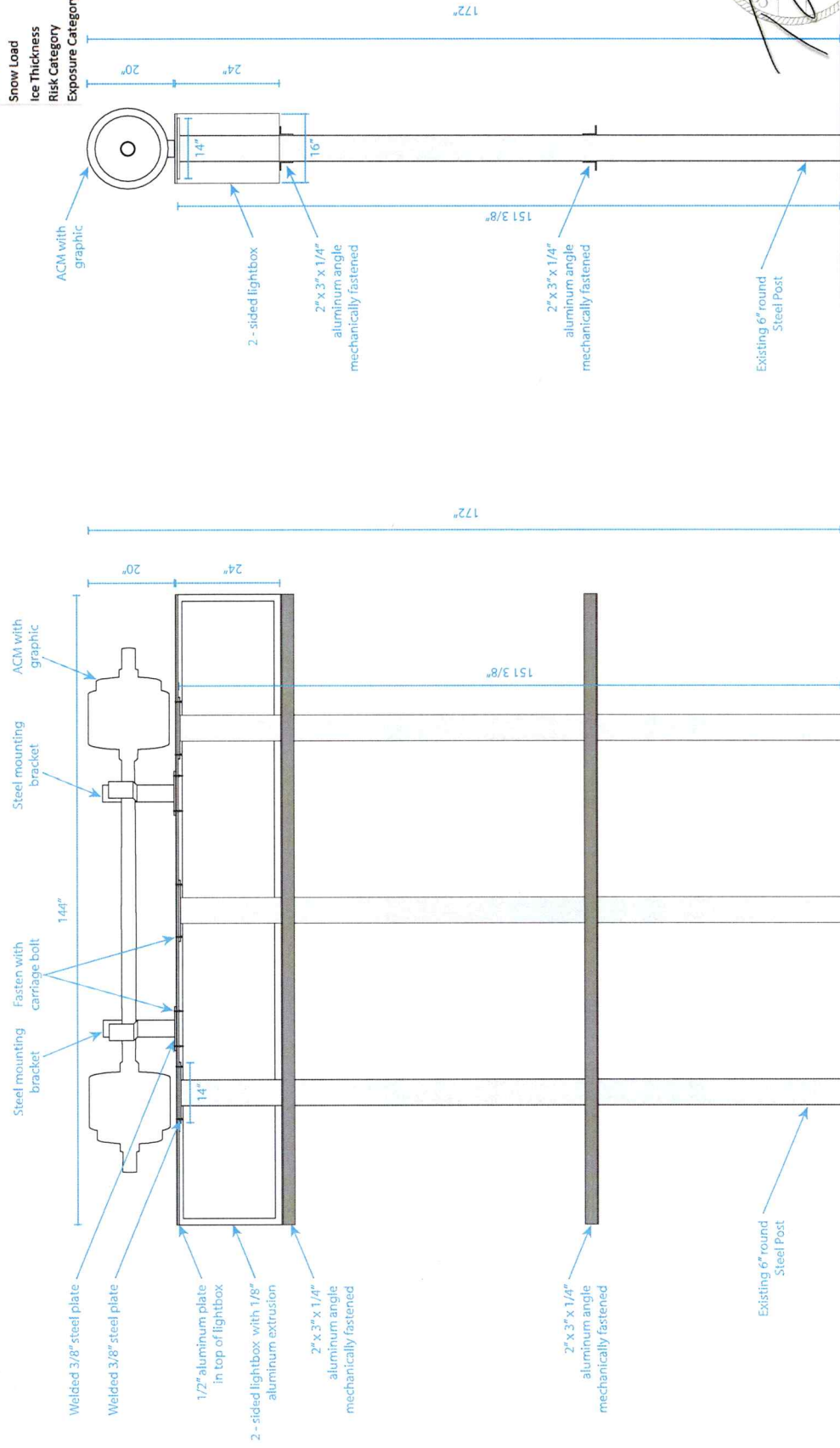


Google



ASCE 7-16 Site Criteria

Ultimate Wind Speed	112	mph
Wind on Ice	40	mph
Snow Load	30	psf
Ice Thickness	1	in
Risk Category	II	
Exposure Category	B	



