

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – May 29, 2024 – 6:00 PM

CALL TO ORDER

APPROVAL OF MINUTES FROM JANUARY 31, 2024

NEW BUSINESS

- **ZHB #2024-12 Scannel Properties #691, LLC – 85 Church Road – Special Exception**
The applicant requests a reduction in the number of required parking spaces for a proposed 158,760 sf industrial building located in the Industrial (I) District. Tax Parcel #s 36-000-LI-0001.K0-00000 and 36-000-LI-0061.A0-00000.
- **RVW #2023-09 Dunkin 3245 Susquehanna Trail – Preliminary/Final Land Development Plan** – The applicant requests a waiver from §22-701 to allow for a deviation in the standard for shoulder width and slow requirements due to existing hardships and constraints for a conditionally approved land development plan 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.

ADJOURNMENT

THE TOWNSHIP OF MANCHESTER

YORK COUNTY



PENNSYLVANIA

PLANNING COMMISSION MINUTES January 31, 2024

MEETING

The Manchester Township Planning Commission held its regularly scheduled meeting on Wednesday, January 31, 2024, 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-Chair (A)
Richard Halpin, Member
Nick Driesbach, Member
Daniel Spies, Member

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

REORGANIZATION

Upon a motion by Mr. Halpin, seconded by Mr. Hauck, the Planning Commission appointed Nicholas Hauck as Chairperson of the Manchester Township Planning Commission. The motion carried 4-0. Upon a motion by Mr. Hauck, seconded by Mr. Halpin, the Planning Commission appointed Mr. Stoutzenberger as Vice-Chairperson of the Manchester Township Planning Commission. The motion carried 4-0.

APPROVAL OF MINUTES

Mr. Halpin made a motion, seconded by Mr. Fahs, to approve the corrected minutes of the November 15, 2023, Planning Commission meeting. The motion carried 4-0.

NEW PLAN REVIEWS

Rutter's Milk Tank Storage Expansion, 2100 N. George Street – Request for Waiver of Land Development.

Eric Thomas of Rutter's was present to request a waiver from §22-105 requiring land development approval for a milk tank storage expansion project at 2100 N. George Street. Mr. Thomas explained there will be no public improvements for the small expansion (approximately 2000 square feet), which increases the impervious area by only 2%.

Upon a motion by Mr. Hauck, seconded by Mr. Halpin, the Planning Commission recommends approval of the waiver request from §22-105 requiring land development approval for the milk tank storage expansion. The motion carried 4-0.

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, Tax Parcel #36-000-LH-0036.D0-00000, located in the Industrial (I) District. Mr. Joe Stein and Mr. Breyden Stein of Warehaus were present to discuss the plan.

Upon a motion by Mr. Hauck, seconded by Mr. Halpin, the Planning Commission recommended approval of the waiver requests from §22-303 requiring preliminary plan approval, §22-709 requiring sidewalks along the frontage of the property, and §22-705.2.E(4) requiring a 100 foot clear sight triangle at the intersection of the access drive and Susquehanna Trail. The Planning Commission also recommended approval of RVW #2023-09 with the condition that items 3, 5, 6, 10, 13, 14, 15, 23 A, B, and C, 25, 26, 29, and new comment 42, as provided by Mr. Treglia in a review letter dated September 19, 2023, are satisfied. The motion carried 4-0.

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. Jeremy Bittinger of Landworks Civil Design was presented to discuss the plan.

Upon a motion by Mr. Halpin, seconded by Mr. Hauck, the Planning Commission recommended approval of the waiver requests from §22-303 requiring preliminary plan approval, and §22-408.4.16 requiring contours on the submitted plan. The Planning Commission also recommended approval of RVW #2023-11 with the condition that items 2, 3, 5, 6, 13, and 20 as provided by Mr. Treglia in a review letter dated January 16, 2024, are satisfied. The motion carried 4-0.

2023 ANNUAL REPORT

Ms. Vega provided the Planning Commission with a draft of their 2023 annual report. No corrections or additions were requested.

ADJOURNMENT

With no additional business on the agenda, Mr. Hauck adjourned the meeting at 6:50 PM, seconded by Mr. Spies.

Respectfully submitted,

Rachel Vega
Zoning/Planning Officer

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

Planning
Commission
5/29/24

FOR OFFICE USE ONLY
Application # ZHB# 24-12
Date of Hearing 6/5/24
Time of Hearing 6pm

CONTINUED HEARING
Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name Scannel Properties #691, LLC
Address: 8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240 Phone Number (312) 656-7491
2. Property Owner's Name: Same
Address: _____
3. Property Location 85 Church Road (Parcels 1.K and 61.A)
4. Zoning District I - Industrial District UPI # 36-000-LI-0001.K0-00000
36-000-LI-0061.A0-00000

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 May 15, 2024

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____	Property Posted _____
Date Application Fee Received _____	
Certified to ZHB _____	Date _____
Newspaper Advertisement of Hearing _____	Date _____ Date _____
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 _____	

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

Section 27-1502.G which requires Industrial, wholesale and warehousing establishments provide a minimum of 1 parking space for each employee on the two largest shifts but not less than 1 space per 1,000 s.f. of gross floor area. Special Exception is requested to reduce the required parking from 159 spaces to 106 due the proposed use not requiring 159 spaces.

6. Description of Proposed Work and Use: Construction of a new 158,760 s.f. industrial building and associated site improvements.

7. Existing Use of Land / Buildings: Single-family dwelling and vacant land

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
- c Number of Families / Dwelling Units 0
- d Habitable Floor Area for Each Dwelling Unit 0
- e If Mobile Home, Title Holder's Name / Address N/A

9. Off Street Parking Spaces:

- a Required 159
- b. Proposed 106

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 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)

See attached narrative.

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

See attached narrative.

c) If the special exception is granted, show how the provisions of Section 27-1502.C of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

See attached narrative.



site design concepts
LAND DEVELOPMENT CONSULTANTS

May 15, 2024

Scannell Properties #691, LLC. **(Applicant)**
C/O David Salinas
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46240

Re: Zoning Narrative for a
Special Exception Application to Reduce Required Number of Parking Spaces **(Project)**
85 Church Road (UPI Nos.: 36-000-LI-0001.K0-00000 & 36-000-LI-0061.A0-00000)
Manchester Township, York County, PA

Exhibit A: Zoning Narrative

Scannell Properties #691, LLC (hereinafter "Scannell") is the Owner of a property located along the east side of Church Road within Manchester Township. Scannell is proposing to consolidate two (2) existing parcels into one property, demolish the existing residential dwelling and other structures, and construct a new 158,760 s.f. industrial building, parking areas, and associated improvements. This Application includes a Schematic Site Plan, Zoning Aerial Exhibit, Existing Site Conditions Plan, and a Color Photograph Exhibit for reference.

Project Site Details:

- The Project Site includes two parcels consisting of approximately 12.30 acres and are identified as York County Tax Parcel ID Nos.: 36-000-LI-0001.K0-00000 and 36-000-LI-0061.A0-00000.
- The Project Site has frontage along Church Road which is maintained by Manchester Township.
- Parcel 61.A is currently improved with a single-family dwelling. Parcel 1.K is vacant land and maintained in meadow/wooded condition.
- The proposed improvements for the Project will include a new 158,760 s.f. industrial building, bituminous parking areas, access drives, truck loading docks, landscaping, public utility connections, site lighting, and stormwater management facilities, as required by Township Ordinances.
- The Project Site is located in the I – Industrial Zoning District. The proposed use of "Wholesale, Warehousing and Distribution" is a permitted use in this zoning district.
- A portion of the Project Site is impacted by a FEMA designated 100-year floodplain which is limited to the western portion of the Site along Church Road.
- The Site is served by an existing public water supply provided by the York Water Company and an existing public sanitary sewage disposal system provided by Manchester Township.
- Vehicular access will be provided through one (1) new access drive onto Church Road. Truck and passenger vehicle traffic will be separated internally to avoid vehicular conflicts during normal operation.

Special Exception:

To construct a new industrial building and associated needed parking safely and to be harmonious with surrounding properties already constructed, certain relief in the form of a Special Exception is required.

Based upon the identified user of the Site, the amount of parking required for an industrial warehouse building by the Manchester Township Zoning Ordinance appear to be overly conservative. The following Special Exception of the Manchester Township's zoning requirements is respectfully requested.

§27-1502.C – Industrial, wholesale and warehousing establishments must provide a minimum of one (1) parking space for each employee on the two (2) largest shifts but not less than one (1) parking space per each 1,000 square feet of gross floor area, whichever is greater. However, § 27-1502.G allows for the reduction of the number of paved off-street parking facilities through the approval of a Special Exception where the applicant can justify a reduction and still provide adequate parking facilities to serve the proposed use(s) of the building and show reserved area for expansion of the paved parking for future uses.

The Special Exception request is to reduce the required number of parking spaces from 1 parking space per 1,000 s.f. of gross floor area (159 spaces) to 1 parking space per 1,500 s.f. of gross floor areas (106 spaces).

- a) The Special Exception, if granted, would be in harmony with the character of the neighborhood because:
 - o The Site is located within an existing Industrial Parking which had planned for multiple industrial uses and the reduction of parking would impact the subject property only. The reduction, if granted, would reduce the amount of earth disturbance, tree clearing, earth moving, impervious area, and required stormwater management facilities.
- b) The Special Exception, if granted, would not be detrimental to the properties or person in the neighborhood because:
 - o The parking reduction would impact the subject property only. The user of the Project Site does not require the amount of parking as required by the Township Zoning Ordinance due to advancement in technologies and increase in the ability for remote work.
- c) If the Special Exception is granted, show how the Provisions of Section 27-1502.C of the Zoning will be met:
 - o An area previously proposed for the required number parking spaces will be reserved for construction of additional parking spaces if determined to be needed in the future.

General Standards of a Special Exception (§27-1204.1):

- A. The location of the Site and the proposed use of a Warehouse with appropriate parking facilities is in harmony with the orderly and appropriate development of the Industrial (I) zoning district.
- B. The nature and intensity of the operations in the proposed Warehouse with appropriate parking facilities are in harmony with the orderly and appropriate development of the Industrial (I) zoning district.

- C. The grant of the requested Special Exception will not materially increase traffic congestion in the roads and highways, nor cause nor encourage commercial or industrial traffic to use residential streets.
- D. The applicant meets all general requirements as defined below. No Specific Requirements for the subject Special Exception request are provided in the Manchester Township Zoning Ordinance.

General Criteria for Special Exceptions (§27-1204.2):

- A. The proposed requested parking reduction of the proposed Industrial use will not be detrimental to the health, safety or welfare of the neighborhood. The surrounding neighboring uses are industrial in nature.
- B. The Project will not injure or detract from the use or enjoyment or character of adjoining or nearby properties or cause land deterioration or potentially decrease of value of surrounding properties.
- C. The proposed parking reduction will not substantially change the character of the subject property's neighborhood and shall meet other requirements of the Industrial (I) zoning district.
- D. The Site is served by adequate public facilities which will not be impacted by the requested parking reduction. The public facilities were reviewed and approved through a concurrent Land Development Plan review process for the subject Project.
- E. A portion of the Site is located within the Manchester Township's Floodplain District. The location of the FEMA designated 100-year floodplain has been shown and labeled on the provided Schematic Site Plan. Improvements within the floodplain are limited to minimal roadway widening and the installation of a buried sanitary sewer lateral. The proposed parking areas and proposed improvements have been designed to be in conformance with Manchester Township's ordinance requirements and will not negatively impact the existing floodplain.
- F. The Project's requested parking reduction and proposed improvements will not impair the integrity of the Township's Comprehensive Plan.
- G. The proposed parking reduction is not incompatible with the existing traffic conditions and adjacent uses.
- H. The use of the Site complies with the requirements of other public agencies having jurisdiction and the Land Development Plan application prepared for the Project has been Conditionally Approved by the Manchester Township Board of Supervisors after review by applicable reviewing agencies.
- I. The operation of the proposed use and requested parking reduction will not be more objectionable to nearby properties by reason of noise, odor, fumes, vibration, glare, smoke or other potential nuisance or safety hazard than would be the operation of the parking area constructed to the Township's minimum parking space standards.

SCANNELL PROPERTIES #691, LLC (85 CHURCH ROAD) – COLOR PHOTOGRAPHS

Photographs taken January 13, 2022

SDC # 1552.1



PHOTO 1 - Standing along Church Road at western property line facing South.



PHOTO 2 - Standing along Church Road at western property line facing North.



PHOTO 3 - Standing along Church Road at western property line facing North with existing single family dwelling on Parcel 61.A in background.



PHOTO 4 – Standing along southern property line approximately midpoint of southern property line of Parcel 1.K facing east. Stockpile and material of adjoining property along right side of frame.



PHOTO 5 – Standing along southern property line approximately midpoint of property line of Parcel 1.K facing northeast.



PHOTO 6 – Standing along southern property line approximately midpoint of property line of Parcel 1.K facing north.



PHOTO 7 – Standing at the southeast corner of Parcel 1.K facing north along eastern property line of Parcel 1.K.



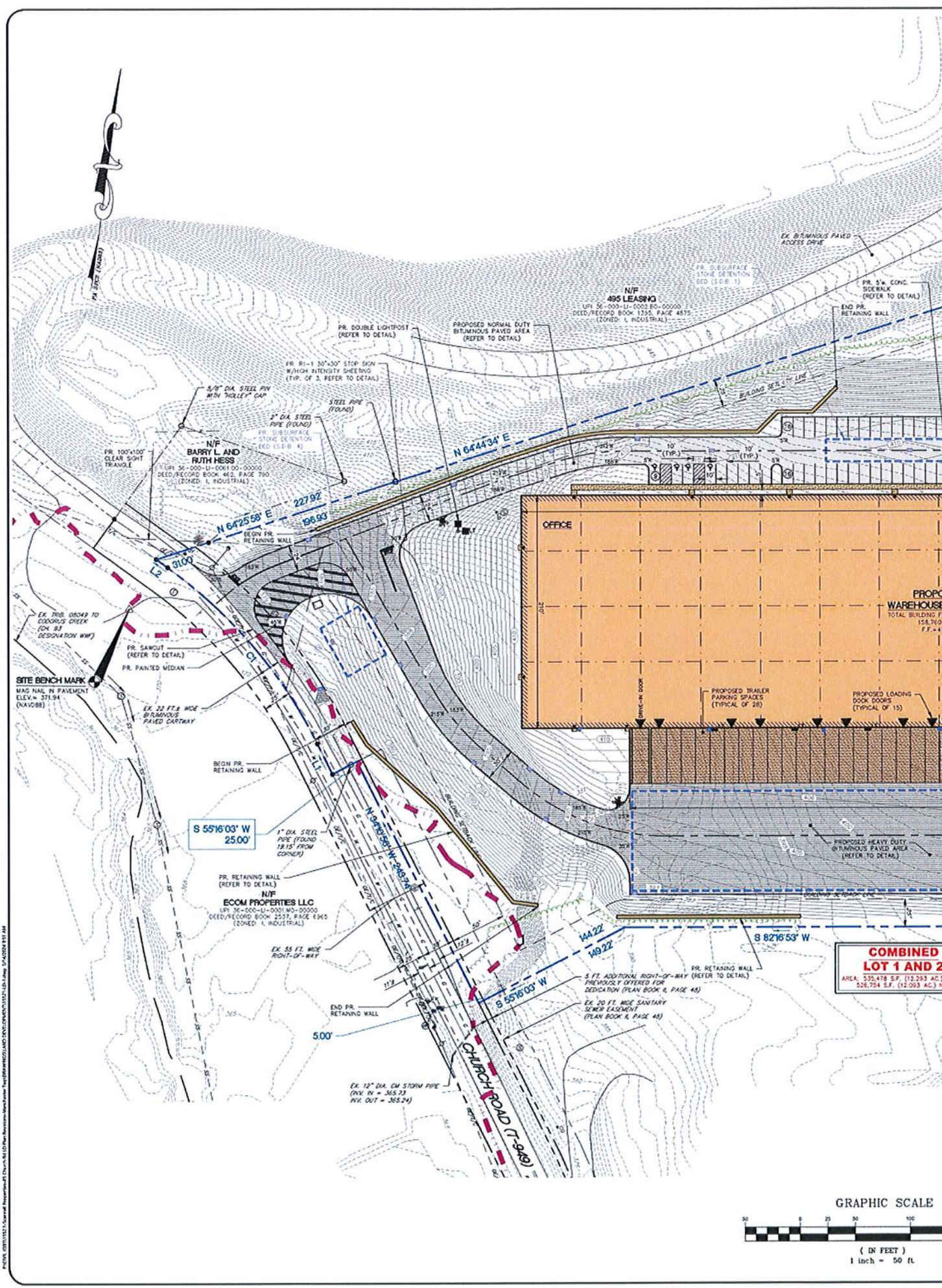
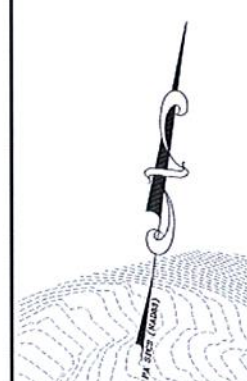
PHOTO 8 – Standing along eastern property line of Parcel 1.K facing west. Existing treeline along right side of frame.



