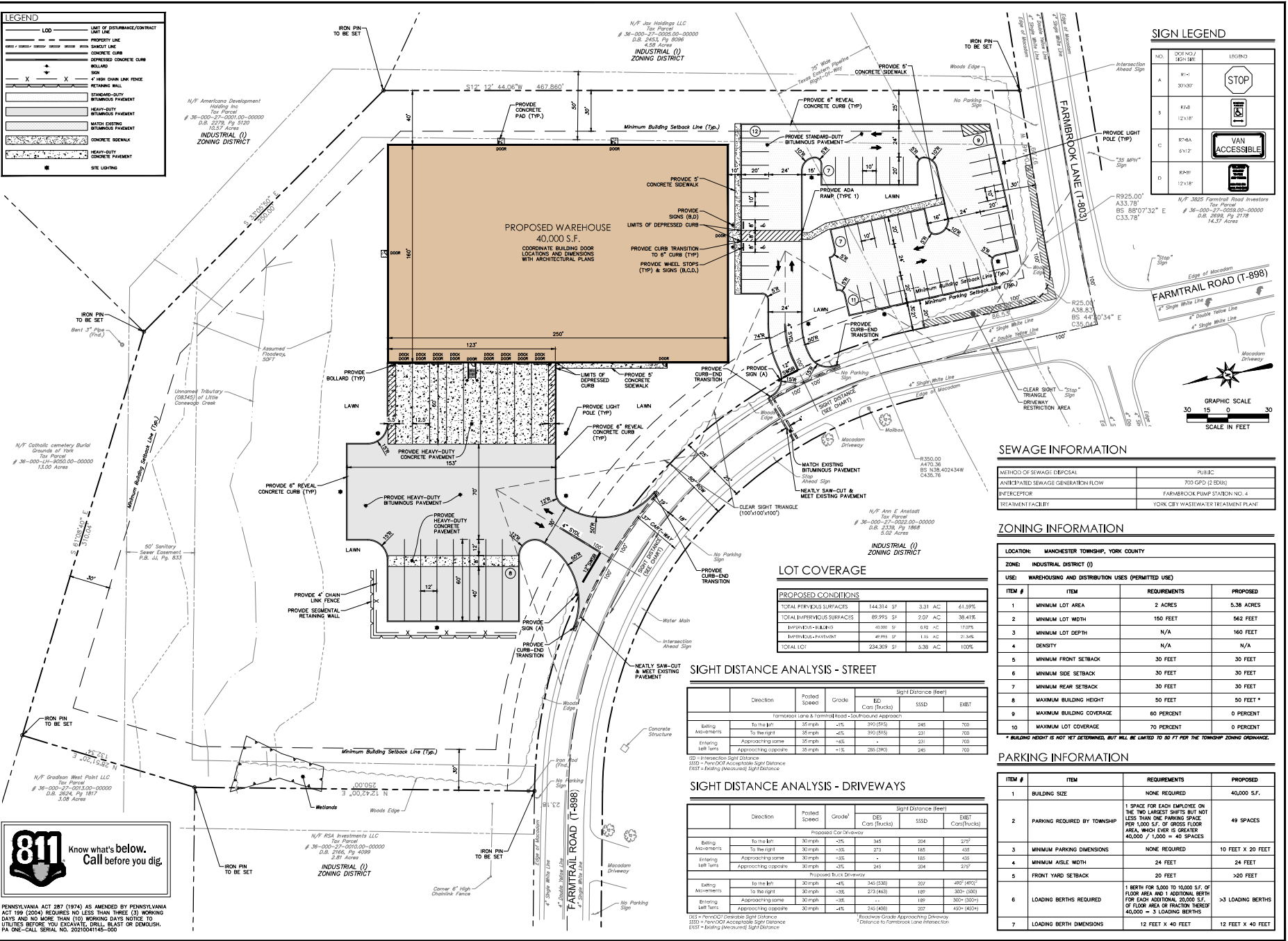


**LEGEND**

---	LINE OF DISTURBANCE/CONTRACT
---	LOT LINE
---	PROPERTY LINE
---	SHOULDER LINE
---	CONCRETE CURB
---	DEPRESSED CONCRETE CURB
---	BOLLARD
---	SOIL
---	4" HIGH CHAIN LINK FENCE
---	RETAINING WALL
---	HEAVY-DUTY BITUMINOUS PAVEMENT
---	HEAVY-DUTY BITUMINOUS PAVEMENT
---	MATCH EXISTING BITUMINOUS PAVEMENT
---	CONCRETE SIDEWALK
---	HEAVY-DUTY CONCRETE PAVEMENT
---	SITE LIGHTING