FRONT VIEW

SIDE VIEW



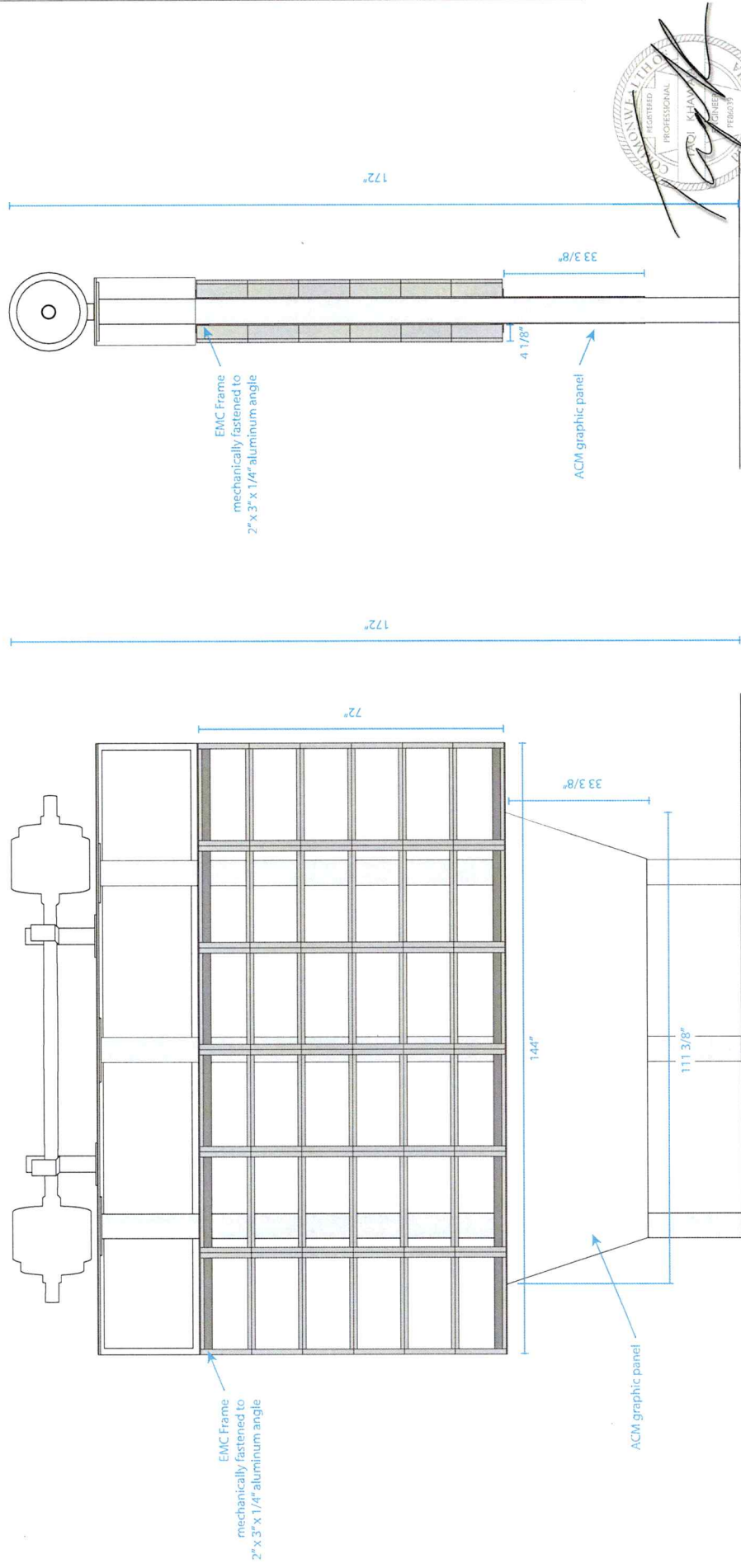
(Structural Components Only)
Digitally Signed by Taqi Khawaja, P.E.
Dated: 06/19/2024



York Barbell
Electronic Message Board
WO# 9583

Address:
3300 Board Road
York, PA 17406

Scale:
Not to Scale



Existing Foundation Size: 18" x 72" Deep



 (Structural Components Only)

 Digitally Signed by Taqi Khawaja, P.E.

 Dated: 06/19/2024



York Barbell
 Electronic Message Board
 WO# 9583

Address:
 3300 Board Road
 York, PA 17406

Scale:
 Not to Scale



THE TOWNSHIP OF MANCHESTER

YORK COUNTY PENNSYLVANIA

3200 Farmtrail Road York, PA 17406

Telephone: (717) 764-4646 Fax: (717) 767-1400

www.mantwp.com

ZC-24-00027

NOTICE OF ZONING HEARING

Notice is hereby given that a hearing will be held by the Manchester Township Zoning Hearing Board at the Manchester Township Municipal Building, 3200 Farmtrail Road, York, PA, 17406. All interested parties are welcome to attend and provide testimony. The hearing will be held on:

August 7, 2024 at 6:00 pm

Regarding Zoning Case # ZHB-2024-15

Stoner Graphix, the applicant, is requesting a Special Exception pursuant to §27-1256 and §27-1402.N, to permit a Changeable Electronic Variable Message Sign. The property is located at 3300 Board Road in the Industrial (I) District. (UPI 36-000-LH-0008.C0-00000).

The agenda and application materials will be posted on the website at least a week in advance. Additional information may also be obtained by contacting the Township Office at 717-764-4646 or r.vega@mantwp.com

MANCHESTER TOWNSHIP ZONING HEARING BOARD

By: Rachel Vega, Zoning/Planning Officer

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY

Application # ZH13 2024-16
Date of Hearing 8/7/24
Time of Hearing 6pm

CONTINUED HEARING

Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Ardent Mills, LLC
Address: 2800 Blackbridge Rd
York, PA 17406 Phone Number (717)- 757-9414
2. Property Owner's Name: Same
Address: Same
3. Property Location 2800 Blackbridge Rd
4. Zoning District HI- Heavy Industrial UPI # 36-000-KI-0215.00-00000

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and in the plans submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

Signature of Applicant / Authorized Representative

Date _____

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____	Property Posted _____
Date Application Fee Received _____	
Certified to ZHB _____	Date _____
Newspaper Advertisement of Hearing <u>Emailed 7/18/24</u>	Date <u>7/24/24</u> Date <u>7/31/24</u>
Notice Mailed to Twp. Supervisors & ZHB _____	Date <u>7/19/24</u>
Notice Mailed to Applicant & Adjacent Property Owners _____	Date _____
Application Withdrawn _____	Date _____
Hearing Held _____	Date _____
Planning Commission Review _____	Date _____
Continued Hearing Held _____	Date _____
Permit (GRANTED / REFUSED) _____	Date _____
Conditions for Approval _____	

2

5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER:

Sec. 8-602.1. states, "....any new construction or substantial improvements shall be prohibited."

We are requesting a variance of this section to construct and office on the slab and foundation of previously in place silos.

Sec. 8-603.A(1) states, "Within any identified floodplain area, the use of fill shall be prohibited."

We are requesting a variance to place an ADA ramp and parking space.

6. Description of Proposed Work and Use:

Construction of a new 3000 S/F/ (+/-) office building and associated site improvements.