PHOTO 9 – Standing at midpoint of northern treeline on Parcel 1.K facing east.



PHOTO 10 – Standing in cul-de-sac of Church Road facing subject property (left side of frame). Drive of residential dwelling shown at center-left of frame.



N/P BARRY L AND RUTH HESS
 UPI 36-000-U-0001-00-00000
 DEED/RECORD BOOK 462, PAGE 790
 (ZONED: L INDUSTRIAL)

N/P 495 LEASING
 UPI 36-000-U-0002-00-00000
 DEED/RECORD BOOK 1355, PAGE 4875
 (ZONED: L INDUSTRIAL)

N/P ECOM PROPERTIES LLC
 UPI 36-000-U-0001-00-00000
 DEED/RECORD BOOK 2537, PAGE 6345
 (ZONED: L INDUSTRIAL)

OFFICE

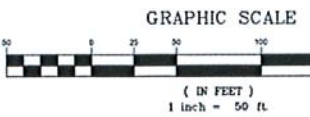
PROPOSED WAREHOUSE FOOTING
 TOTAL BUILDING FOOTING
 158,900 S.F.
 FF = 411.0'

PROPOSED TRAILER PARKING SPACES (TYPICAL OF 20)

PROPOSED LOADING DOCK DOORS (TYPICAL OF 15)

PROPOSED HEAVY DUTY BITUMINOUS PAVED AREA (REFER TO DETAIL)

COMBINED LOT 1 AND 2
 AREA: 535,478 S.F. (12.283 AC.)
 535,478 S.F. (12.283 AC.) NET



PROJECT: 08/27/2025 1:52:56 PM C:\Users\Bridget\Desktop\082725\082725.dwg (4/10/2025) 1:51:45 PM
 PLOT: 08/27/2025 1:52:56 PM C:\Users\Bridget\Desktop\082725\082725.dwg (4/10/2025) 1:51:45 PM



RVW # 2023-09

Board of Supervisors
Manchester Township
3200 Farmtrail Road
York, PA 17406

May 17, 2024

RE: Dunkin' – 3245 Susquehanna Trail
Warehaus Project No.: 2021.0199.01

To whom it may concern,

Warehaus, on behalf of GN Realty Susquehanna, LLC, is hereby requesting the following Waiver from the Manchester Township Subdivision and Land Development Ordinance.

SECTION § 22-701 - Streets

Requirement: Arterial/Limited Access Streets:

Per ELA Traffic Review Letter #6, dated May 17, 2024, Comment #4, “Arterial streets shall be designed to PennDOT Standards. The developer shall refer to PennDOT Design Manual 2 for applicable standards.”

Modification:

Allow for a deviation from the above referenced standards, specifically regarding shoulder width and slow requirements, due to existing hardships and constraints.

Justification:

Background: The Land Development Plan for this project was previously conditionally approved. One of the conditions was addressing outstanding Traffic Engineer comments. Since that time, several additional review letters have been provided to Warehaus, which we continue to address. Currently, Warehaus has been working to address the traffic engineer’s request to provide detailed information on how the road widening, required as part of the land development plan, will impact the adjacent properties to the north. Road widening is required and has been agreed to as identified in the Traffic Impact Study prepared by Traffic Planning and Design. The developer is committed to meeting this requirement.

However, relief is sought from the SALDO’s requirement that the widening be in strict conformance with PennDOT Design Manual 2. Said manual, which provides direction for construction, fails to take into account situations where existing conditions are not favorable for strict adherence to the outlined standards. In the case of the property at 3251 Susquehanna Trail, which is directly north of the Dunkin’ site and which shows up on aerial imagery from 1957, the property was not developed with current design standards contemplated. The house is situated approximately 40 ft from the edge of pavement and sits several feet higher in elevation. The current driveway is approximately +15% once leaving the cartway, very much a non-conformity by today’s standards and those which are outlined in the Township’s Zoning Ordinance. Widening of Susquehanna Trail creates significant impacts to the non-conforming driveway, especially when strict adherence to PennDOT requirements is necessary; said impacts include rebuilding the driveway up and to the garage, or the addition of a second driveway, or the creation of a loop drive, all of which essentially obliterate the property’s front yard including two mature trees.

Relief is sought, specifically, to allow for the shoulder of the roadway to not continue at -1/4"/foot, but rather to rise from the edge of the cartway (after the white line) and continue to blend into the existing driveway slope so as to maintain as much of the current driveway as possible. Warehaus can work with the Township staff to ensure any drainage concerns along the edge of pavement (beyond the driveway) are accommodated. It is the developer's and Warehaus' position that allowing this modification in no way impacts the public's health, safety or welfare, and equally importantly, does not create any undue hardship on the property owner. If allowed by the Board, Warehaus will continue to work with Township staff to provide a design that is safe for motorists on Susquehanna Trail and limits unnecessary impact to the property owner.

Per SALDO Section 22-805, Hardship Modification, the following must be considered for a modification.

Is literal compliance unreasonable? Yes, we believe so based on the existing nature of the property. Will it cause undue hardship? Yes, to the property directly north of the project site, their entire front yard would be impacted.

Will the alternative allow for equal or better results? Debatable but it most certainly will not worsen the situation.

The granting of a modification will NOT make null and void the intent and purpose of this Chapter, nor alter the mandatory procedural time periods for plan review.

This request is made in compliance with the requirements of subsection 3. A through F.

Should you have any questions or need additional information, please let me know. I can be reached at (717) 815-8563, or by email at jstein@warehausae.com.

Sincerely,
WAREHAUS



Joseph J. Stein
Civil Project Director



May 17, 2024

Rachel Vega
Zoning & Planning Officer
Manchester Township
3200 Farmtrail Road
York, PA 17406-5699

Re: Dunkin – 3245 Susquehanna Trail
Final Land Development Plan – Traffic Review Letter #6

Dear Ms. Vega:

ELA Group has reviewed the Final Land Development Plan for Dunkin - 3245 Susquehanna Trail, last revised May 1, and submitted May 3, 2024. We offer the following comments:

- 1) A sign legend has been added showing the designations and sizes of proposed signs, and letters have been added so that each sign is clearly identified on the plan view. There are still several errors related to signing that shall be corrected. They are as follows:
 - a) Sign H should be removed from the plan and the legend. It is used as an overhead sign only and is not authorized for use as shown on the plan.
 - b) The Blue and Red Detour signs should be designated D14-102, 18"x24", with the color, and arrow type (i.e. straight arrow, left arrow, right arrow, advance left arrow, advance right arrow) called out.
 - c) Sign I should be designated D14-102, 12"x6".
 - d) Sign C should be designated R2-1, 24"x30".
- 2) The white line between the northbound thru lane and the right-turn lane at the proposed driveway should be a 6" line. All edge lines (shoulder lines) should be 4" lines.
- 3) The legend on Sheet 18 is confusing. It appears to apply to the typical sections rather than the plan view because there is no hatching on the plan on this sheet and the hatching type on the legend matches the hatching type on the typical section. The legend should be removed from this sheet or this should be clarified as needed.
- 4) The proposed warping of the shoulder in front of 3251 Susquehanna Trail is not acceptable. A consistent cross slope from the center of the roadway to the edge of shoulder must be maintained. Per the Manchester Township Subdivision and Land Development Ordinance, arterial streets shall be designed to PennDOT standards. The designer should refer to PennDOT Design Manual 2 for the applicable standards. Also, the residential driveway grade must comply with Section 27-1505 of the Manchester Township Zoning Ordinance or relief from these requirements must be requested.

Corporate Office:
743 South Broad Street
Lititz, PA 17543
(717) 626-7271

2013 Sandy Drive, Suite 103, State College, PA 16803; (814) 861-6328
414 North Jackson Street, Butler, PA 16001; (724) 256-9646

Branches:
Central PA
Western PA
100% Employee-Owned Company (ESOP)

- 5) In the comment response letter dated May 2, 2024, the applicant requested direction on whether a TIS update will be required as part of future building permit applications. It is our opinion that TIS updates would only be required if the proposed uses vary significantly from the uses assumed in the TIS and/or if the total amount of traffic generated by the proposed uses exceeds the total trip generation in the approved TIS. As each building permit application is submitted, if that use differs from the uses assumed in the TIS, then trip generation calculations should be submitted for that particular use, along with a running total of the current uses on site, and that running total should be compared with the total trip generation in the approved TIS. If that total exceeds the total trip generation in the approved TIS, then the Township may request an updated TIS as part of the building permit application.

Please contact me at (717) 626-7271 or mlhenise@elagroup.com if you have any questions.

Sincerely:
ELA Group, Inc.



Mark L. Henise, P.E.
Director of Transportation Engineering

Copy: Joseph Stein, Warehaus
B.J. Treglia, P.E., Manchester Township
Craig Mellott, P.E., PTOE, Traffic Planning and Design

c:\users\mlhenise\dc\accdocs\ela group\207-477 dunkin 3245 susquehanna trail ld plan #2023-09\project files\project documents\review comments\traffic review #6.docx

FINAL LAND DEVELOPMENT PLAN

FOR

DUNKIN - 3245 SUSQUEHANNA TRAIL

4/5/2024

3245 N. SUSQUEHANNA TRAIL MANCHESTER TOWNSHIP

OWNER / DEVELOPER

GN REALTY SUSQUEHANNA
512 TIMBER SPRINGS COURT
RIESTERTOWN, MD, 21111
CONTACT: RICKY PATEL
PHONE: 443-557-8671

PLAN PREPARER STATEMENT:

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



CRAIG A. WILSON - WAREHAUS
PRINTED NAME

231 N. GEORGE ST
YORK, PA 17401
ADDRESS

DATE OF PREPARATION: 2/16/2024

2/16/2024
DATE

PLAN PREPARERS
SIGNATURE AND SEAL

OWNER / DEVELOPER

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

GN REALTY SUSQUEHANNA, LLC
69 512 TIMBER SPRINGS COURT
512 TIMBER SPRINGS COURT
RIESTERTOWN, MD, 21136

DATE: 2/16/24
DATE: 2/16/24

BY: Harshit Patel
BY: Harshit Patel

TITLE: Owner
TITLE: Owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, THE 16th DAY OF February, 2024, 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 General Partner 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 1372164
Member, Pennsylvania Association of Notaries

Frances A. Hinkle
TITLE OF OFFICER

DATE: 2/16/24

BY: Harshit Patel

TITLE: Owner

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE 16th DAY OF February, 2024, 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 General Partner 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 1372164
Member, Pennsylvania Association of Notaries

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.

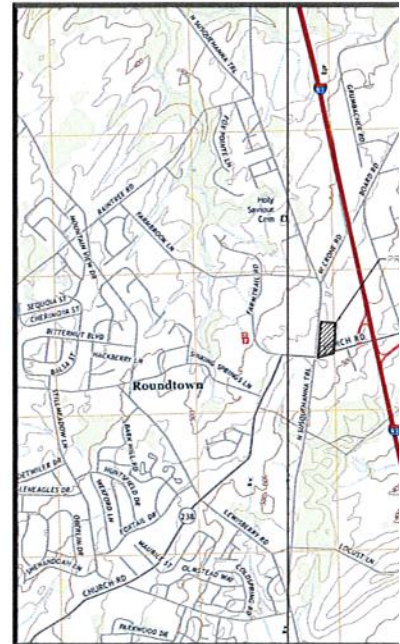


FOR WAREHAUS

JON MYERS (SURVEYOR) LICENSE # SU051238
30 W. MAIN ST
NEW FREEDOM, PA 17349
DATE: 2/22/2024

WAIVERS FOR THE FOLLOWING ITEM(S) HAVE BEEN REQUESTED
THE BOARD OF SUPERVISORS' DECISION DATE OF WAIVERS: 3/12/2024

- 1. 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
- 2. SALDO SECTION 22-706 - 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
- 3. SALDO SECTION 22-705 - CLEAR-SIGHT TRIANGLE REQUIREMENT - CLEAR-SIGHT TRIANGLE ACCESS DRIVES SHALL BE LOCATED AND CONSTRUCTED SO THAT A CLEAR-SIGHT TRIANGLE A MINIMUM OF 100 FEET AS MEASURED ALONG THE STREET CENTER LINE AND ALONG THE DRIVEWAY CENTER LINE IS MAINTAINED. RELIEF: 60' CLEAR-SIGHT TRIANGLE



LOCATION MAP

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

LOT INFORMATION:

LOT	ADDRESS	N/F PROPERTY OWNER
1	3245 SUSQUEHANNA TRAIL	GN REALTY SUSQUEHANNA

LAND DEVELOPMENT NOTES:

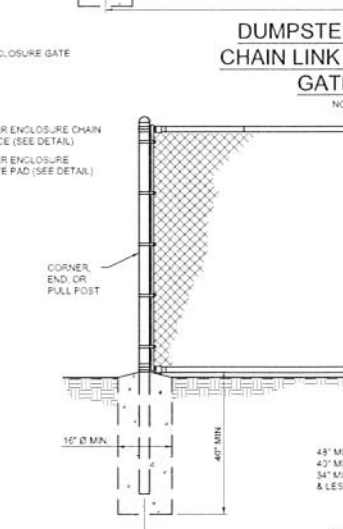
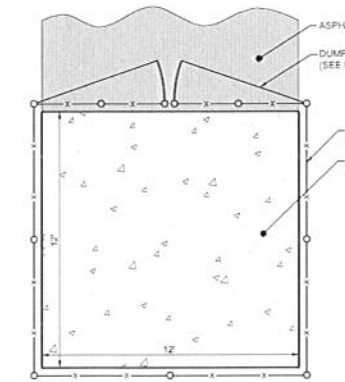
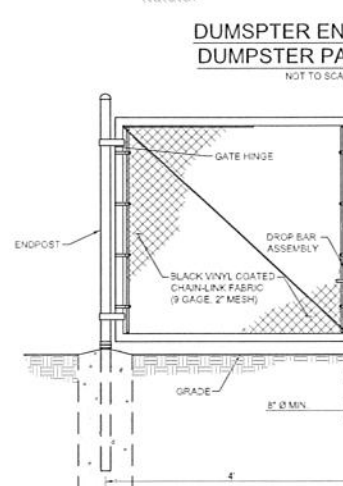
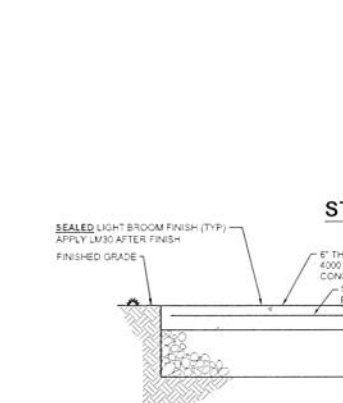
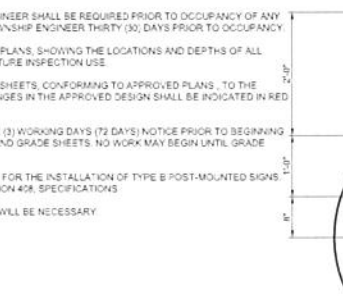
THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A BUILDING CAPABLE OF HOUSING 4 RETAIL TENANTS WITH ASSOCIATED PARKING AND STORMWATER UTILITIES.

