

IN THE MATTER OF : BEFORE THE FAIRVIEW TOWNSHIP  
THE APPLICATION OF : ZONING HEARING BOARD  
NATHAN SHAFFER : YORK COUNTY, PENNSYLVANIA  
: DOCKET NO. 2019-02



**DECISION GRANTING REQUEST FOR A SPECIAL EXCEPTION FOR AN ACCESSORY APARTMENT IN THE RURAL LIVING ZONING DISTRICT PURSUANT TO SECTION 300-15 OF THE ZONING ORDINANCE AND DENYING REQUEST FOR VARIANCE OF SQUARE FOOTAGE LIMIT**

The Applicant applied for: (1) a special exception for an accessory apartment at his residence pursuant to Section 300-15 of the Fairview Township Zoning Ordinance; and (2) a variance to allow the accessory apartment to be more than 800 square feet in area. The property is at 685 Ridge Road, Lewisberry, PA 17339, in the Rural Living Zoning District of the Township. The hearing on the application was held on February 21, 2019, at 7:00 p.m., at the Fairview Township Municipal Building, 599 Lewisberry Road, New Cumberland, PA 17070.

**FINDINGS OF FACT**

1. The Applicant is Nathan Shaffer, 685 Ridge Road, Lewisberry, Pennsylvania, 17339. The premises, which is the subject of the application, is the Applicant's residence.
2. The Applicant's residence is in the Rural Living Zoning District of Fairview Township. His residential property is 4.87 acres in area.
3. The Applicant wishes to construct an accessory apartment to be occupied by Mr. Shaffer's parents. The accessory apartment will consist of a two bedroom "in-law suite". The electric service, well water, heating/cooling and septic will originate from the existing dwelling.

4. Notice of the hearing was properly advertised; the property was properly posted; and all neighboring property owners required to be notified of the hearing were notified in accordance with the Township Ordinance and the Pennsylvania Municipalities Planning Code.

5. Mr. Shaffer testified with respect to the criteria required under Section 300-76 for the accessory apartment. He confirmed that the accessory apartment will not alter the exterior appearance of the residence and that it will be compatible with the neighborhood. He further testified to the intended use and dimensions of the proposed suite.

6. The footprint of the proposed accessory apartment is proposed to be 1,134 square feet in area with an open loft area of 367 square feet open to the main room. The total square footage, combining the footprint and loft, would be 1,501 square feet, which is greater than the 800 square feet permitted by the Ordinance.

7. Accessory apartments are permitted pursuant to Section 300-15 of the Zoning Ordinance with a special exception. The specific Ordinance requirements for accessory apartments are delineated in Section 300-76 and are applicable to this application. Each of those specifications were addressed by the Applicant's testimony at the hearing and it was demonstrated that the proposed accessory apartment will comply in all respects with the specific Ordinance requirements of Section 300-76, other than the square footage.

8. The Applicant further demonstrated that the proposed accessory apartment will meet all the general requirements for special exceptions set out in Section 300-99.E(3) of the Fairview Township Zoning Ordinance.

9. While the proposed use is in accordance with the Ordinance, the application does not comply with the area limitation of 800 square feet imposed by the Ordinance and the applicant did not provide any justification related to the characteristics of the property for the

dimension/size variance requested. Consequently, there is no basis for the extension of the existing dwelling for the accessory apartment to have a footprint greater than 800 square feet.

10. The question remains whether or how the proposed open loft area should be considered with respect to the square footage limitation for the accessory apartment. The Ordinance does not detail what should or should not be included within the 800 square foot accessory apartment area. The Zoning Officer has testified, and the Zoning Hearing Board has agreed, that common areas which may be used by both the apartment residents and the primary occupants of the residence should not be included in the 800 square foot limitation. In this case, the proposed addition, as described in the application, “will be architecturally compatible with the same look and feel of [the] existing house” which has a vaulted, cathedral ceiling area clearly evident in its roof line. The loft area of the accessory apartment will be architecturally and visually similar, according to the testimony at the hearing. The open loft will, in essence, semi-enclose a portion of what would otherwise be a cathedral ceilinged room of the accessory apartment. Under those circumstances, so long as the footprint of the building extension is no greater than 800 square feet, the open area of the loft should not be included as square footage of the apartment for purposes of the special exception. Therefore, no variance is necessary.

### **CONCLUSIONS**

1. Pursuant to Section 300-15 of the Fairview Township Zoning Ordinance, accessory apartments are permitted in the Rural Living Zoning District by special exception, subject to compliance with the criteria of Sections 300-76 and 300-99.E(3) of the Zoning Ordinance.