7. Existing Use of Land / Buildings: Flour Mill and Supporting Building & Improvements**8. Number of Proposed Buildings / Structures:** 1 proposed industrial building **And:**

- a Height of Building / Structures <50' Feet 1 Stories
- b Type of Construction Proposed industrial building will be standard construction with required flood proofing
- c Number of Families / Dwelling Units 0
- d Habitable Floor Area for Each Dwelling Unit
- e If Mobile Home, Title Holder's Name / Address

9. Off Street Parking Spaces:

- a Required 3 b. Proposed + >10

10. Water System: (check a, b or c)

- a ☒ Public Company Name York Water Company
- b ☐ On-Site Well c ☐ Other (Specify)

11. Sewage System: (check a, b or c)

- a ☐ Public c. Other
- b ☒ On-Site Holding tanks Penn DEP Approved #

12. Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.**13. Please attach a complete list of property owners within 300 feet. (Please include homeowners' names, address, tax map and parcel number.)****14. Please attach a detailed site plan. (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.**

The application is not considered complete without items 13 & 14.

FOR SPECIAL EXCEPTION APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

15. The applicant alleges that the proposed Special Exception use:

a) Would be in harmony with the character of the neighborhood because: (How will what I want to do fit in my neighborhood)

N/A

b) Would not be detrimental to the properties or persons in the neighborhood because:

N/A

c) If the special exception is granted, show how the provisions of Section _____ of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

N/A



July 17, 2024

Ardent Mills **(Applicant)**
2800 Blackbridge Road
York, PA 17406

Re: Zoning Narrative for a
Variance Application to Construct and Fill in a Flood Plain **(Project)**
2800 Blackbridge Road (UPI No.: 36-000-KI-0215.00-00000)
Manchester Township, York County, PA

Exhibit A: Zoning Narrative

Ardent Mills is the Owner of a property located off Blackbridge Road within Manchester Township. This Site has been continuously operated as a mill for over 100 years +/- and the Owner would like to construct a 3,000 s.f. office building on an existing concrete slab that formerly supported six (6) silos. There is an existing office building that exists on-site that is original to the property and is past its useful life. The existing building will remain and be used for storage.

Project Site Details:

- The Project Site includes one parcel consisting of approximately 23.5 acres and is identified as York County Tax Parcel ID Nos.: 36-000-KI-0215.00-00000.
- The Project Site has frontage along a private road which provides access to Blackbridge Road.
- Parcel 61.A is currently improved with Flour Mill and other associated improvements.
- The proposed improvements for the Project will include a 3,000 s.f. office building.
- The Project Site is located in the I – Industrial Zoning District. The existing use of “Agribusiness” is a permitted use in this zoning district.
- A portion of the Project Site is impacted by a FEMA designated 100-year floodplain.

Variances:

The proposed office will be constructed on an existing concrete slab foundation previously supporting six silos. The elevation of this slab is at or above the base flood elevation as determined by FEMA in a detailed flood study.

It is our opinion that since this slab is above the FEMA base flood elevation, the proposed office building is not in the flood plain. If staff and/or the zoning hearing board disagree with this opinion, we have requested a variance below to Sec. 8-602.1 of the Township’s flood plain ordinance which prohibits new construction in the flood plain.

As part of this Project, it will be required to provide an ADA ramp to access the proposed office and thus a limited amount of fill in the flood plain will be required. We are also requesting a variance of Sec. 8-603.A(1) of the Township’s flood plain ordinance which states that the use of fill shall be prohibited in a flood plain unless a variance is granted based upon specific criteria. We will demonstrate adherence to this criteria in the presentation of our case.

§ 8-602.1. - Within any identified floodplain area, any new construction or substantial improvements shall be prohibited.

This section also allows for a variance if specific criteria are provided for. These include:

Nonresidential Structures.

- (1) In AE, A1-30 and AH Zones, any new construction or substantial improvement of a nonresidential structure shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation, or be designed and constructed so that the space enclosed below the regulatory flood elevation:
 - (a) Is floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water; **We meet this criteria since the flood Elevation is within the concrete slab elevation/profile and not above the slab where the building is proposed.**
 - (b) Has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. **We meet this criteria with the size and weight of the existing concrete foundation/slab which has been in place for many decades.**
- (2) In A Zones, where no base flood elevations are specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated or completely floodproofed up to, or above, the regulatory flood elevation determined in accordance with § 8-502, Subsection 1C, of this chapter. **NA**
- (3) In AO Zones, any new construction or substantial improvement shall have its lowest floor elevated or completely floodproofed above the highest adjacent grade to at least as high as the depth number specified on the FIRM. **NA**
- (4) Any nonresidential structure, or part thereof, made watertight below the regulatory flood elevation shall be floodproofed in accordance with the W1 or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the United States Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above-referenced standards. **Flood proofed due to being solid concrete.**
- (5) The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC), or the most-recent revisions thereof, and ASCE 24 and 34 Pa. Code (Chapters 401-405, as amended) shall be utilized, where they are more restrictive. **Acknowledged.**

Sec. 8-603.A(1) states, "Within any identified floodplain area, the use of fill shall be prohibited." However, a variance can be granted if the proposed fill placement meets specific criteria as defined in Part 9 of the Township's flood plain ordinance.

We are requesting a variance to place fill to accommodate an ADA ramp and parking space.

We will demonstrate adherence to Part 9 when presenting our case to the Zoning Hearing Board.

§ 8-403. Appeals. [Ord. 2015-04, 10/13/2015]

1. Any person aggrieved by any action or decision of the floodplain administrator concerning the administration of the provisions of this chapter may appeal to the Zoning Hearing Board. Such appeal must be filed, in writing, within 30 days after the decision, determination or action of the floodplain administrator.
2. Upon receipt of such appeal, the Zoning Hearing Board shall consider the appeal in accordance with the Municipalities Planning Code and any other local ordinance.
3. Any person aggrieved by any decision of the Zoning Hearing Board may seek relief therefrom by appeal to court, as provided by the laws of this state, including the Pennsylvania Flood Plain Management Act.