- SLANT TEXT INDICATES EXISTING INFORMATION AND FEATURES.
- UPRIGHT TEXT INDICATES PROPOSED INFORMATION AND FEATURES.
- PERIMETER BOUNDARY AND EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A SURVEY COMPLETED BY SHAW SURVEYING IN MAY/JUNE 2023.
- THE USGS SOURCE IS YORK HAVEN QUADRANGLE PENNSYLVANIA 7.5 MINUTE SERIES ESTABLISHED IN 2015 WITH AN ASSOCIATED SCALE OF 1"=2000'.
- THE DATUM REFERENCE NAD83 PENNSYLVANIA STATE PLANES, SOUTH ZONE.
- LANDOWNER: GN REALTY SUBSIDIARY, LLC, 3245 NORTH SUSQUEHANNA TRAIL, YORK, PA 17406.
- TAX MAP REFERENCE: MANCHESTER TOWNSHIP MAP M-H, PARCEL 36-0050LH-0036 00-2000 DEED BOOK: 2591 PAGE 4951.
- THE SITE IS CURRENTLY SERVED BY PUBLIC WATER SUPPLY FROM THE YORK WATER COMPANY.
- THE SITE IS CURRENTLY SERVED BY PUBLIC SANITARY SEWAGE DISPOSAL FACILITIES DEDICATED THROUGH MANCHESTER TOWNSHIP.
- WASTE DISCHARGE, SANITARY SEWER CONSTRUCTION AND PUMPING CONSTRUCTION ARE TO BE IN ACCORDANCE WITH THE REGULATIONS OF THE MANCHESTER TOWNSHIP SEWER ORDINANCE, LATEST REVISION.
- SECTION 10.2, INSPECTION DURING CONSTRUCTION, OF THE MANCHESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SHALL BE FOLLOWED BY THE CONTRACTOR.
- SECTION 400, PERFORMANCE STANDARDS, OF THE MANCHESTER TOWNSHIP ZONING ORDINANCE SHALL BE FOLLOWED BY THE PROPERTY OWNER.
- NO DEED RESTRICTIONS ARE ASSOCIATED WITH THE PROPERTY.
- THE LANDOWNER, AS SIGNED AND NOTARIZED ON SHEET LD-1 OF THIS PLAN, ACKNOWLEDGES THE STORMWATER MANAGEMENT FACILITIES ARE PERMANENT FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP.
- COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF LAND AND WATER CONSERVATION NPDES PERMIT IS PENDING YORK COUNTY CONSERVATION DISTRICT APPROVAL.
- THERE ARE NO CONDITIONS OR RESTRICTIONS EXISTING ON THE LOTS DEPICTED BY THIS FINAL PLAN OTHER THAN SHOWN ON THE PLAN. ANY MODIFICATION OR DEVIATION FROM THE APPROVED FINAL PLAN MAY REQUIRE SUBMISSION AND APPROVAL OF A NEW PLAN AT THE DISCRETION OF THE TOWNSHIP.
- THIS PLAN SHALL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THIS APPROVAL. THE IMPROVEMENTS SHOWN ON THIS PLAN MUST BE SUBSTANTIALLY COMPLETED WITHIN FIVE YEARS FROM THE DATE OF APPROVAL OR THIS PLAN SHALL BE VOID WITHOUT FURTHER ACTION BY THE TOWNSHIP.
- THIS PLAN IS SUBJECT TO A DEVELOPMENT AND FINANCIAL SECURITY AGREEMENT THAT IS A COVENANT RUNNING WITH THE LAND BINDING THE DEVELOPER, OWNER AND THEIR RESPECTIVE SUCCESSORS IN INTEREST. A COPY OF THE DEVELOPMENT AND FINANCIAL SECURITY AGREEMENT IS AVAILABLE FROM THE TOWNSHIP UPON REQUEST.
- THIS PLAN IS SUBJECT TO A STORMWATER FACILITIES MAINTENANCE AND MONITORING AGREEMENT THAT IS A COVENANT RUNNING WITH THE LAND BINDING THE DEVELOPER, OWNER AND THEIR RESPECTIVE SUCCESSORS IN INTEREST. A COPY OF THE STORMWATER FACILITIES MAINTENANCE AND MONITORING AGREEMENT IS AVAILABLE FROM THE TOWNSHIP UPON REQUEST.
- NOTHING SHALL BE PLACED, PLANTED, PUT OR SET WITHIN THE AREA OF ANY EASEMENT.
- ANY PUBLIC IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE MANCHESTER TOWNSHIP CONSTRUCTION AND MATERIAL SPECIFICATIONS UNLESS SPECIFIC WAIVERS HAVE BEEN GRANTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED PRIOR TO CONSTRUCTION.
- THE OWNER SHALL NOT CONSTRUCT, PLANT OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBS, ETC. WITHIN THE SANITARY SEWER, STORMWATER OR UTILITY RIGHTS-OF-WAY (EASEMENTS), TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. ADDITIONAL BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORMWATER OR UTILITIES, OR A CHANGE IN GROUND CONDITIONS WITHIN THE RIGHTS-OF-WAY (EASEMENTS) MAY BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE TOWNSHIP.
- ALL WORK SHALL CONFORM TO THE MANCHESTER TOWNSHIP AUTHORITY'S PLAN, DESIGN AND CONSTRUCTION STANDARDS.
- PROPERTY CORNERS SHALL BE FIELD VERIFIED AND IF NOT FOUND, PERMANENT MONUMENTS AND MARKERS (STEEL PINS) SHALL BE SET IN ACCORDANCE WITH CHAPTER 22, PART 718 OF THE MANCHESTER TOWNSHIP CODE OF ORDINANCES.
- A STREET ADDRESS SHALL BE ADJUSTED TO THE BUILDING WITH MINIMUM 8' HIGH NUMBERS AND SHALL BE VISIBLE FROM THE STREET. FOR NON-BUILDING LOTS OR IF THE BUILDING IS NOT VISIBLE FROM THE STREET, THE NUMBER SHALL BE PLACED ON A POST OR OTHER MEANS OF SUPPORT AT LEAST 24" OFF THE GROUND AT THE MAIN DRIVEWAY SO AS TO BE EASILY VISIBLE FROM THE STREET.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE MANCHESTER TOWNSHIP ZONING ORDINANCE, SECTION 1401.
- "ALL NEW AND EXISTING BUILDINGS (EXCEPT ONE AND TWO-FAMILY DWELLINGS) ARE REQUIRED TO INSTALL A RAPID ENTRY KEY BOX (SUCH AS A KNOX BOX) AS REQUIRED BY THE FIRE DEPARTMENT USE ONLY IN ACCORDANCE WITH THE TOWNSHIP CODE OF ORDINANCES CHAPTER 7, PART 5."
- IF ANY NON-COMPLYING 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 CASUALTY, OR A NON-COMPLYING BUILDING HAS BEEN LEGALLY CONDEMNED, THEN SUCH DESTRUCTION SHALL BE DEEMED COMPLETE DESTRUCTION AND THE STRUCTURE SHALL NOT BE REBUILT, RESTORED, OR REPAIRED OR USED EXCEPT IN CONFORMITY WITH THE REGULATION OF THE MANCHESTER TOWNSHIP ZONING ORDINANCE.
- NO CONSTRUCTION MAY OCCUR WITHOUT BUILDING PERMITS FIRST BEING ISSUED IN ACCORDANCE WITH THE ORDINANCE OF MANCHESTER TOWNSHIP.
- "NO ACCESS DRIVE SHALL BE CONSTRUCTED WITHIN ONE HUNDRED (100) FEET OF THE INTERSECTING RIGHT OF WAY OF ANY INTERSECTING STREETS."
- BASED ON THE MANCHESTER TOWNSHIP YORK COUNTY, PENNSYLVANIA LIMESTONE GEOLOGY MAP, THE SITE IS NOT UNDERLINED WITH LIMESTONE.
- ALL EXTERIOR LIGHTING SHALL BE SO ARRANGED AND/OR SHIELDED SO AS NOT TO CAST OBJECTIONABLE ILLUMINATION OR GLARE UPON ADJACENT PROPERTIES.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO 1420 OF THE ACT OF JUNE 1, 1945, (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE ANY DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE BOARD OF SUPERVISORS APPROVAL OF THIS PLAN DOES NOT IMPLY THAT A PERMIT CAN BE ACQUIRED. NO WORK WITHIN STATE RIGHT-OF-WAY IS PROPOSED ON THIS PLAN.
- THE STORMWATER MANAGEMENT FACILITY AND SYSTEM IS TO BE A PERMANENT FIXTURE THAT CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY MANCHESTER TOWNSHIP.
- INFILTRATION BMP'S SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS RECEIVED FINAL STABILIZATION.
- SITE TRAFFIC-RELATED SIGNAGE TO BE HIGH INTENSITY RETRO REFLECTIVE SHEETING PER MANCHESTER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS.
- THE OWNER HEREBY GRANTS MANCHESTER TOWNSHIP OR ITS REPRESENTATIVE A GENERAL ACCESS EASEMENT ACROSS THE ENTIRE PROPERTY FOR THE PURPOSE OF STORMWATER MANAGEMENT BMP INSPECTIONS AND MAINTENANCE.
- THE ENTIRE PARCEL OF INTEREST IS UNDERLAIN BY "U1 - URBAN LAND" SOIL TYPE.
- SUBDIVISION OF THE PROPERTY WAS COMPLETED BY GORDON L. BROWN & ASSOCIATES ON FEBRUARY 3RD, 2023.
- THE OWNER HEREBY GRANTS MANCHESTER TOWNSHIP OR ITS REPRESENTATIVE A GENERAL ACCESS EASEMENT ACROSS THE ENTIRE LOT FOR ACCESS TO THE PUBLIC SEWER AND SANITARY MANHOLES.
- LANDOWNER IS RESPONSIBLE FOR PAVEMENT AND CURBING RESTORATION IF PAVING AND CURBING IS CONSTRUCTED OVER OR THROUGH THE SANITARY SEWER EASEMENT RIGHT OF WAY.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETELY ACCURATE BY WAREHOUSES. CONTRACTORS SHOULD CONTACT THE PA ONE CALL SYSTEM (1-800-242-1176) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA ACT 38 (1991). PA ONE CALL HAS BEEN NOTIFIED BY SHAW SURVEYING ON 05/18/2023 - SERIAL NUMBER: 20231383031-000.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL SWM BMP'S INCLUDED IN THE APPROVED SWM SITE PLAN, ONCE CONSTRUCTED.
- STREETS CONSTRUCTED WITH STORMWATER MANAGEMENT DIVERSION BERMS WILL NOT BE CONSIDERED FOR ADOPTION UNTIL SUCH BERMS ARE REMOVED.
- WAIVERS HAVE BEEN REQUESTED FROM SALDO SECTIONS 22-303 (PRELIMINARY PLANS) AND 22-709 (SIDEWALK) GRANTED DATE FOR WAIVERS WILL BE PROVIDED ONCE THE INFORMATION IS AVAILABLE.
- NO DRIVEWAY SHALL BE CONSTRUCTED WITHIN SIXTY (60) FEET OF THE INTERSECTING RIGHT OF WAY OF ANY INTERSECTING STREETS.
- THE USE OF GRINDER PUMPS OR PRESSURE SEWER SYSTEMS SHALL NOT BE PERMITTED.
- NO BLASTING IS PERMITTED WITHOUT A STATE PERMIT AND ADVANCE NOTIFICATION TO THE MANCHESTER TOWNSHIP FIRE CHIEF.
- THE MANCHESTER TOWNSHIP FIRE CHIEF SHALL APPROVE THE LOCATION OF ALL FIRE HYDRANTS.
- "AS-BUILT" SANITARY SEWER DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE MANCHESTER TOWNSHIP MUNICIPAL AUTHORITY'S ENGINEER PRIOR TO THE CONNECTION OF ANY BUILDING TO THE SANITARY SEWER SYSTEM. "AS-BUILT" SANITARY SEWER DRAWINGS MUST BE SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO ANY PROPOSED CONNECTION TO THE SANITARY SEWER SYSTEM.
- DEVELOPER OFFERS FOR DEDICATION TO THE MANCHESTER TOWNSHIP MUNICIPAL AUTHORITY ALL SANITARY SEWER COLLECTION AND/OR INTERCEPTOR LINES AND APPURTENANCES CONSTRUCTED BY THE DEVELOPER AND A TWENTY (20) FOOT WIDE PERPETUAL EASEMENT CONSISTING OF TEN (10) FEET ON EITHER SIDE OF THE CENTERLINE FOR MAINTENANCE, REPAIR, REPLACEMENT OR ENLARGEMENT THEREOF TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS THEREOF.

- ON BEHALF OF THE APPLICANT, WAREHOUSE STAFF HAS VISITED THE SITE TO EXPLORE FOR WETLAND COMMUNITIES. USING ONLINE AERIAL MAPPING, HIRSH WEB SOIL SURVEY, AND THE USACE EASTERN MOUNTAINS AND PIEDMONT SUPPLEMENT. IN ADDITION TO PERSONNEL TRAINING, QUALIFIED STAFF HAS DETERMINED THAT THERE ARE NO WETLANDS PRESENT WITHIN THE PROJECT AREA.
- THERE ARE NO 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
- ALL TRAFFIC SIGNS ARE TO BE INSTALLED PER THE PENNDOT STANDARD FOR THE INSTALLATION OF TYPE-B POST-MOUNTED SIGNS REFER TO SECTION 931 IN THE CURRENT VERSION OF PENNDOT PUBLICATION 408, SPECIFICATIONS.
- THREE (3) SPECIAL EXCEPTIONS HAVE BEEN GRANTED ON MAY 3RD 2023. SPECIAL EXCEPTIONS HAVE BEEN GRANTED FROM THE FOLLOWING SECTIONS: SECTION 27-1307, SECTION 27-128, AND SECTION 27-804 REGARDING MODIFICATION OF A PRE-EXISTING NONCONFORMING USE, ESTABLISHMENT OF DRIVE-IN FACILITIES, AND REDUCTION OF THE FRONT SETBACK REQUIREMENT TO THIRTY (30) FEET.
- APPROVAL OF AS-BUILT SANITARY SEWER PLANS BY THE TOWNSHIP ENGINEER SHALL BE REQUIRED PRIOR TO OCCUPANCY OF ANY DWELLING. THESE RECORD DRAWINGS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER THIRTY (30) DAYS PRIOR TO OCCUPANCY.
- THE DEVELOPERS SHALL FURNISH THREE (3) EXTRA SETS OF APPROVED PLANS, SHOWING THE LOCATIONS AND DEPTHS OF ALL LATERALS, AND FINAL SPECIFICATIONS TO MUNICIPAL ENGINEER FOR FUTURE INSPECTION USE.
- THE DEVELOPER SHALL SUBMIT THREE (3) SETS OF ALL GRADE (OR CUT) SHEETS, CONFORMING TO APPROVED PLANS, TO THE MUNICIPAL ENGINEER PRIOR TO BEGINNING WORK. ANY PROPOSED CHANGES IN THE APPROVED DESIGN SHALL BE INDICATED IN RED ON THE PLANS SUBMITTED IN REFERENCE TO THE NOTE ABOVE.
- THE DEVELOPER SHALL GIVE THE MUNICIPAL ENGINEER AT LEAST THREE (3) WORKING DAYS (72 DAYS) NOTICE PRIOR TO BEGINNING WORK TO ASSIGN AN INSPECTOR TO THE PROJECT AND REVIEW PLANS AND GRADE SHEETS. NO WORK MAY BEGIN UNTIL GRADE SHEETS HAVE BEEN REVIEWED BY THE MUNICIPAL ENGINEER.
- ALL TRAFFIC SIGNS ARE TO BE INSTALLED PER THE PENNDOT STANDARD FOR THE INSTALLATION OF TYPE B POST-MOUNTED SIGNS REFER TO SECTION 931 IN THE CURRENT VERSION OF PENNDOT PUBLICATION 408, SPECIFICATIONS.
- THE PROJECT PLANS TO UTILIZE THE EXISTING CAPACITY. NO PLANNING WILL BE NECESSARY.