**SIGN LEGEND**

NO.	CONTRACT NO./SHEET NO.	LEGEND
A	R1-1 30"x30"	STOP
B	R2-6 12"x18"	NO PARKING
C	R7-6A 6'x12"	VAN ACCESSIBLE
D	R8-1F 12"x18"	NO PARKING



**811** Know what's below. Call before you dig.

PENNSYLVANIA ACT 387 (1974) AS AMENDED BY PENNSYLVANIA ACT 159 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 2021004145-000

**SEWAGE INFORMATION**

METHOD OF SEWAGE DISPOSAL	PUBLIC
ANTICIPATED SEWAGE GENERATION FLOW	700 GPD (2.00MG)
INTERCEPTOR	FARMBROOK PUMP STATION NO. 4
TREATMENT FACILITY	YORK CITY WASTEWATER TREATMENT PLANT

**ZONING INFORMATION**

LOCATION	MANCHESTER TOWNSHIP, YORK COUNTY		
ZONE	INDUSTRIAL DISTRICT (I)		
USE:	WAREHOUSING AND DISTRIBUTION USES (PERMITTED USE)		
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	2 ACRES	5.38 ACRES
2	MINIMUM LOT WIDTH	150 FEET	562 FEET
3	MINIMUM LOT DEPTH	N/A	160 FEET
4	DENSITY	N/A	N/A
5	MINIMUM FRONT SETBACK	30 FEET	30 FEET
6	MINIMUM SIDE SETBACK	30 FEET	30 FEET
7	MINIMUM REAR SETBACK	30 FEET	30 FEET
8	MAXIMUM BUILDING HEIGHT	50 FEET	50 FEET *
9	MAXIMUM BUILDING COVERAGE	60 PERCENT	0 PERCENT
10	MAXIMUM LOT COVERAGE	70 PERCENT	0 PERCENT

\* BUILDING HEIGHT IS NOT YET DETERMINED, BUT WILL BE LIMITED TO 50 FT PER THE TOWNSHIP ZONING ORDINANCE.

**PARKING INFORMATION**

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	40,000 S.F.
2	PARKING REQUIRED BY TOWNSHIP	1 SPACE FOR EACH EMPLOYEE ON THE TWO LARGEST SHIFTS BUT NOT LESS THAN ONE PARKING SPACE PER 1,000 S.F. OF GROSS FLOOR AREA, WHICH EVER IS GREATER 40,000 / 1,000 = 40 SPACES	49 SPACES
3	MINIMUM PARKING DIMENSIONS	NONE REQUIRED	10 FEET X 20 FEET
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET
5	FRONT YARD SETBACK	20 FEET	>20 FEET
6	LOADING BERTHS REQUIRED	1 BERTH FOR 5,000 TO 10,000 S.F. OF FLOOR AREA AND 1 ADDITIONAL BERTH FOR EACH ADDITIONAL 20,000 S.F. OF FLOOR AREA OR FRACTION THEREOF 40,000 = 3 LOADING BERTHS	>3 LOADING BERTHS
7	LOADING BERTH DIMENSIONS	12 FEET X 40 FEET	12 FEET X 40 FEET

Architecture  
Engineering  
Environmental  
Land Surveying

2601 Market Place  
Suite 300  
Harrisburg, PA 17110  
(717) 634-6665  
1717 E. 43rd Avenue  
York, PA 17403

**PROPOSED DEVELOPMENT**  
FARMBROOK INDUSTRIAL PARK (LOTS 7, 8, & 9)  
MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

DESIGNED: CJS  
DRAWN: JZJ  
REVIEWED: AJB  
SCALE: 1" = 30'  
PROJECT NO.: 201848  
DATE: 08/23/2022  
C-01-18 (P/00-8481)  
FILE: SITE PLAN  
SHEET NO.:  
SP-1  
No. 04 of 16