Part 6
TECHNICAL PROVISIONS

§ 8-601. General Requirements. [Ord. 2015-04, 10/13/2015]

1. Alteration or Relocation of Watercourse.
 - A. No encroachment, alteration, or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the municipality and until all required permits or approvals have first been obtained from the Department of Environmental Protection's regional office.
 - B. No encroachment, alteration, or improvement of any kind shall be made to any watercourse unless it can be shown that the activity will not reduce or impede the flood-carrying capacity of the watercourse in any way.
 - C. In addition, FEMA and the Pennsylvania Department of Community and Economic Development shall be notified prior to any alteration or relocation of any watercourse.
2. Should Manchester Township propose to permit the following encroachments: any development that causes a rise in the base flood elevations within the floodway; or any development occurring in Zones A1-30 and Zone AE without a designated floodway, which will cause a rise of more than one foot in the base flood elevation; or alteration or relocation of a stream (including but not limited to installing culverts and bridges):
 - A. The applicant shall (as per 44 CFR Part 65.12) apply to FEMA for conditional approval of such action prior to permitting the encroachments to occur.
 - B. Upon receipt of the Administrator's conditional approval of map change and prior to approving the proposed encroachments, a community shall provide evidence to FEMA of the adoption of floodplain management ordinances incorporating the increased base flood elevations and/or revised floodway reflecting the post-project condition.
 - C. Upon completion of the proposed encroachments, a community shall provide as-built certifications. FEMA will initiate a final map revision upon receipt of such certifications in accordance with 44 CFR Part 67.
3. Any new construction, development, uses or activities allowed within any identified floodplain area shall be undertaken in strict compliance with the provisions contained in this chapter and any other applicable codes, ordinances and regulations.
4. Within any identified floodplain area, no new construction or development shall be located within the area measured 50 feet landward from the top-of-bank of any watercourse.

§ 8-602. Elevation and Floodproofing Requirements. [Ord. 2015-04, 10/13/2015]

1. Within any identified floodplain area, any new construction or substantial improvements shall be prohibited.
2. If a variance is obtained for new construction or substantial improvements in the identified

floodplain area in accordance with the criteria in Part 9, then the following provisions apply:

A. Residential Structures.

- (1) In AE, A1-30, and AH Zones, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation.
- (2) In A Zones, where there are no base flood elevations specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation determined in accordance with § 8-502, Subsection 1C, of this chapter.
- (3) In AO Zones, any new construction or substantial improvement shall have the lowest floor (including basement) at or above the highest adjacent grade at least as high as the depth number specified on the FIRM.
- (4) The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC), or the most-recent revisions thereof, and ASCE 24 and 34 Pa. Code (Chapters 401-405, as amended) shall be utilized, where they are more restrictive.

B. Nonresidential Structures.

- (1) In AE, A1-30 and AH Zones, any new construction or substantial improvement of a nonresidential structure shall have the lowest floor (including basement) elevated up to, or above, the regulatory flood elevation, or be designed and constructed so that the space enclosed below the regulatory flood elevation:
 - (a) Is floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water; and
 - (b) Has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- (2) In A Zones, where no base flood elevations are specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated or completely floodproofed up to, or above, the regulatory flood elevation determined in accordance with § 8-502, Subsection 1C, of this chapter.
- (3) In AO Zones, any new construction or substantial improvement shall have its lowest floor elevated or completely floodproofed above the highest adjacent grade to at least as high as the depth number specified on the FIRM.
- (4) Any nonresidential structure, or part thereof, made watertight below the regulatory flood elevation shall be floodproofed in accordance with the W1 or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the United States Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified

by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above-referenced standards.

- (5) The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC), or the most-recent revisions thereof, and ASCE 24 and 34 Pa. Code (Chapters 401-405, as amended) shall be utilized, where they are more restrictive.

C. Space Below the Lowest Floor.

- (1) Fully enclosed space below the lowest floor (including basements) is prohibited.
- (2) Partially enclosed space below the lowest floor (including basements) is prohibited.
- (3) If a variance is obtained for any fully or partially enclosed space below the lowest floor in the identified floodplain area in accordance with the criteria in Part 9, then the following provisions apply:
 - (a) Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - [1] A minimum of two openings having a net total area of not less than one square inch for every square foot of enclosed space.
 - [2] The bottom of all openings shall be no higher than one foot above grade.
 - [3] Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

D. Historic Structures. Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement, as defined in this chapter, must comply with all chapter requirements that do not preclude the structure's continued designation as an historic structure. Documentation that a specific chapter requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic Places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from chapter requirements will be the minimum necessary to preserve the historic character and design of the structure.

E. Accessory Structures.

- (1) Structures accessory to a principal building are prohibited in any identified floodplain area.
- (2) If a variance is obtained for new construction or substantial improvements of any accessory structure in the identified floodplain area in accordance with the criteria in Part 9, then the following provisions apply:

- (a) The structure shall not be designed or used for human habitation but shall be limited to the parking of vehicles or to the storage of tools, material, and equipment related to the principal use or activity.
- (b) Floor area shall not exceed 200 square feet.
- (c) The structure will have a low damage potential.
- (d) The structure will be located on the site so as to cause the least obstruction to the flow of floodwaters.
- (e) Power lines, wiring, and outlets will be elevated to the regulatory flood elevation.
- (f) Permanently affixed utility equipment and appliances, such as furnaces, heaters, washers, dryers, etc., are prohibited.
- (g) Sanitary facilities are prohibited.
- (h) The structure shall be adequately anchored to prevent flotation, collapse, and lateral movement and shall be designed to automatically provide for the entry and exit of floodwater for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - [1] A minimum of two openings having a net total area of not less than one square inch for every square foot of enclosed space.
 - [2] The bottom of all openings shall be no higher than one foot above grade.
 - [3] Openings may be equipped with screens, louvers, etc., or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