ZONING/SITE DATA:

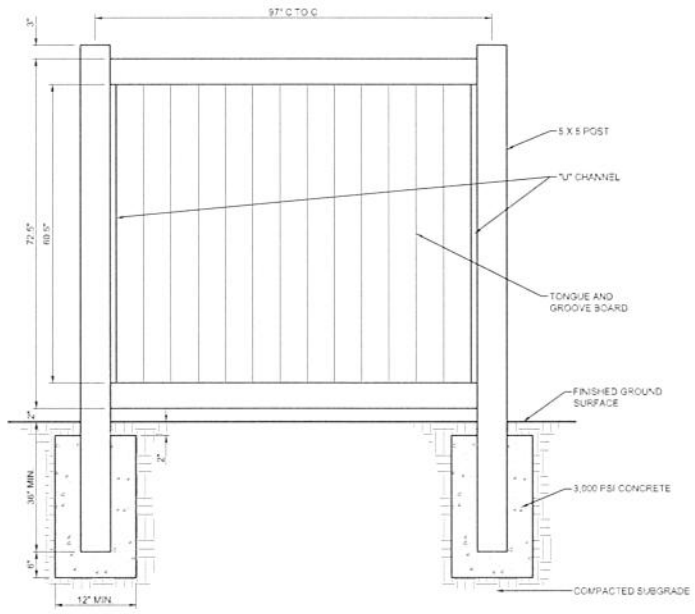
- TAX MAP REFERENCE: MANCHESTER TOWNSHIP MAP M-H, PARCEL 36-0050LH-0036 00-2000 DEED BOOK: 2787 PAGE 3923
- EXISTING ZONING: INDUSTRIAL (I)
NORTH INDUSTRIAL (I)
SOUTH INDUSTRIAL (I)
EAST INDUSTRIAL (I)
WEST INDUSTRIAL (I)
- EXISTING LAND USE: ABANDONED LOT
PROPOSED LAND USE: RETAIL/COMMERCIAL
- EXISTING PROPOSED WATER SERVICE: YORK WATER COMPANY
EXISTING PROPOSED SANITARY SERVICE: MANCHESTER TOWNSHIP WASTEWATER TREATMENT YORK WASTEWATER TREATMENT PLANT
- MINIMUM LOT AREA: 20,000 SQFT
LOT AREA: GROSS NET 60,112 SQFT (1.38 AC)
- MINIMUM REQUIRED LOT WIDTH: 100'
EXISTING FRONTAGE: ~100'
EXISTING LOT WIDTH: ~130'
- MAXIMUM BUILDING HEIGHT: 3 STORIES OR 50 FEET
MAXIMUM PROPOSED HEIGHT: ~50'
- MINIMUM REQUIRED BUILDING SETBACKS:
FRONT YARD - 30'
SIDE YARD - 30'
REAR YARD - 30'
- MAXIMUM ALLOWABLE LOT COVERAGE: 70%
EXISTING LOT COVERAGE: 45.9% (0.63 AC)
PROPOSED LOT COVERAGE: 68.7% (0.94 AC)
- MAXIMUM ALLOWABLE BUILDING COVERAGE: 50%
EXISTING BUILDING COVERAGE: 5.8% (0.08 AC)
PROPOSED BUILDING COVERAGE: 13.9% (0.19 AC)
- PARKING REQUIRED: INDUSTRIAL
DRIVE-IN: 1 SPACE PER EVERY 2 SEATS PLUS 1 SPACE FOR EVERY EMPLOYEE ON THE LARGEST SHIFT (ASSUME 3 EMPLOYEES ON LARGEST SHIFT AND 12 TOTAL SEATS) = 3 SPACES + 6 SPACES = 9 TOTAL
SHOPPING: 4.5 SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA (6,255 SQFT) = 28 SPACES
ADA: 26 TO 50 SPACES = 2 ADA SPACES
TOTAL REQUIRED PARKING: 37 SPACES
TOTAL PROPOSED PARKING: 37 SPACES (INCLUDING ADA)
MINIMUM PARKING SPACE SIZE: 10' x 18'
PROPOSED PARKING SPACE AISLE WIDTH: 24'
- LOADING AND UNLOADING
REQUIRED LOADING AREA/SPACES: 3,000SF - 10,000SF = 1 BERTH
TOTAL LOADING SPACES REQUIRED: +1
- MANCHESTER TOWNSHIP SEWER DATUM CONVERSION
THE CONVERSION FACTOR TO THE MANCHESTER TOWNSHIP SEWER DATUM IS APPROXIMATELY -7.61'



SITE SUMMARY TABLE - BMP #1

BMP ID	BMP #1
DRAINAGE AREA TO BMP	1.01 AC (44,126 SQFT)
INSPECTION/MAINTENANCE FREQUENCY	ANNUALLY FOR FIRST 5 YEARS, ONCE EVERY 3 YEARS THEREAFTER
RESPONSIBLE PARTY	GN REALTY SUBSIDIARY, LLC

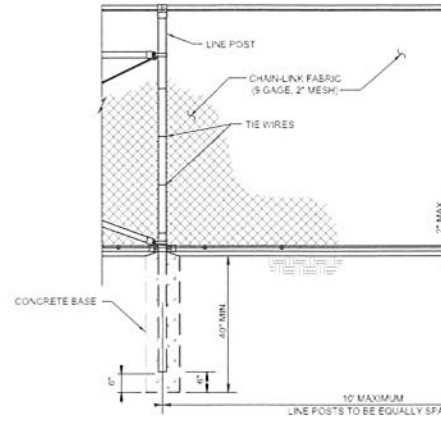
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WHITE, TONGUE AND GROOVE VINYL FENCE, FENCE HEIGHT: 72" HIGH. CONTRACTOR SHALL REFERENCE THE PLAN FOR LOCATION.

PRIVACY FENCE - VINYL SOLID FENCE

NOT TO SCALE

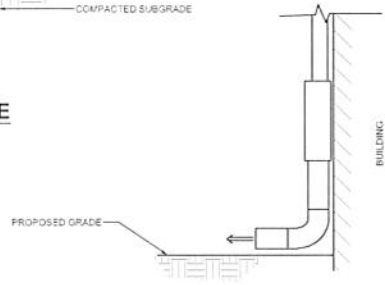


FENCE NOTES:

1. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE PLACED IN ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED IN ALIGNMENT.

4FT HT. CHAIN LINK

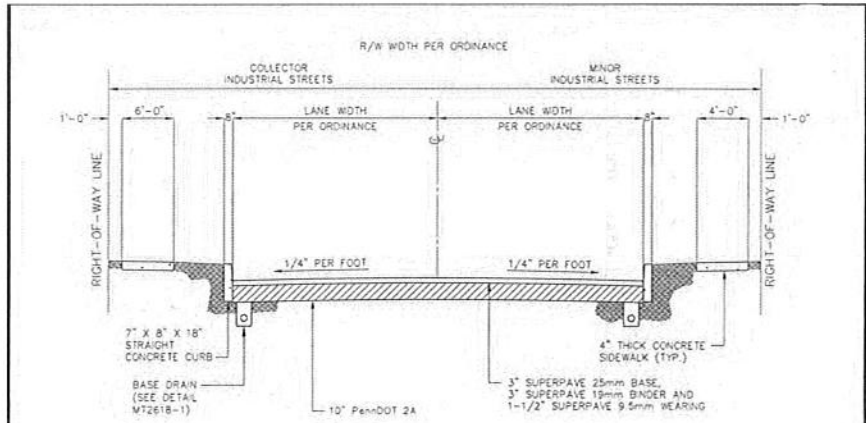
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ROOF LEADER/DOWNSPOUT

DETAIL

NOT TO SCALE

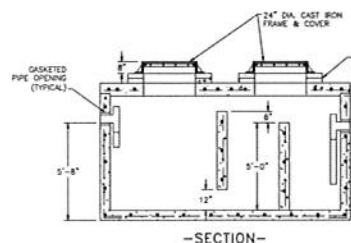
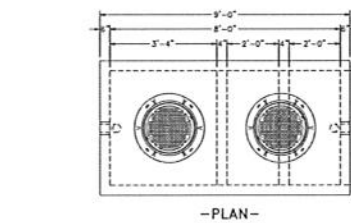


- NOTES:**
1. MINIMUM ESAL = 0.3 TO 3.0 MILLION
 2. MINIMUM SRL = L (MINOR) M (COLLECTOR)
 3. MINIMUM CBR = 5.0
 4. ALL PETROLEUM GRADE TO BE 64-22
 5. PROVIDE BASE DRAIN ON EACH SIDE OF VERTICAL SAG CURVES
 6. SLANT CURB MAY BE SUBSTITUTED FOR STRAIGHT CURB, WITH TOWNSHIP APPROVAL

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

MANCHESTER TOWNSHIP CONSTRUCTION & MATERIAL SPECIFICATIONS		DATE: 4/7/2000
		DRAWN BY: JLD
INDUSTRIAL STREET "B" CROSS SECTION (ALTERNATE)		CHK. BY:
<small>1000 GALLON COMMERCIAL GREASE INTERCEPTOR</small>		NO. MT2500-5

MONARCH PRODUCTS COMPANY
YORK HAVEN, PA.



1000 GALLON COMMERCIAL GREASE INTERCEPTOR

L:\data\2007\10\21_01191\0003\CIVIL\Engineering\Drawings\10\21_01191_00_1_4.dwg (5/20/07) 1:18:51 PM LST

GREATER YORK REAL ESTATE LLC ATTN CSF BAKERY
3100 FARMTRAIL ROAD
D.B. 2446 PG. 0810
PARCEL ID: 36-000-LH-0073 CO-00000
+/- 8.51 GROSS ACRES

AIS LEASING COMPANY
SUSQUEHANNA TRAIL
D.B. 2556 PG. 6904
PARCEL ID: 36-000-27-0490 00-00000
+/- 0.39 GROSS ACRES

FARMTRAIL ROAD

CODORUS STONE & SUPPLY CO INC.
#3230 N. SUSQUEHANNA TRAIL
D.B. 2571 PG. 4338
PARCEL ID: 36-000-27-0450 00-00000
+/- 3.72 GROSS ACRES

AD&C ENTERPRISES LLC
#3256 N. SUSQUEHANNA TRAIL
D.B. 2416 PG. 6145
PARCEL ID: 36-000-27-0052 B0-00000
+/- 0.54 GROSS ACRES

NORTH SUSQUEHANNA TRAIL

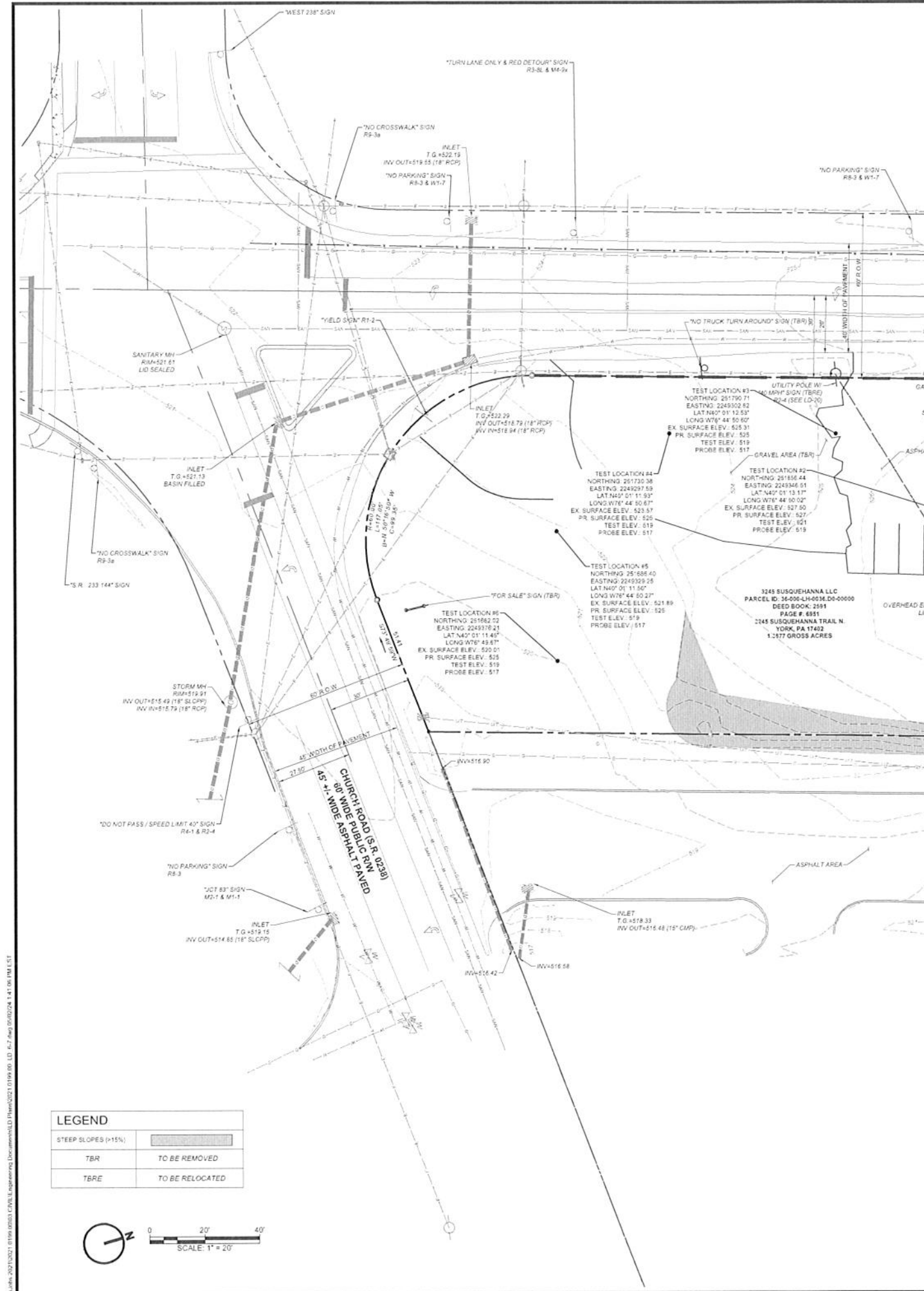
3245 SUSQUEHANNA TRAIL LLC
#3245 N. SUSQUEHANNA TRAIL
D.B. 2591 PG. 6951
PARCEL ID: 36-000-LH-0036 D0-00000
+/- 1.36 GROSS ACRES

CHURCH ROAD

HEAVENLY PLACES LP ATTN MILLER AMANDA
#3167 N. SUSQUEHANNA TRAIL
D.B. 2148 PG. 0915
PARCEL ID: 36-000-LH-0001 N0-00000
+/- 3.25 GROSS ACRES

YEARLE ROBERT
3251 N. SUSQUEHANNA TRAIL
D.B. 1417
PARCEL ID: 36-000-27-0000
+/- 0.25 GROSS ACRES

EXETER 425 CHURCH LLC ATTN J
PETER LLOYD
#425 CHURCH ROAD
D.B. 2672 PG. 0181
PARCEL ID: 36-000-LH-0036 J0-00000
+/- 8.60 GROSS ACRES