2. The application for a variance to the 800 square foot limitation for such an accessory apartment is denied. No unique characteristics of the lot or unnecessary hardship in

compliance with the Ordinance was established to support such a variance. However, the Zoning Hearing Board finds and concludes that in the facts and circumstances of this application, the open loft area in this proposed accessory apartment should not be considered in the square footage limitation of the accessory apartment.

3. So long as the footprint of the extension to the applicant's residence does not exceed 800 square feet, this application meets all of the standards established under Section 300-76 of the Zoning Ordinance, and further meets all of the general criteria for special exceptions set forth in Section 300-99.E(3) of the Zoning Ordinance. The proposed accessory apartment should, therefore, be permitted subject to the limitations as stated.

#### **DECISION**

On the basis of the foregoing findings and conclusions and on the basis of all the testimony and evidence presented at the hearing, the Zoning Hearing Board hereby grants the application for a special exception authorizing an accessory apartment at the Applicant's residence at 685 Ridge Road, Lewisberry, PA 17339, limited to a footprint of 800 square feet. The loft area as proposed is permitted so long as it is not enclosed, and instead remain open with a railing, to match the vaulted, cathedral ceiling of the existing home.

The application was approved upon the motion made by Mr. McElhenie, seconded by Mr. Perry and adopted 3-0 by the Board members present and voting.

FAIRVIEW TOWNSHIP ZONING HEARING  
BOARD

Dated: March 21, 2019

By: Keith Bashore  
Keith Bashore, Vice-Chairman

Distribution:  
*Applicant*

2019-02



ZONING HEARING BOARD APPLICATION

YORK COUNTY, PENNSYLVANIA

❖ Part 1:

APPLICANT(S)/EQUITABLE OWNER

Name: Nathan Shaffer
Address: 685 Ridge Rd
Lewisberry PA 17339
Phone: 717-432-8197

EXISTING OWNER OF PROPERTY:

Name: Nathan Shaffer
Address: 685 Ridge Rd
Lewisberry, PA 17339

PROPERTY LOCATION:

Address: 685 Ridge Rd
Lewisberry PA 17339
Lot Size: 3.87 acres
Date Purchased: 4-20-16
Location:

PRESENT USE OF PROPERTY:

Single family dwelling

EXISTING ZONE: Rural Living

❖ Part 2:

ZONING REQUEST (Identification of the applicable request(s)):

- ( ) SUBSTANTIVE CHALLENGE
(X) SPECIAL EXCEPTION
(X) VARIANCE
( ) APPEAL OF THE ZONING OFFICERS DECISION

SECTION(S) OF ZONING ORDINANCE WHICH APPLY TO THIS REQUEST - Please identify the specific section(s) of the Zoning Ordinance involved in the request: variance: requested for section 300-76 A-3 special exception: Article IV (rural area zoning districts), section 300-15 (permitted uses), Table 4- (permitted uses, rural area zoning districts), sub-section C (specific accessory uses), Accessory apartment - special exception use, Criteria Regulations per Section 300-76

❖ Part 3:

DESCRIPTION OF REQUEST:

1501A<sup>2</sup>

We request a special exception be granted in order to construct an accessory apartment to be used as an "in-law suite" attached to our existing garage. Our parents will reside in this new accessory apartment. Requirements of section 300-76A are met, with the exception of subsection (3) for which a variance is requested to allow greater than 800 ft<sup>2</sup> size. Per sheet 2 of accompanying Lot Development Plan site setback is 93ft. Electric power, water, heating/cooling + septic originate from existing dwelling. All systems were sized for 5 bedroom home (existing 3 bedroom plus proposed 2 bedroom in-law suite) when constructed in 2016. (Reference 4 septic system computations - accompanying 17 pages, and Durabuilt house plans, 9 sheets). Proposed addition will be architecturally compatible with the same look + feel of existing house.

❖ Part 4

LIST ALL INDIVIDUAL PROPERTY OWNERS WITHIN 200 FEET OF THE PERIMETER OF THE ENTIRE PROPERTY.

NAME	ADDRESS	USE TYPE
Stephen Sweigart	677 Ridge Rd, Lewisberry PA 17339	R
Lawrence Bonsall	669 Ridge Rd, Lewisberry PA 17339	F
Richard Mozuch	691 Ridge Rd, Lewisberry PA 17339	R
Rick Welter	697 Ridge Rd, Lewisberry PA 17339	R
Carl Hutchison	671 Ridge Rd, Lewisberry PA 17339	R
Michael Levan	680 Ridge Rd, Lewisberry PA 17339	F
Thomas Hogue	690 Ridge Rd, Lewisberry PA 17339	F
Bradley Maxwell	701 Ridge Rd, Lewisberry PA 17339	R
Bryan Woodward	694 Ridge Rd, Lewisberry PA 17339	R