§ 8-603. Design and Construction Standards. [Ord. 2015-04, 10/13/2015]

1. The following minimum standards shall apply for all construction and development proposed within any identified floodplain area:

A. Fill.

- (1) Within any identified floodplain area, the use of fill shall be prohibited. If a variance is obtained in accordance with the criteria in Part 9, then the following provisions apply:
 - (a) If fill is used, it shall:
 - [1] Extend laterally at least 15 feet beyond the building line from all points;
 - [2] Consist of soil or small rock materials only; sanitary landfills shall not be permitted;

- [3] Be compacted to provide the necessary permeability and resistance to erosion, scouring, or settling;
- [4] Be no steeper than one vertical to two horizontal feet, unless substantiated data justifying steeper slopes are submitted to, and approved by, the floodplain administrator; and
- [5] Be used to the extent to which it does not adversely affect adjacent properties.

B. Drainage Facilities.

- (1) Storm drainage facilities shall be designed to convey the flow of stormwater runoff in a safe and efficient manner. The system shall ensure proper drainage along streets and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.
- (2) The provisions contained in the 2003 IBC (Appendix G401.5), or latest revision, as amended, shall be utilized.

C. Water and Sanitary Sewer Facilities and Systems.

- (1) All new or replacement water supply and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of floodwaters.
- (2) Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into floodwaters.
- (3) No part of any on-site waste disposal system shall be located within any identified floodplain area except in strict compliance with all state and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it, or contamination from it, during a flood.
- (4) The design and construction provisions of the UCC and FEMA No. 348, "Protecting Building Utilities From Flood Damages," and "the International Private Sewage Disposal Code" shall be utilized.

D. Other Utilities. All other utilities, such as gas lines, electrical and telephone systems, shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.

E. Streets. The finished elevation of all new streets shall be no more than one foot below the regulatory flood elevation.

F. Storage. All materials that are buoyant, flammable, explosive or, in times of flooding, could be injurious to human, animal, or plant life, and not listed in § 8-604, Development Which May Endanger Human Life, shall be stored at or above the regulatory flood elevation or floodproofed to the maximum extent possible.

G. Placement of Buildings and Structures. All buildings and structures shall be designed,

located, and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of floodwater.

H. Anchoring.

- (1) All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.
- (2) All air ducts, large pipes, storage tanks, and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.

I. The design and construction requirements of the UCC pertaining to this subsection as referred to in 34 Pa. Code (Chapters 401-405, as amended) and contained in the 2003 IBC (§§ 1605.2.2, 1605.3.1.2, 1612.4 and Appendix G501.3), or latest adopted revision, the IRC (§§ R301.1 and R323.1.1), or latest adopted revision, and ASCE 24-98 (§ 5.6), latest adopted revision, shall be utilized.

J. Floors, Walls and Ceilings.

- (1) Wood flooring used at or below the regulatory flood elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain, without causing structural damage to the building.
- (2) Plywood used at or below the regulatory flood elevation shall be of a marine or water-resistant variety.
- (3) Walls and ceilings at or below the regulatory flood elevation shall be designed and constructed of materials that are water-resistant and will withstand inundation.
- (4) Windows, doors, and other components at or below the regulatory flood elevation shall be made of metal or other water-resistant material.
- (5) The provisions of the UCC pertaining to this subsection and referenced in 34 Pa. Code (Chapters 401-405, as amended) and contained in the 2003 IBC (§§ 801.1.3, 1403.2, 1403.4, 1403.6 and 1404.2, as amended), the 2003 IRC (§§ R323.1.7 and R501.3), or latest adopted revision, as amended, and ASCE 24-98 (Chapter 6), current addition or latest adopted revision.

K. Paints and Adhesives.

- (1) Paints and other finishes used at or below the regulatory flood elevation shall be of a marine or water-resistant quality.
- (2) Adhesives used at or below the regulatory flood elevation shall be of a marine or water-resistant variety.
- (3) All wooden components (doors, trim, cabinets, etc.) used at or below the regulatory flood elevation shall be finished with a marine or water-resistant paint or other finishing material.
- (4) The standards and specifications contained in 34 Pa. Code (Chapters 401-405, as

amended), the 2003 IBC, or latest revision (§§ 801.1.3, 1403.7 and Appendix G), and the 2003 IRC (§ R323.1.7), or latest revision.

L. Electrical Components.

- (1) Electrical distribution panels shall be at least three feet above the base flood elevation.
- (2) Separate electrical circuits shall serve lower levels and shall be dropped from above.
- (3) The provisions pertaining to the above provisions and referenced in the UCC and 34 Pa. Code (Chapters 401-405, as amended), and contained in the 2003 IBC (§ 1612.4), or latest adopted revision, the IRC (§ R323.1.5), or latest adopted revision, the 2000 IFGC (§§ R301.5 and R1601.3.8), or latest adopted revision, and ASCE 24 (Chapter 8) shall be utilized.

M. Equipment.

- (1) Water heaters, furnaces, air-conditioning and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the regulatory flood elevation.
- (2) The provisions pertaining to the above provision and referenced in the UCC and 34 Pa. Code (Chapters 401-405, as amended), and contained in the 2003 IBC (§ 1612.4), the 2003 IRC (§ R323.1.5), the 2000 IFGC (§§ R301.5 and R1601.3.8), and ASCE 24 (Chapter 8) shall be utilized.