LEGEND

STEEP SLOPES (>15%)	
TBR	TO BE REMOVED
TBRE	TO BE RELOCATED

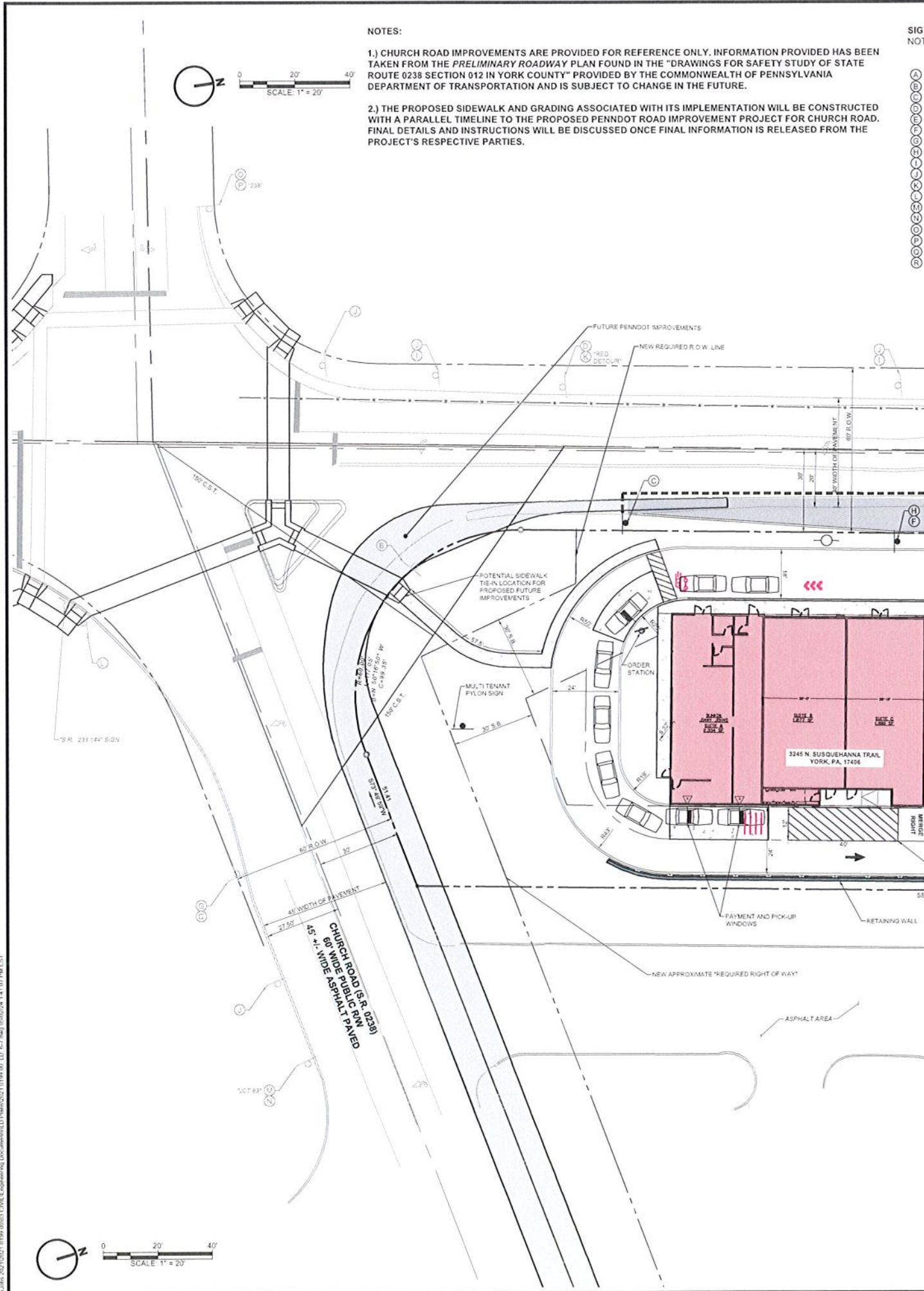


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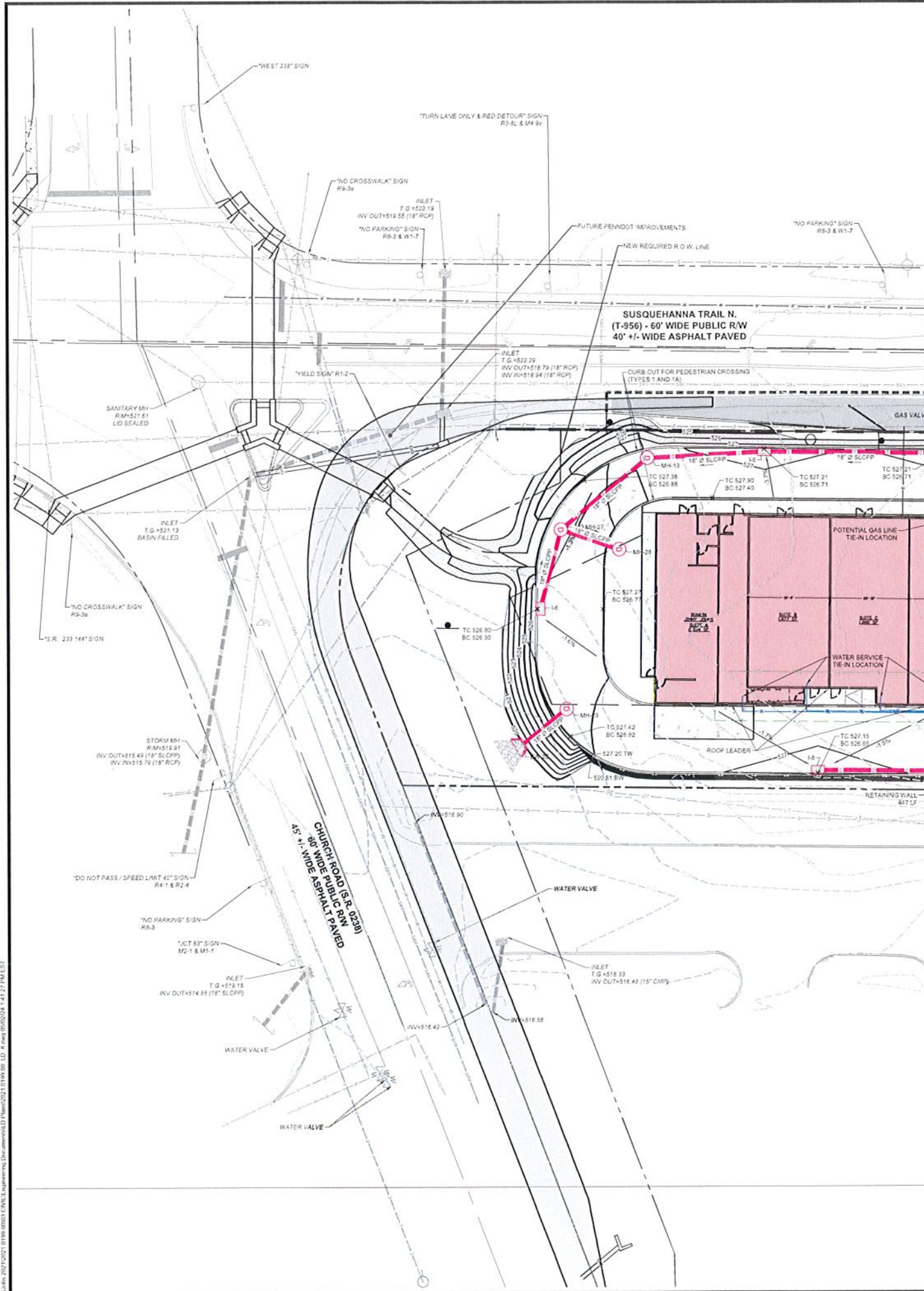
NOTES:

1.) CHURCH ROAD IMPROVEMENTS ARE PROVIDED FOR REFERENCE ONLY. INFORMATION PROVIDED HAS BEEN TAKEN FROM THE PRELIMINARY ROADWAY PLAN FOUND IN THE "DRAWINGS FOR SAFETY STUDY OF STATE ROUTE 0238 SECTION 012 IN YORK COUNTY" PROVIDED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND IS SUBJECT TO CHANGE IN THE FUTURE.

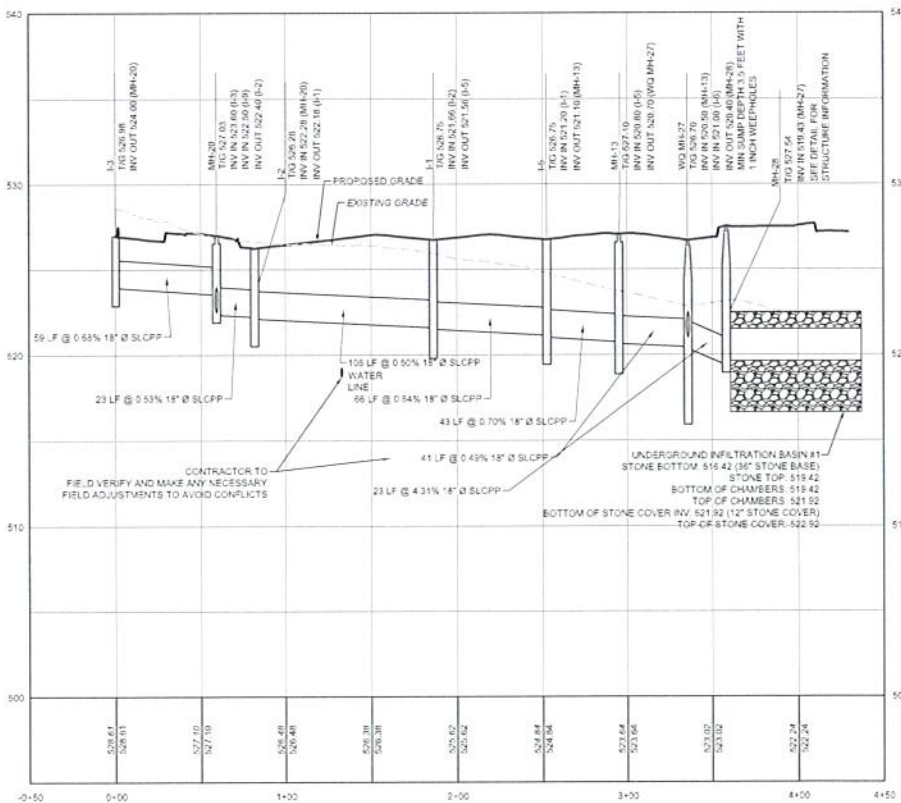
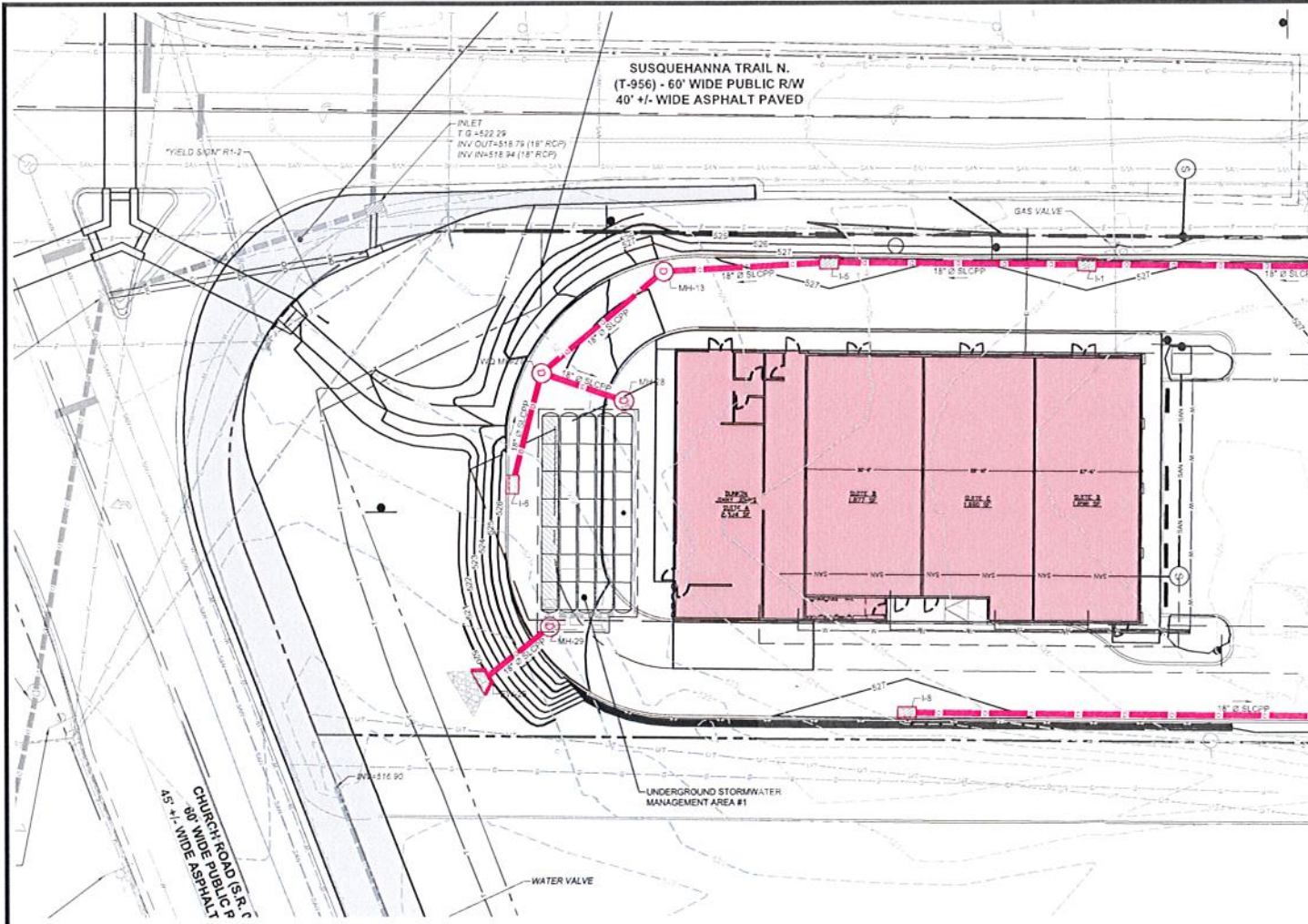
2.) THE PROPOSED SIDEWALK AND GRADING ASSOCIATED WITH ITS IMPLEMENTATION WILL BE CONSTRUCTED WITH A PARALLEL TIMELINE TO THE PROPOSED PENNDOT ROAD IMPROVEMENT PROJECT FOR CHURCH ROAD. FINAL DETAILS AND INSTRUCTIONS WILL BE DISCUSSED ONCE FINAL INFORMATION IS RELEASED FROM THE PROJECT'S RESPECTIVE PARTIES.



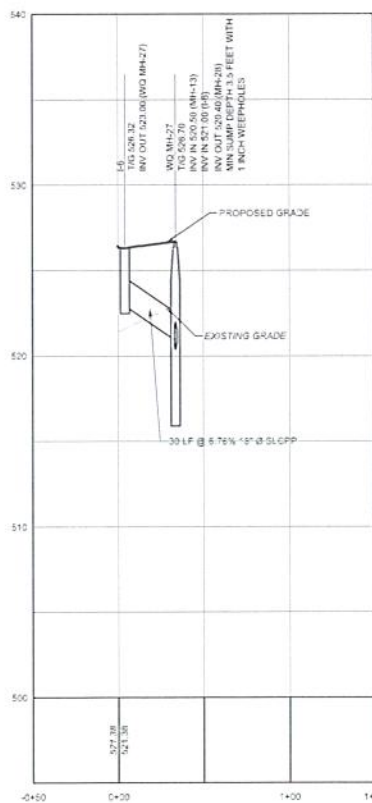
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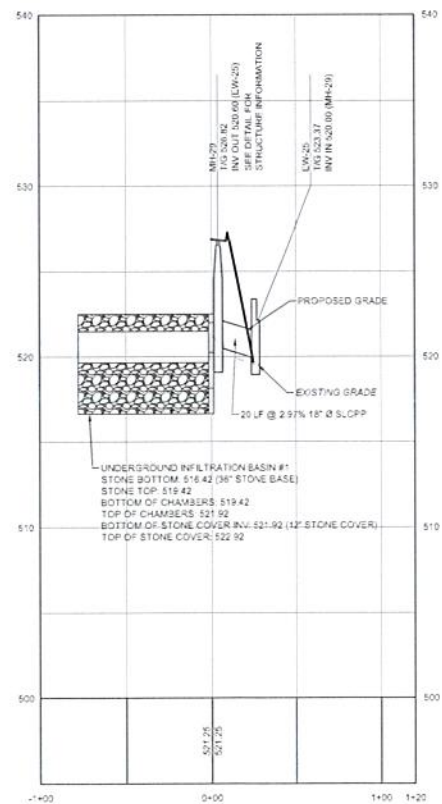
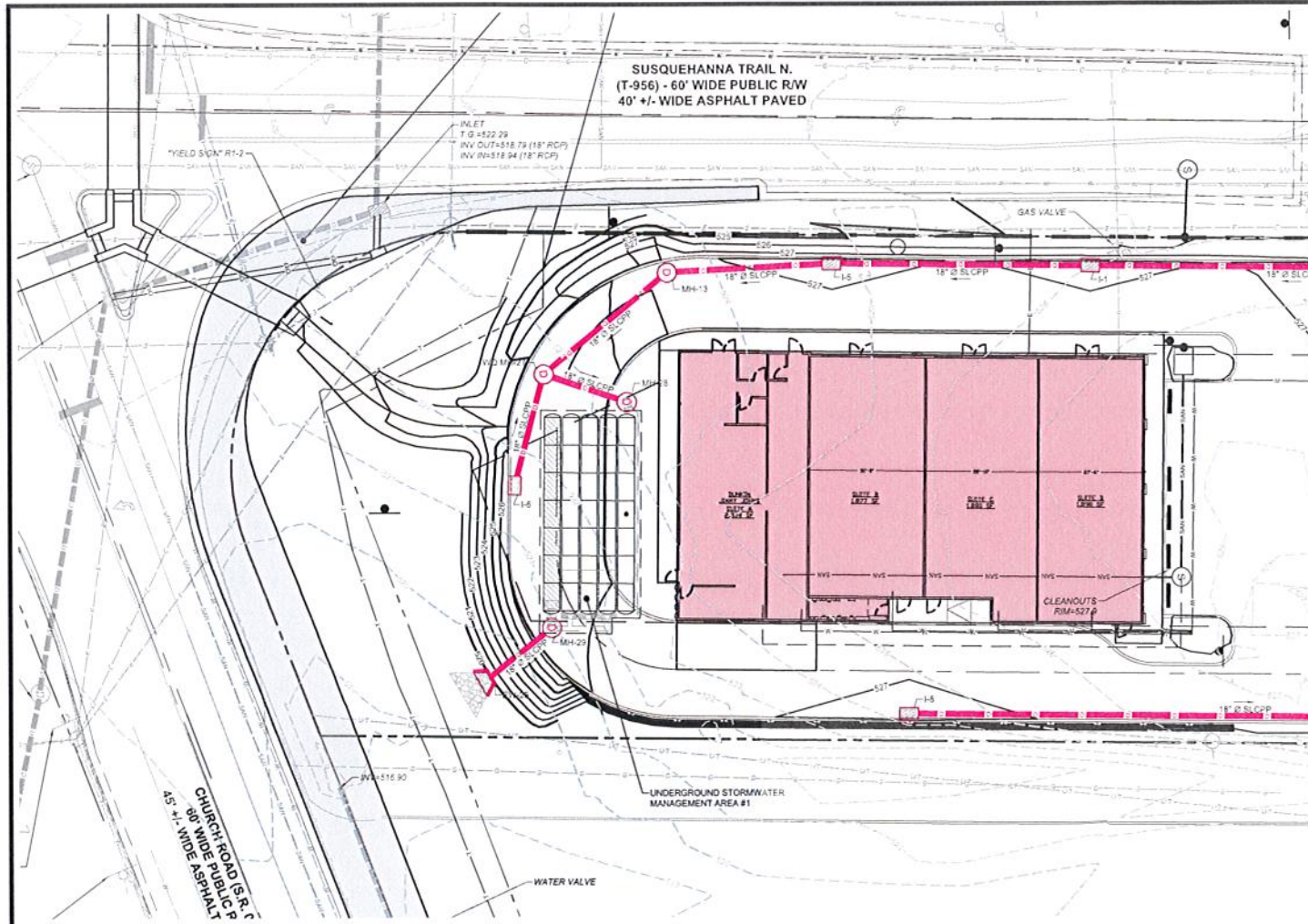