**NATHAN SHAFFER**

**(717) 432-8197**

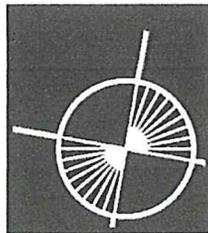
**ON-LOT SEPTIC SYSTEM  
DESIGN COMPUTATIONS**

**AT-GRADE SYSTEM WITH PRESSURE  
DOSING**

**FOR**

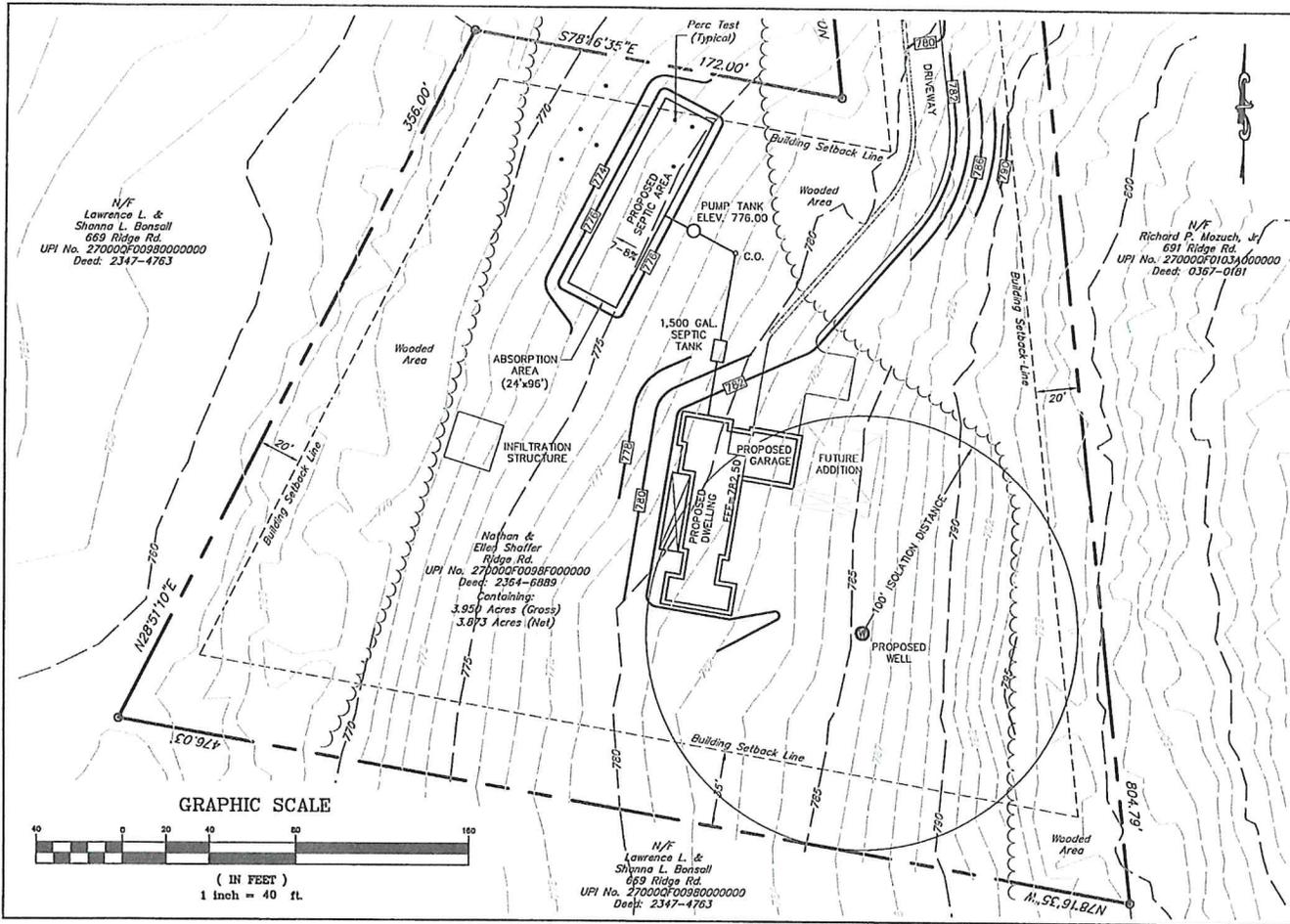
**RIDGE ROAD  
FAIRVIEW TOWNSHIP  
YORK COUNTY**

**SEPTEMBER 2016**



**GLB&A**

Gordon L. Brown & Associates, Inc.  
Consulting Civil Engineers & Surveyors  
2238 South Queen Street York, PA 17402  
(717) 741-4621  
Project #37.16.14485



**NATHAN SHAFFER  
SEPTIC DESIGN PLAN  
RIDGE ROAD**

Gordon L. Brown & Associates, Inc.  
Civil Engineers & Surveyors  
2238 South Queen Street  
York, PA 17402-4631  
**GLB&A** (717) 741-4821

Date	09/28/16
Design/Drawn	C.T.O./S.J.S.
Sheet No.	1 OF 1
Scale	1"=40'
Twp./County	Fairview Township York County, PA
Project No.	37116.14485

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 40 ft.