N. Fuel Supply Systems. All gas and oil supply systems shall be designed to prevent the infiltration of floodwaters into the system and discharges from the system into floodwaters. Additional provisions shall be made for the drainage of these systems in the event that floodwater infiltration occurs.

O. Uniform Construction Code Coordination.

- (1) The standards and specifications contained 34 Pa. Code (Chapters 401-405), as amended, and not limited to the following provisions, shall apply to the above and other sections and subsections of this chapter to the extent that they are more restrictive and supplement the requirements of this chapter.
 - (a) International Building Code (IBC) 2009, or the latest edition thereof: Sections 801, 1202, 1403, 1603, 1605, 1612, 3402, and Appendix G.
 - (b) International Residential Building Code (IRC) 2009, or the latest edition thereof: Sections R104, R105, R109, R322, Appendix E, and Appendix J.

§ 8-604. Development Which May Endanger Human Life. [Ord. 2015-04, 10/13/2015]

1. Within any identified floodplain area, any structure of the kind described in Subsection 2 below shall be prohibited.

2. If a variance is obtained in accordance with the criteria in Part 9, then the following provisions apply (§ 8-604, Subsection 2B, C and D):

A. In accordance with the Pennsylvania Flood Plain Management Act, and the regulations adopted by the Department of Community and Economic Development as required by the Act, any new or substantially improved structure which: will be used for the production or storage of any of the following dangerous materials or substances; or will be used for any activity requiring the maintenance of a supply of more than 550 gallons, or other comparable volume, of any of the following dangerous materials or substances on the premises; or will involve the production, storage, or use of any amount of radioactive substances, shall be subject to the provisions of this section, in addition to all other applicable provisions. The following list of materials and substances are considered dangerous to human life:

- (1) Acetone.
- (2) Ammonia.
- (3) Benzene.
- (4) Calcium carbide.
- (5) Carbon disulfide.
- (6) Celluloid.
- (7) Chlorine.
- (8) Hydrochloric acid.
- (9) Hydrocyanic acid.
- (10) Magnesium.
- (11) Nitric acid and oxides of nitrogen.
- (12) Petroleum products (gasoline, fuel oil, etc.).
- (13) Phosphorus.
- (14) Potassium.
- (15) Sodium.
- (16) Sulphur and sulphur products.
- (17) Pesticides (including insecticides, fungicides, and rodenticides).
- (18) Radioactive substances, insofar as such substances are not otherwise regulated.

B. Within any identified floodplain area, any new or substantially improved structure of the kind described in Subsection 2A above shall be prohibited within the area measured 50 feet landward from the top-of-bank of any watercourse.

- C. Within any Floodway Area, any structure of the kind described in Subsection 2A, above shall be prohibited. Where permitted within any identified floodplain area, any new or substantially improved residential structure of the kind described in § 8-604, Subsection 2A, above shall be elevated to remain completely dry up to at least 1 1/2 feet above the base flood elevation and built in accordance with §§ 8-601, 8-602 and 8-603.
- (1) Where permitted within any identified floodplain area, any new or substantially improved nonresidential structure of the kind described in § 8-604, Subsection 2A, above shall be built in accordance with §§ 8-601, 8-602 and 8-603, including:
- (a) Elevated, or designed and constructed, to remain completely dry up to at least 1 1/2 feet above the base flood elevation; and
- (b) Designed to prevent pollution from the structure or activity during the course of a base flood.
- D. Any such nonresidential structure, or part thereof, that will be built below the regulatory flood elevation shall be designed and constructed in accordance with the standards for completely dry floodproofing contained in the publication "Flood-Proofing Regulations" (United States Army Corps of Engineers, June 1972, as amended March 1992), or with some other equivalent watertight standard.

§ 8-605. Special Requirements for Subdivisions and Development. [Ord. 2015-04, 10/13/2015]

1. All subdivision proposals and development proposals containing at least 50 lots or at least five acres, whichever is the lesser, in identified floodplain areas where base flood elevation data are not available shall be supported by hydrologic and hydraulic engineering analyses that determine base flood elevations and floodway information.
- A. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for a conditional letter of map revision and letter of map revision.
2. Submittal requirements and processing fees shall be the responsibility of the applicant.

§ 8-606. Special Requirements for Manufactured Homes. [Ord. 2015-04, 10/13/2015]

1. Within any identified floodplain area, manufactured homes shall be prohibited.
2. If a variance is obtained in accordance with the criteria in Part 9, then the following provisions apply:
- A. Within any identified floodplain area, manufactured homes shall be prohibited within the area measured 50 feet landward from the top-of-bank of any watercourse.
- B. Where permitted within any identified floodplain area, all manufactured homes, and any improvements thereto, shall:
- (1) Be placed on a permanent foundation;
- (2) Be elevated so that the lowest floor of the manufactured home is at least 1 1/2 feet

above base flood elevation;

- (3) Be anchored to resist flotation, collapse, or lateral movement;
- (4) Have all ductwork and utilities, including HVAC/heat pump, elevated to the regulatory flood elevation.
- (5) Installation of manufactured homes shall be done in accordance with the manufacturer's installation instructions as provided by the manufacturer. Where the applicant cannot provide the above information, the requirements of Appendix E of the 2009 "International Residential Building Code" or the "United States Department of Housing and Urban Development's Permanent Foundations for Manufactured Housing," 1984 Edition, draft or latest revision thereto, and 34 Pa. Code, Chapter 401-405, shall apply.
- (6) Consideration shall be given to the installation requirements of the 2009 IBC, and the 2009 IRC, or the most-recent revisions thereto, and 34 Pa. Code, as amended, where appropriate and/or applicable to units where the manufacturer's standards for anchoring cannot be provided or were not established for the proposed unit's(s) installation.