I-3 TO MH-28 PROFILE
H SCALE: 1"=50'
V SCALE: 1"=5'



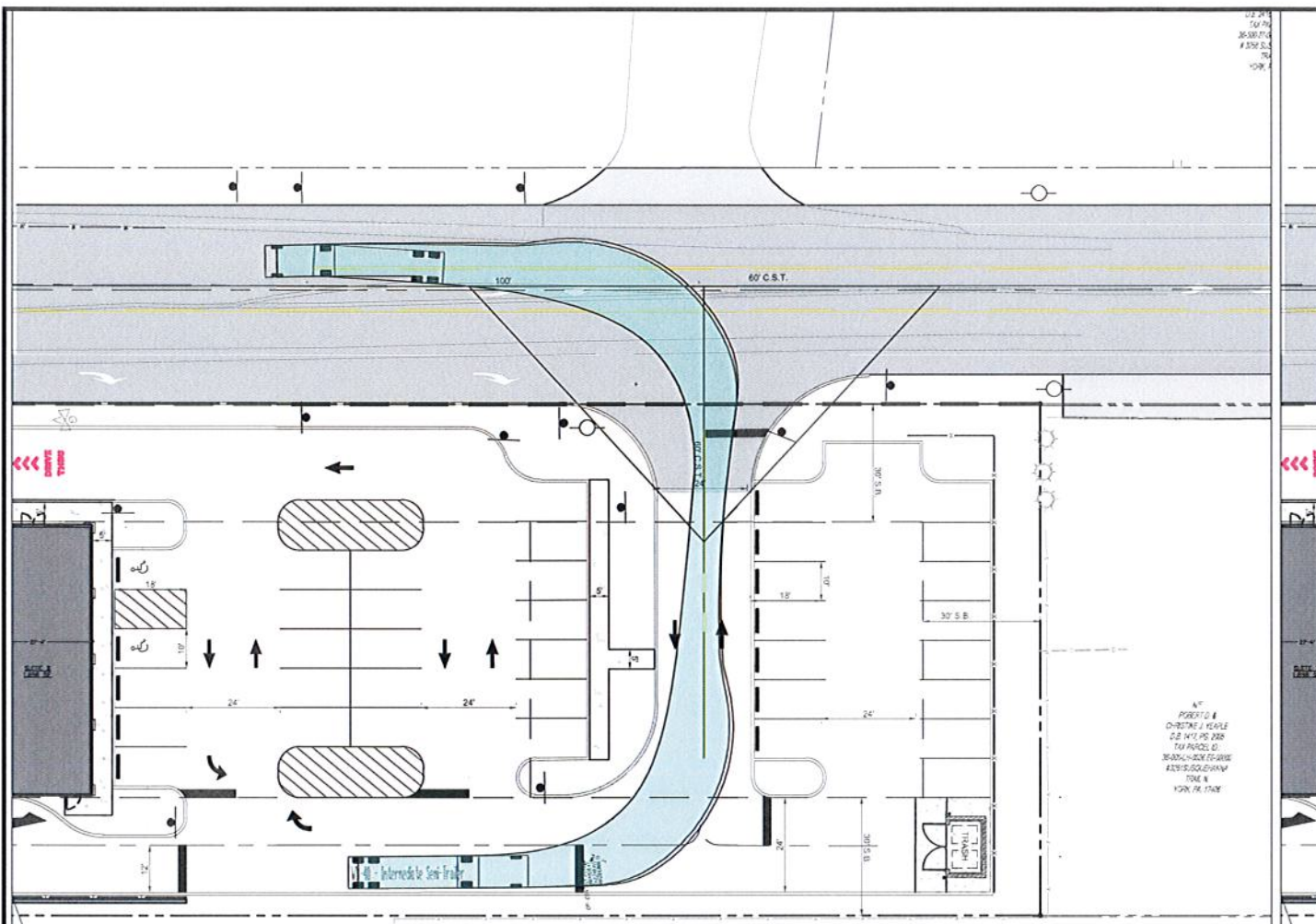
I-6 TO MH-27 PROFILE
H SCALE: 1"=50'
V SCALE: 1"=5'

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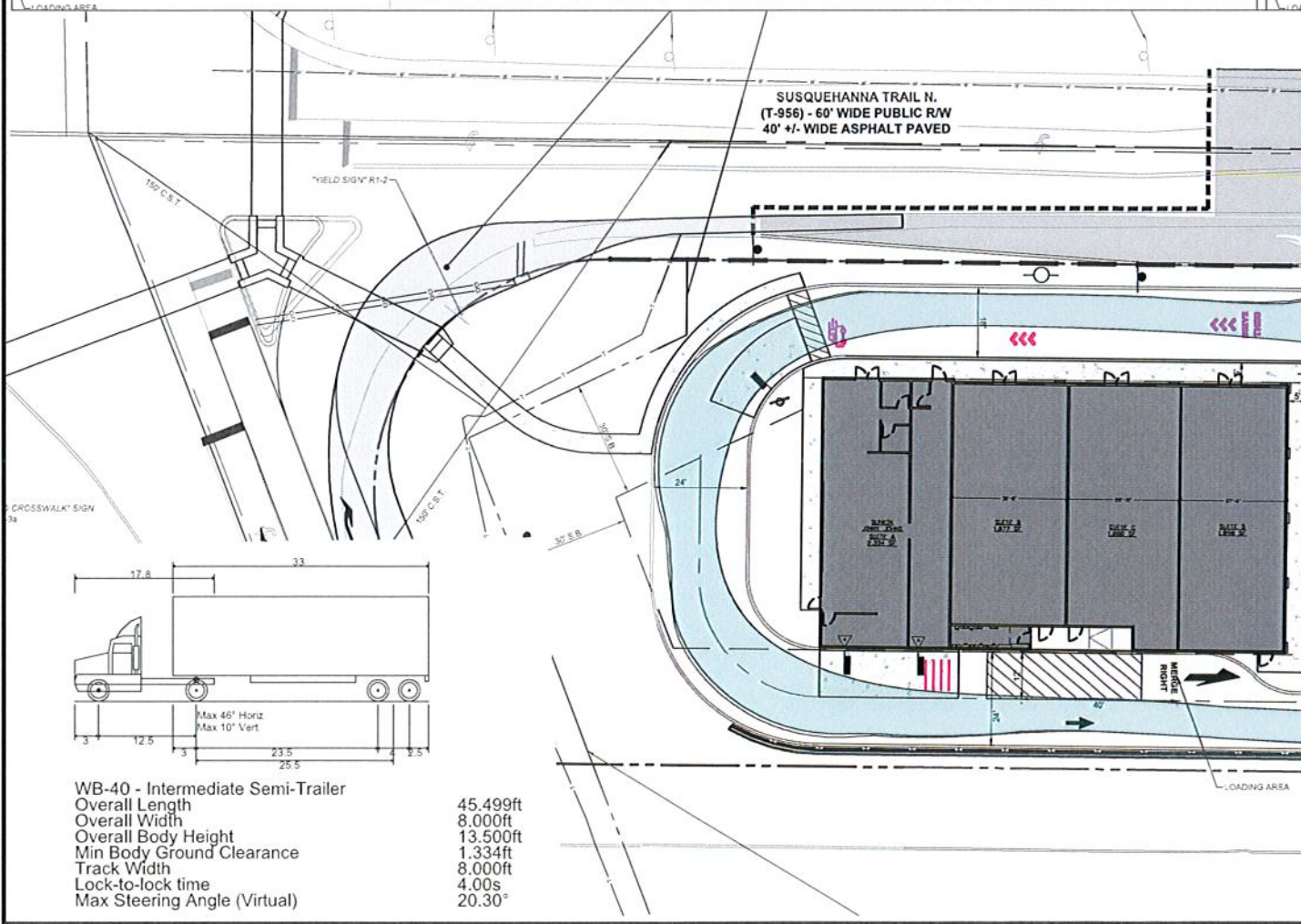


MH-29 TO EW-25 PROFILE
 H SCALE: 1"=50'
 V SCALE: 1"=5'

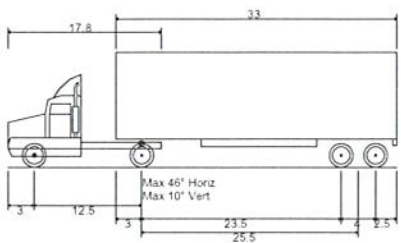
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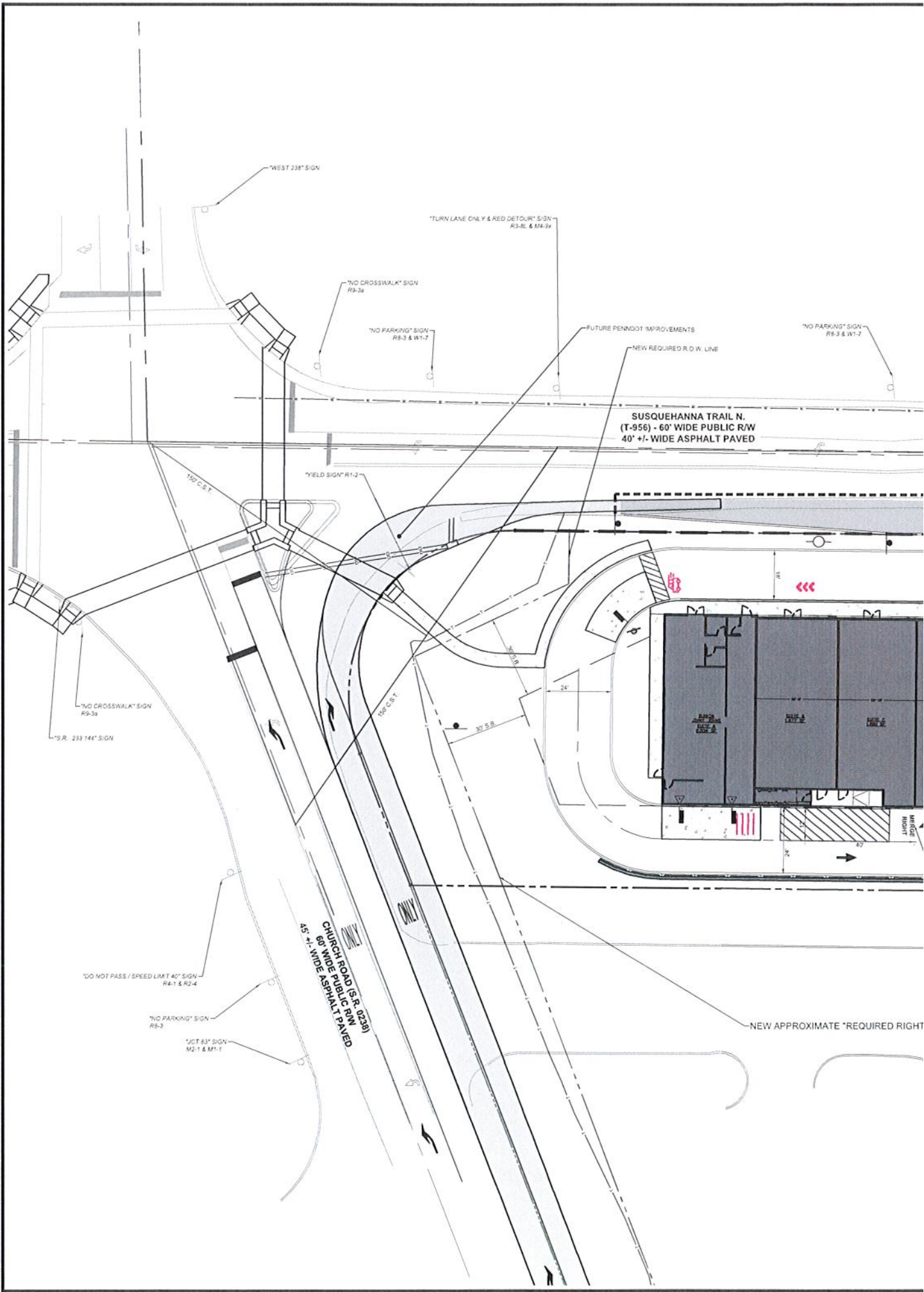
N" = PERMIT TO BE
 ON-ROAD & CLEAR
 C.B. 14" PS 200
 TOP PAVER: 0.5
 3600x3600 ST-ABBE
 425x55 SOLE-PLATE
 TONE 8
 YORK PA. 17407



SUSQUEHANNA TRAIL N.
 (T-956) - 60' WIDE PUBLIC RW
 40' +/- WIDE ASPHALT PAVED



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°



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 STAKES OR GUYS 12'-27" UP TREE