§ 8-607. Special Requirements for Recreational Vehicles. [Ord. 2015-04, 10/13/2015]

1. Within any identified floodplain area, recreational vehicles shall be prohibited.
2. If a variance is obtained in accordance with the criteria in Part 9, then the following provisions apply:
 - A. Recreational vehicles in Zones A, A1-30, AH and AE must either:
 - (1) Be on the site for fewer than 180 consecutive days; and
 - (2) Be fully licensed and ready for highway use; or
 - (3) Meet the permit requirements for manufactured homes in § 8-606.

Part 9
VARIANCES

§ 8-901. General Provisions. [Ord. 2015-04, 10/13/2015]

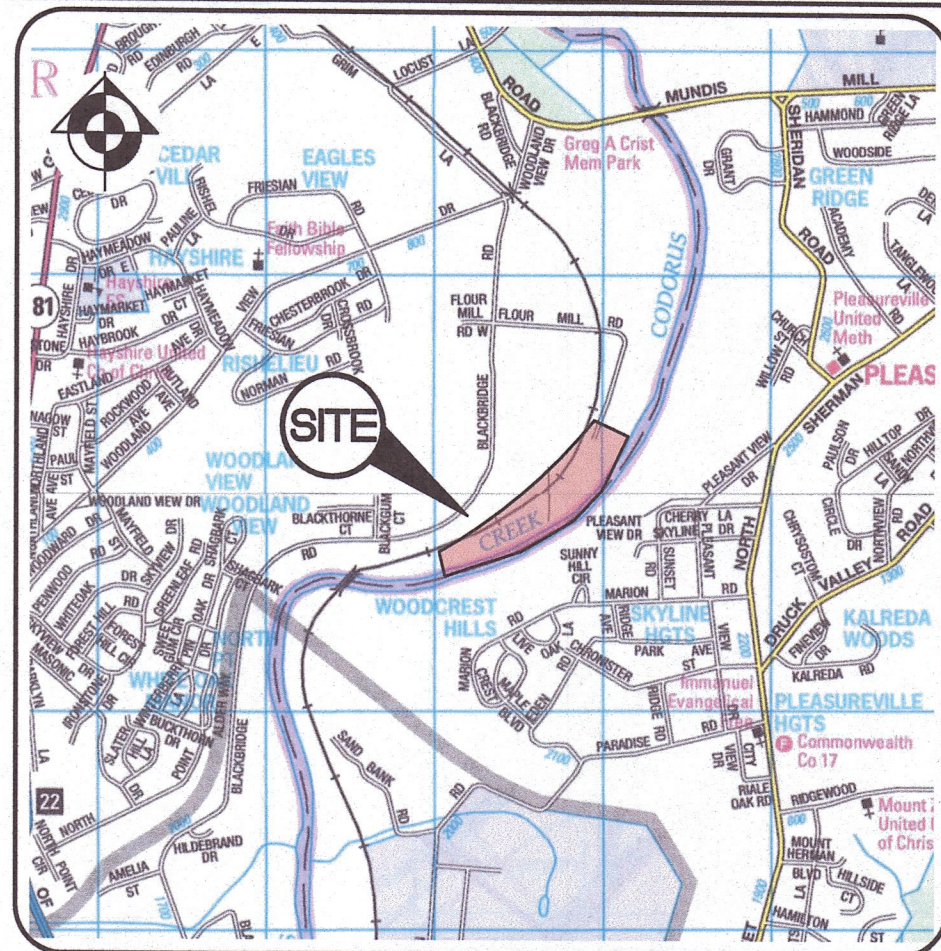
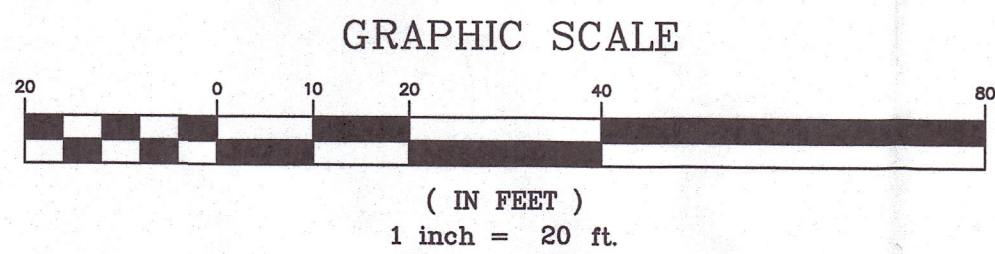
If compliance with any of the requirements of this chapter would result in an exceptional hardship to a prospective builder, developer or landowner, Manchester Township may, upon request, grant relief from the strict application of the requirements.

§ 8-902. Variance Procedures and Conditions. [Ord. 2015-04, 10/13/2015]

1. Requests for variances shall be considered by Manchester Township in accordance with the procedures contained in § 8-403 and the following:
 - A. No variance shall be granted for any construction, development, use, or activity within any Floodway Area/District that would cause any increase in the BFE.
 - B. Except for a possible modification of the regulatory flood elevation requirement involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by "development which may endanger human life," § 8-604.
 - C. No variance shall be granted for "activities prohibited with no variance" (Part 7).
 - D. If granted, a variance shall involve only the least modification necessary to provide relief.
 - E. In granting any variance, Manchester Township shall attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety, and welfare and to achieve the objectives of this chapter.
 - F. Whenever a variance is granted, Manchester Township shall notify the applicant, in writing, that:
 - (1) The granting of the variance may result in increased premium rates for flood insurance.
 - (2) Such variances may increase the risks to life and property.
 - G. In reviewing any request for a variance, Manchester Township shall consider, at a minimum, the following:
 - (1) That there is good and sufficient cause.
 - (2) That failure to grant the variance would result in exceptional hardship to the applicant.
 - (3) That the granting of the variance will:
 - (a) Neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense;

- (b) Nor create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.
- H. A complete record of all variance requests and related actions shall be maintained by Manchester Township. In addition, a report of all variances granted during the year shall be included in the annual report to FEMA.
- I. Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the one-percent annual chance flood.
- J. Note: In granting a variance, municipalities are held to the standard provided in 44 CFR 60.6. If a variance is granted erroneously, a municipality remains liable for failing to meet the minimum standards of the National Flood Insurance Program.