WEST 3/4" SIGN
 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

"NO CROSSWALK" SIGN R9-3a

"NO PARKING" SIGN R8-3 & W1-7

"YIELD SIGN" R1-2

"NO CROSSWALK" SIGN R9-3a

"S.R. 233 144" SIGN

"DO NOT PASS / SPEED LIMIT 40" SIGN R4-1 & R2-4

"NO PARKING" SIGN R8-3

"JCT 83" SIGN M2-1 & M1-1

CHURCH ROAD (S.R. 0039)
 45' +/- WIDE ASPHALT PAVED

FUTURE PENNDOT IMPROVEMENTS

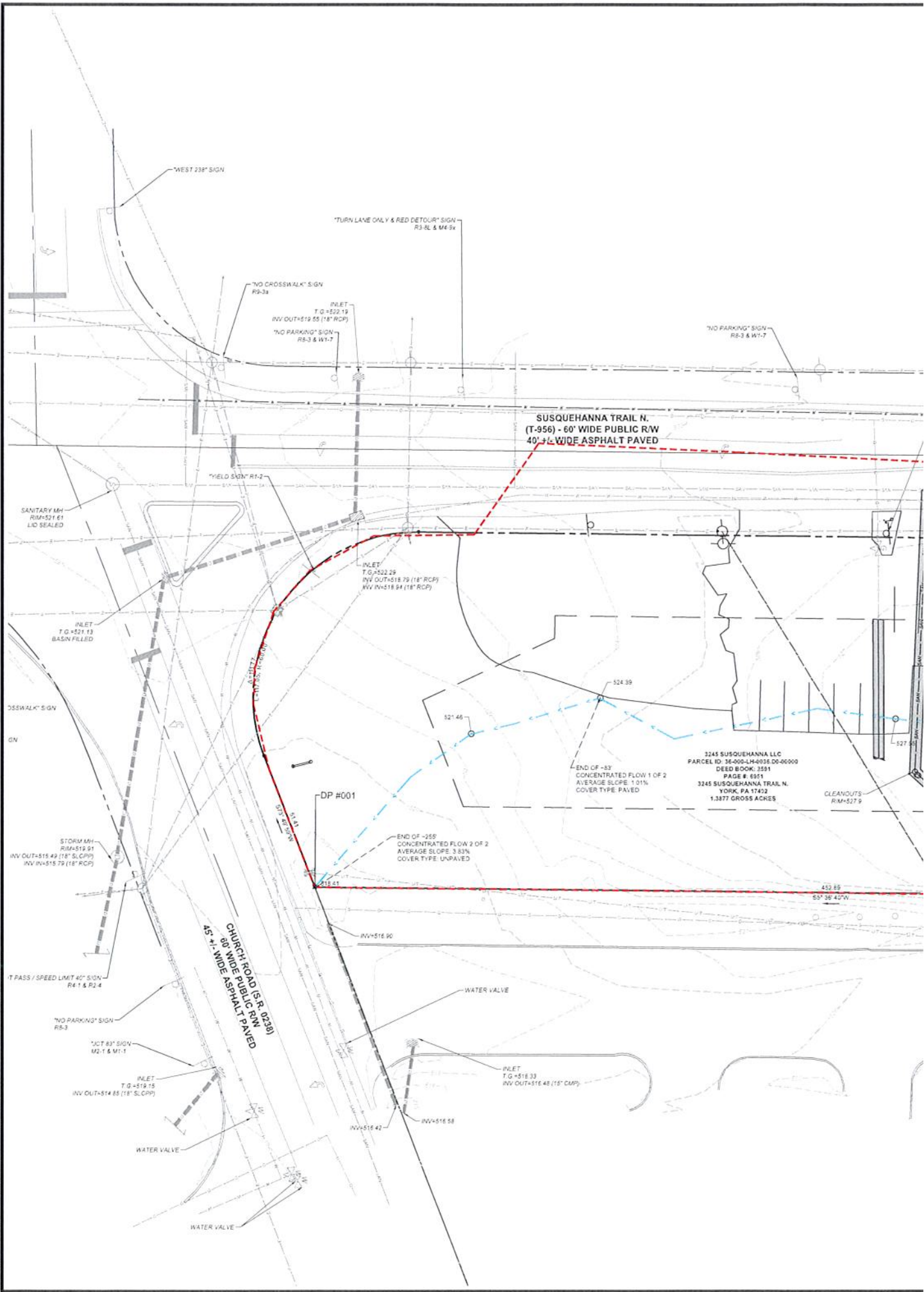
NEW REQUIRED R.O.W. LINE

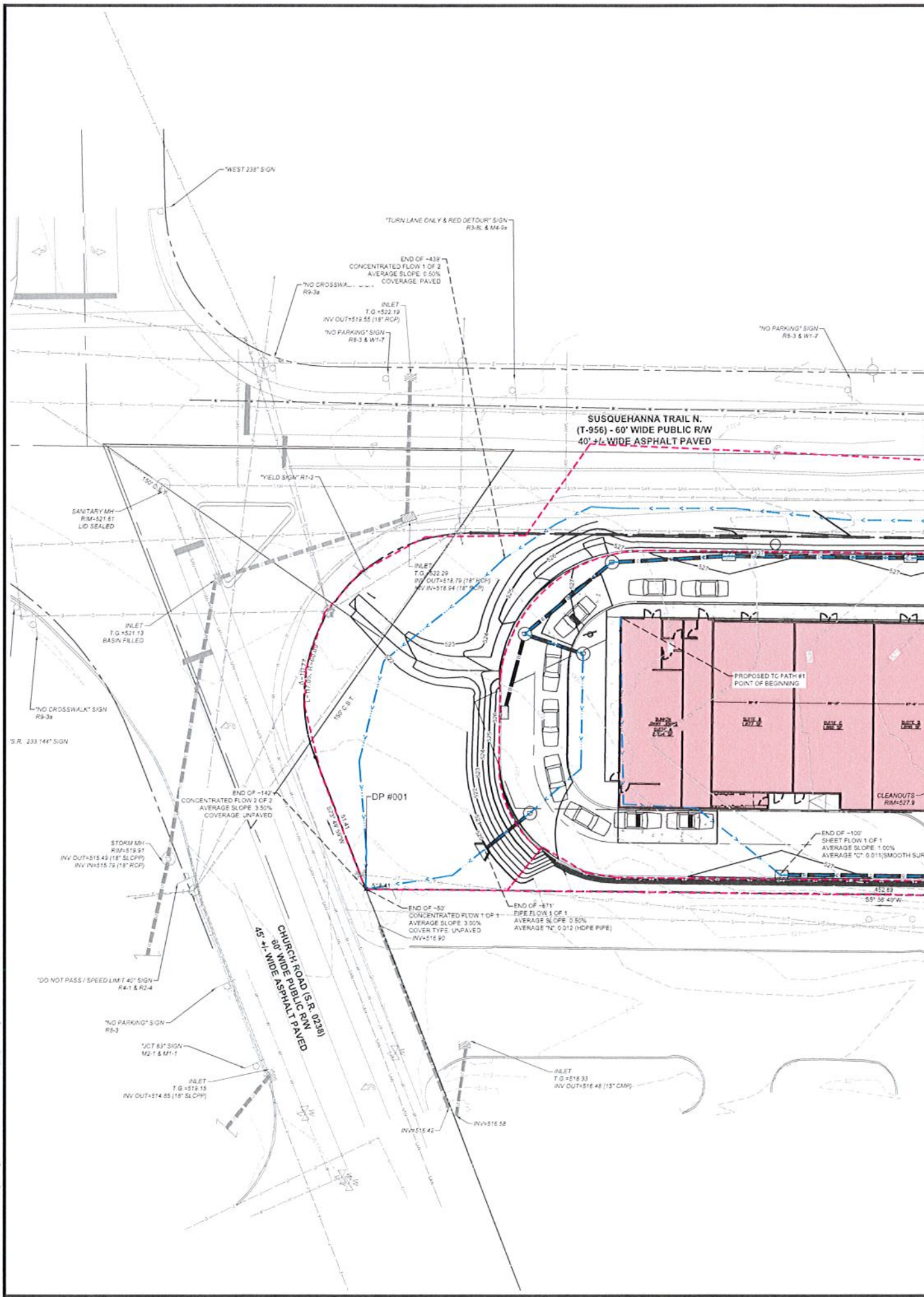
SUSQUEHANNA TRAIL N. (T-956) - 60' WIDE PUBLIC R/W
 40' +/- WIDE ASPHALT PAVED

"NO PARKING" SIGN R8-3 & W1-7

LANDSCAPING NOTES:

1. LANDSCAPE PLAN SHALL INCLUDE FURNISHING AND INSTALLING LANDSCAPE STONE MATERIALS SHOWN ON THE LANDSCAPE SCHEDULE AND COMPLYING WITH THE LANDSCAPE AND PLANTING DETAILS.
2. ALL LANDSCAPING AS SHOWN HEREON SHALL BE INSTALLED AND MAINTAINED BY ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. PLANT MATERIAL SHALL COMPLY WITH ANSI Z601-1990. PLANT SIZES AND CONTAINER TYPES ARE MINIMUM.
4. CONTRACTOR SHALL LABEL AT LEAST 1 PLANT OF EACH VARIETY WITH A SECURED ATTACHMENT BEARING THE LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME TO HELP CONTRACTOR IDENTIFY PLANTS.
5. SUBSTITUTIONS, ADDITIONS, AND DELETIONS ARE PERMISSIBLE UPON APPROVAL OF THE TOWNSHIP ENGINEER.
6. LANDSCAPING CONTRACTOR TO WARRANT LANDSCAPE PLANTS FOR A PERIOD OF EIGHT (8) 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 INCLUDING DEATH AND UNSATISFACTORY GROWTH AS DETERMINED BY THE OWNER. CONTRACTOR TO REMOVE AND REPLACE DEAD PLANTING IMMEDIATELY UNLESS REPAIR IS REQUIRED IN THE SUCCEEDING PLANTING SEASON.
7. LANDSCAPE STONE IS TO BE 12" - 3/4" "RED LILAC RIVERSTONE". STONE BED THICKNESS SHALL BE 3 INCHES MINIMUM AFTER LIGHT TAMPING. PLACE STONE BED OVER DEWITT BARRIER.
8. LANDSCAPING TO BE TRIMMED AND MAINTAINED AS NECESSARY TO ENSURE SAFETY AND ACCESS.





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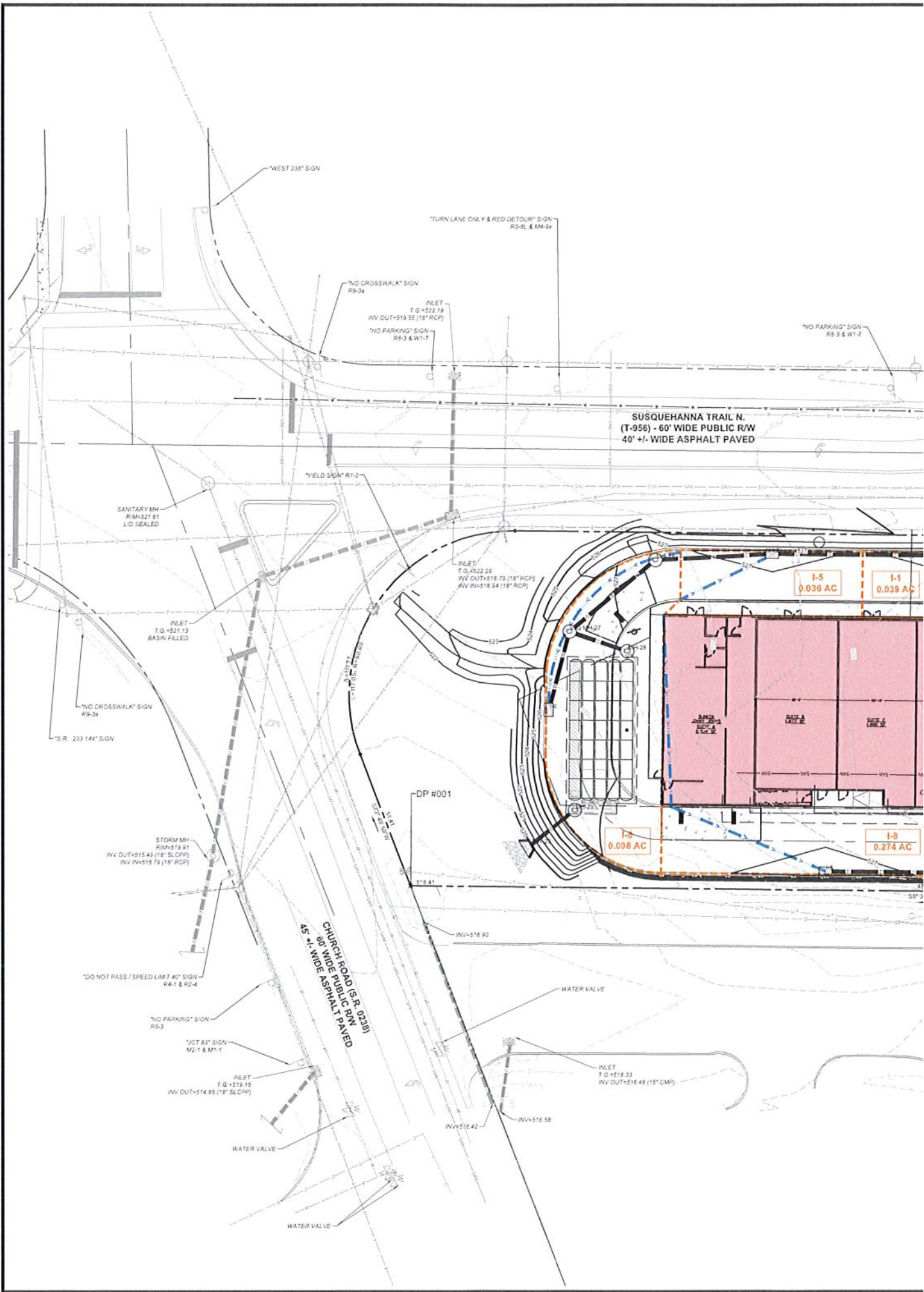


Table 22-701.1
SIGHT DISTANCE TABLE
(safe stopping distances)

Speed (V) Miles/ Hour	Average Grade (G) (percent)						
	0.0	+1.0	+2.0	+3.0	+4.0	+5.0	+6.0
< or = 25	147	145	144	143	142	140	139
30	196	194	191	189	187	185	183
35	249	245	242	239	236	233	231
40	314	309	304	299	295	291	287
45	383	376	370	364	358	353	348
50	462	453	444	436	429	422	415
55	538	527	517	508	499	490	482

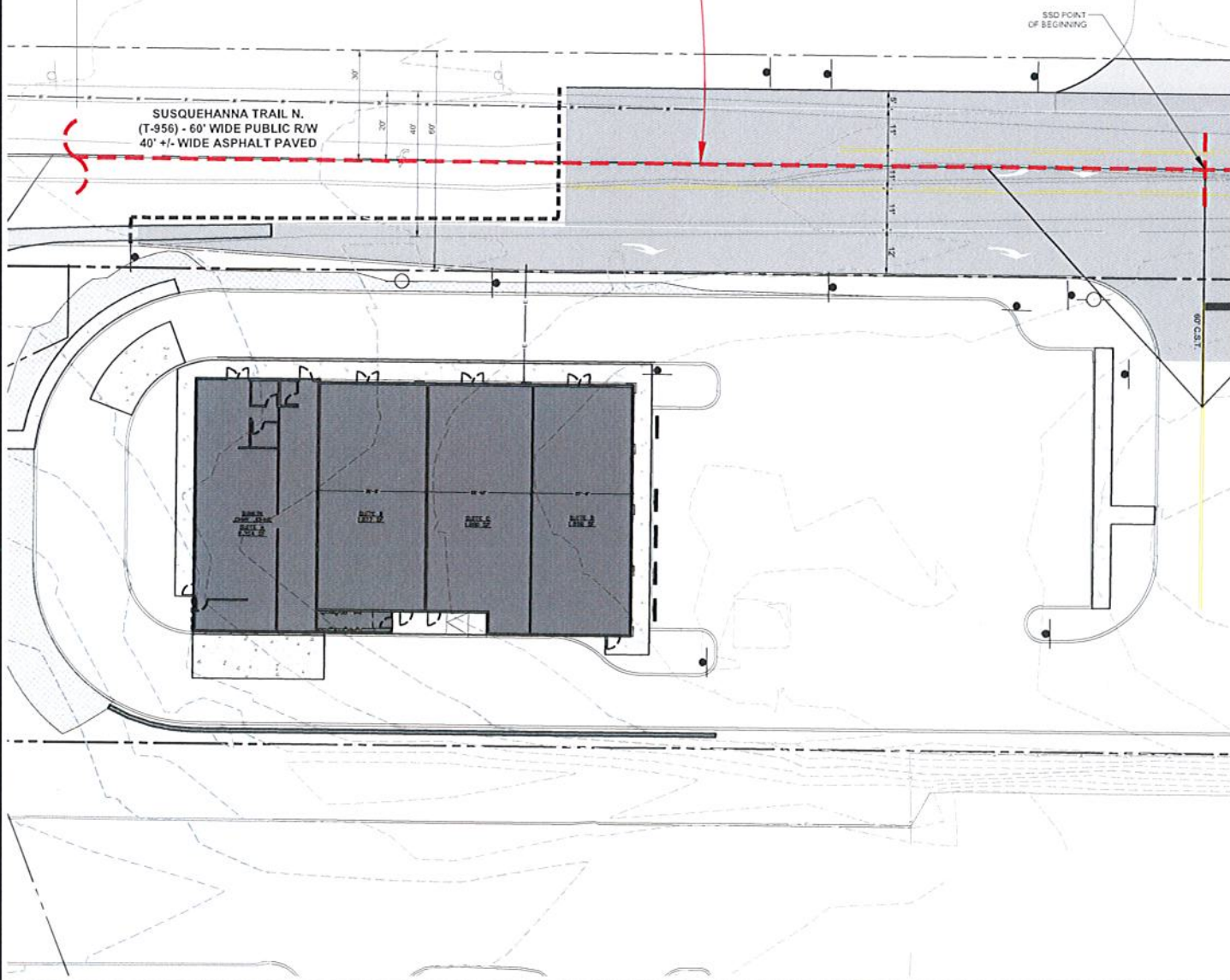
Speed (V) Miles/ Hour	Average Grade (G) (percent)						
	0.0	-1.0	-2.0	-3.0	-4.0	-5.0	-6.0
< or = 25	147	148	150	151	153	155	157
30	196	199	201	204	207	210	214
35	249	252	256	260	265	269	275
40	314	319	325	331	338	345	352
45	383	390	398	406	415	425	435
50	462	471	481	492	504	517	531
55	538	550	562	576	590	606	622