P:\CIVIL\08052012\Wagman-2800 Black Bridge Road Ardent Mills Feasibility-Manchester\Map\DRAWINGS\SURV\2501.12-EC-1.dwg 5/16/2023 10:02 AM



LOCATION MAP

SCALE: 1" = 2,000'

COPYRIGHT BY: ADC THE MAP PEOPLE (PERMITTED USE NUMBER BJE080722)

GENERAL NOTES

- THE PURPOSE OF THIS SCHEMATIC SITE PLAN IS TO DEPICT A PROPOSED OFFICE BUILDING ON PARCEL 215 OF MANCHESTER TOWNSHIP.
- PARCEL INFORMATION:
UNIFORM PARCEL IDENTIFIER: 36-000-KI-0215.00-00000
DEED REFERENCE: DEED/RECORD BOOK 2278, PAGE 679
- EXISTING LAND TRACT IS ZONED: HI, HEAVY INDUSTRIAL
- ADJACENT LAND TRACTS ARE ZONED:
NORTH: HI, HEAVY INDUSTRIAL
SOUTH: HI, HEAVY INDUSTRIAL
EAST: HI, HEAVY INDUSTRIAL
WEST: HI, HEAVY INDUSTRIAL
- EXISTING LAND TRACT(S) USE: FEED MILL / GRANARIES
- EXISTING LOT(S) ARE SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY YORK WATER COMPANY AND AN EXISTING PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM PROVIDED BY MANCHESTER TOWNSHIP.
- MINIMUM REQUIRED LOT AREA: 2 AC.
EXISTING LOT AREA: 23 AC. (PER DB 2278, PG 679)
- MINIMUM REQUIRED LOT WIDTH: 200 FT. (AT RIGHT-OF-WAY LINE)
- MINIMUM REQUIRED SETBACKS:
PRINCIPAL BUILDINGS & STRUCTURES:
FRONT: 50 FT.
SIDE: 30 FT.
REAR: 30 FT.
- MAXIMUM ALLOWABLE BUILDING HEIGHT: 50 FT. (PRINCIPAL BLDGS./STRUCTURES).
- MAXIMUM ALLOWABLE BUILDING COVERAGE: 60%.
- MAXIMUM ALLOWABLE LOT COVERAGE: 70%
- 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 MANCHESTER, COMMUNITY NUMBER 420931, PANEL 0214, SUFFIX F, MAP NUMBER 42133C0214F, EFFECTIVE DATE: DECEMBER 16, 2015.
- EXISTING SITE FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY SITE DESIGN CONCEPTS, INC. IN APRIL, 2023, AND HAS BEEN SUPPLEMENTED WITH INFORMATION FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHS AND LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.
- SITE PROPERTY LINE DEPICTED ON THIS PLAN HAS BEEN TAKEN FROM DEEDS AND PLANS OF RECORD. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY SITE DESIGN CONCEPTS, INC.
- THIS PLAN 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".
- THE NATIONAL WETLANDS INVENTORY MAP DEPICTS NO EXISTING WETLAND AREAS ON THIS SITE.
- LAND OWNER:
ARDENT MILLS, LLC
2800 BLACKBRIDGE ROAD
YORK, PA 17408
PROPERTY ADDRESS:
2800 BLACKBRIDGE ROAD
YORK, PA 17408

HATCH LEGEND

- | | |
|--|----------------------------|
| | EXISTING BUILDING |
| | EXISTING CONCRETE |
| | EXISTING GRAVEL |
| | PROPOSED BUILDING |
| | PROPOSED CONCRETE SIDEWALK |

PLAN LEGEND

- | | |
|------|-------------------------------|
| | EXISTING CONTOUR LINE |
| | EXISTING PROPERTY LINE |
| | EXISTING TREE/BUSH LINE |
| | FLOODPLAIN BOUNDARY LINE |
| | FLOODWAY BOUNDARY LINE |
| D.B. | DEED BOOK |
| EX. | EXISTING |
| F.B. | FINISHED BASEMENT (ELEVATION) |
| F.F. | FINISHED FLOOR (ELEVATION) |
| FT. | FEET OR FOOT |
| N/F | NOW OR FORMERLY |
| P.B. | PLAN BOOK |
| P.G. | PAGE |
| PR. | PROPOSED |
| SPCS | STATE PLANE COORDINATE SYSTEM |
| UPI | UNIFORM PARCEL IDENTIFIER |

PROGRESS DRAWING
(FOR REVIEW ONLY)

site design concepts
LAND DEVELOPMENT CONSULTANTS

sdcc

Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SCHEMATIC SITE PLAN

PROJECT
PROPOSED OFFICE BUILDING
FOR
ARDENT MILLS, LLC
2800 BLACKBRIDGE ROAD
MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	RMH
CHECKED BY	TBE
CONTACT	TBE
DATE	05.18.23
FILE NAME	2501.12-EC-1
JOB NO.	250.12
SHEET NO.	SK-1.0
REV.	



SCALE		AS NOTED	
DRAWN BY		RMH	
CHECKED BY		TBE	
CONTACT		TBE	
DATE		05.24.23	
FILE NAME 250.12-EC-1			
JOB NO. 250.12			
SHEET NO. SK-1.0		REV.	