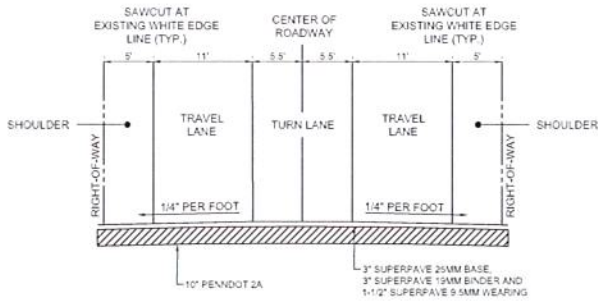
NOTE:

SIGHT DISTANCE CALCULATIONS ARE APPROXIMATIONS AND FOR REFERENCE ONLY.

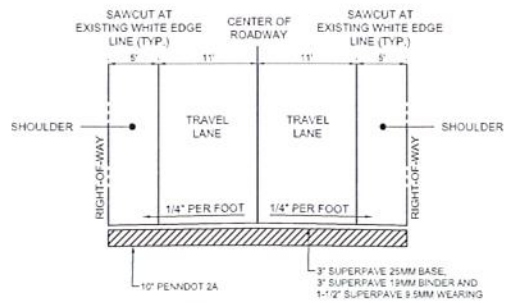
REQUIRED SIGHT DISTANCE @ -1.00% = 319'
EXISTING SIGHT DISTANCE = 852'
PROPOSED SIGHT DISTANCE = 882'

NO CHANGE PROPOSED TO SIGHT DISTANCE





**STREET CROSS SECTION DETAIL
FOR TWO WAY CENTER TURN LANE SECTION**
(NOT TO SCALE)



**STREET CROSS SECTION DETAIL
FOR END OF TRANSITION TAPER SECTION**
(NOT TO SCALE)

NOTES:

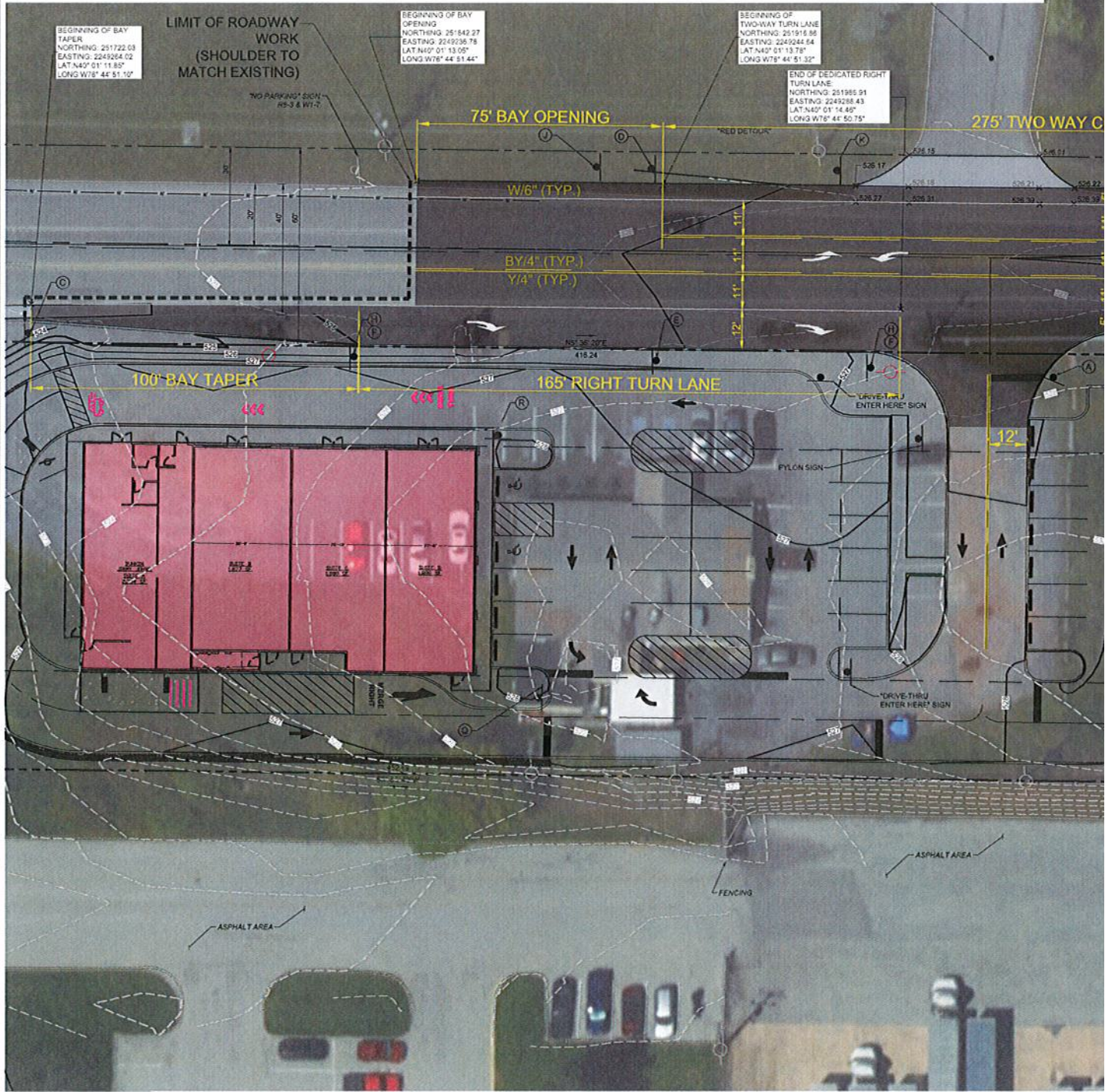
1. ALL ARROWS, LEGENDS, STOP BARS ARE TO BE THERMOPLASTIC PAVEMENT MARKINGS. ALL OTHERS ARE TO BE WATERBORNE PAINT.
2. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS MUST BE ORDERED AND INSTALLED IN ACCORDANCE WITH ALL PENNDOT REQUIREMENTS.
3. PAVEMENT MARKING COLORS SHALL BE INSTALLED AS SHOWN ON THE APPROVED LAND DEVELOPMENT PLANS.
4. MILL AND OVERLAY WILL BE LIMITED TO WEARING COURSE ONLY.
5. ALL AREAS OUTSIDE OF EXISTING PAVEMENT ROADWAY WILL RECEIVE FULL DEPTH PAVEMENT CONSTRUCTION.
6. ALL PROPOSED FULL DEPTH PAVEMENT WIDENING MUST BEGIN AT A SAWCUT ALONG THE EXISTING WHITE EDGE LINE.

PAVEMENT MARKINGS LEGEND

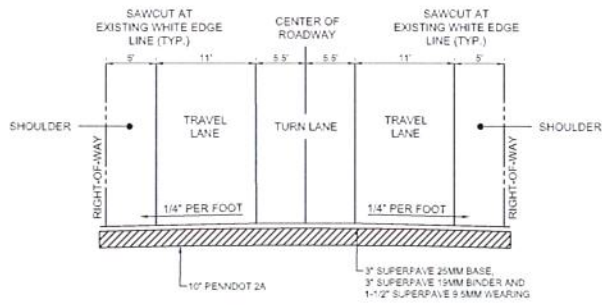
W/S - PROPOSED 4" WHITE LINE
 BY/4 - PROPOSED 4" BROKEN YELLOW LINE
 Y/4 - PROPOSED 4" YELLOW LINE

LEGEND

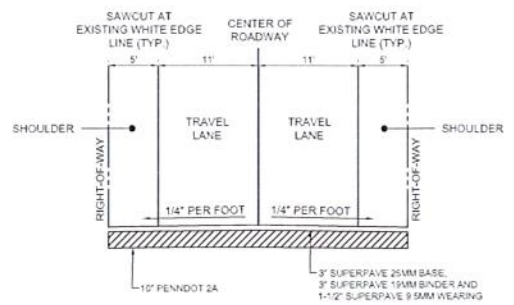
MILL AND OVERLAY	
FULL DEPTH	
DRIVEWAY RESTORATION SITUMINOUS PAVEMENT	



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**STREET CROSS SECTION DETAIL
FOR TWO WAY CENTER TURN LANE SECTION**
(NOT TO SCALE)



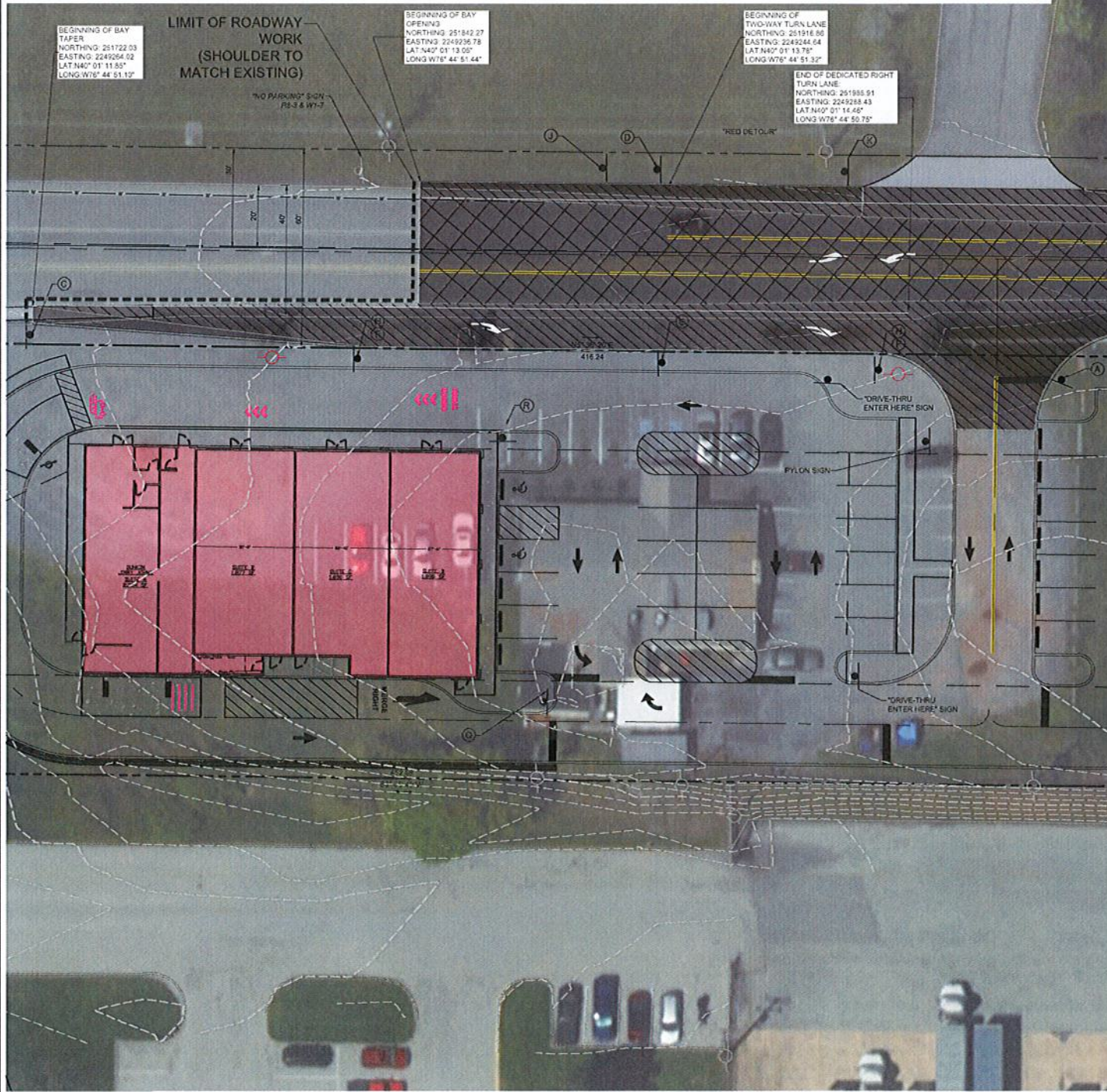
**STREET CROSS SECTION DETAIL
FOR END OF TRANSITION TAPER SECTION**
(NOT TO SCALE)

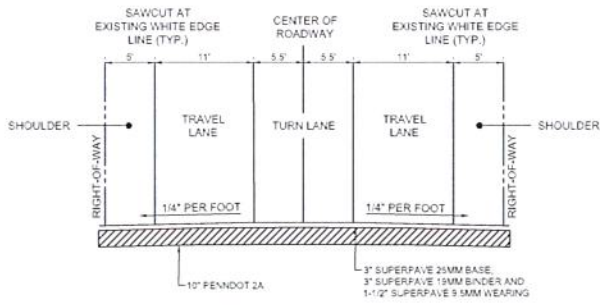
NOTES:

1. ALL ARROWS, EGOVOS/STOP BARS ARE TO BE THERMOPLASTIC PAVEMENT MARKINGS. ALL OTHERS ARE TO BE WATERBORNE PAINT.
2. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS MUST BE ORDERED AND INSTALLED IN ACCORDANCE WITH ALL PENNDOT REQUIREMENTS.
3. PAVEMENT MARKING COLORS SHALL BE INSTALLED AS SHOWN ON THE APPROVED LAND DEVELOPMENT PLANS.
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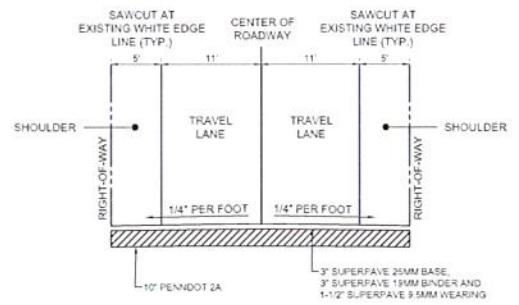
LEGEND

MILL AND OVERLAY	
FULL DEPTH	
DRIVEWAY RESTORATION BITUMINOUS PAVEMENT	





**STREET CROSS SECTION DETAIL
FOR TWO WAY CENTER TURN LANE SECTION**
(NOT TO SCALE)



**STREET CROSS SECTION DETAIL
FOR END OF TRANSITION TAPER SECTION**
(NOT TO SCALE)

NOTES:

1. ALL ARROWS/LEGENDS/STOP BARS ARE TO BE THERMOPLASTIC PAVEMENT MARKINGS. ALL OTHERS ARE TO BE WATERBORNE PAINT.
2. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS MUST BE ORDERED AND INSTALLED IN ACCORDANCE WITH ALL PENNDOT REQUIREMENTS.
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