N/F  
Lawrence L. &  
Shanna L. Bonsall  
669 Ridge Rd.  
UPI No. 270000F00980000000  
Deed: 2347-4763

Nathan &  
Ellet Shaffer  
Ridge Rd.  
UPI No. 270000F00980000000  
Deed: 2364-6889  
Containing:  
3.90 Acres (Gross)  
3.673 Acres (Net)

N/F  
Richard P. Mozuch, Jr.  
691 Ridge Rd.  
UPI No. 270000F01031000000  
Deed: 0367-0181

PLANNED PROFESSIONAL ENGINEERING DESIGN AND SURVEYING SERVICES, INC. 1000 N. MARKET STREET, SUITE 200, YORK, PA 17402-4631

## SEPTIC TANK(S) & ABSORPTION AREA SIZING

GIVEN:

PROPOSED FIVE (5) BEDROOM HOME

DESIGN PEAK DAILY FLOW (Q) = 600 GPD

TREATMENT TANK VOLUME (V) REQUIRED:

$$V = (1.50 \times \text{FLOW EXCEEDING 500 GPD}) + (1250)$$

$$V = (1.5 \times 100) + 1250$$

$$V = 1400 \text{ GALS. (MIN.)}$$

USE A 1,500 GALLON SEPTIC TANK IF MULTI-COMPARTMENT. IF NOT, USE A 1,000 GALLON AND 500 GALLON TANK IN SERIES. A ZABEL A-100 FILTER IS REQUIRED.

FROM THE JULY 8, 2008 AND OCTOBER 29, 2008 SITE INVESTIGATION REPORT:

SLOPE = 7-8%

LIMITING ZONE = 59 in

PERC RATE = 114.6 MIN./INCH

ABSORPTION AREA (AA) SIZING:

$$AA = \{[(\text{AVG. PERC RATE} - 90) \times 0.017] + 2.82\} \times 600 \text{ GPD}$$

$$AA = \{[(115 - 90) \times 0.017] + 2.82\} \times 600 \text{ GPD}$$

$$AA = 1943 \text{ SQ.FT. (MIN.)}$$

USE AN AT-GRADE LEVEL BED SYSTEM WITH AGREGATE SEEPAGE BED BEING 24' WIDE BY 96' LONG (2304 SQ. FT.).

## DOSING TANK AND PUMP SIZING

TOTAL PUMP HEAD = h (elevation) + h (loss) + h (friction)

h (elevation):

$$\begin{array}{r r r r r r r r} & \text{INVERT OF PUMP INTAKE} & & & & & & \\ 776.00 \text{ ft} & - & 7 \text{ ft} & + & 0.5 \text{ ft} & = & 769.50 \text{ ft} & \\ & & & & & & & \\ & \text{INVERT OF LATERAL} & & & & & & \\ 775.00 \text{ ft} & & & + & 6 \text{ in} & = & 775.50 \text{ ft} & \\ \hline & \text{TOTAL ELEVATION CHANGE} & & & & = & 6.0 \text{ ft} & \end{array}$$

h (loss):

MINIMUM HEAD TO BE MAINTAINED IN LATERALS = + 3.0'

h (friction):

2" DIA. PVC (C = 150)

1. 90 DEG. ELBOWS	1 @ 5.55 ft	=	5.6
2. STD TEE	1 @ 11.1 ft	=	11.1
3. FOUR-WAYCROSS	3 @ 3.50 ft	=	10.5
4. QUICK DISCONNECT	1 @ 1.35 ft	=	1.4
5. COUPLINGS	1 @ 1.35 ft	=	1.4
6. MANIFOLD (LF)		=	18
7. ESTIMATED STRAIGHT PIPE (LF)		=	<u>14</u>
TOTAL EQUIVALENT LENGTH OF PIPE		=	61.85 FEET

DISCHARGE (Q) THROUGH HOLES:

LATERAL	HEAD	BED AREA	HOLES	DIA. (IN)	Q
1	3.00 ft	576.00 sq-ft	16	1/4	20.47 GPM
2	3.00 ft	576.00 sq-ft	16	1/4	20.47 GPM
3	3.00 ft	576.00 sq-ft	16	1/4	20.47 GPM
4	3.00 ft	576.00 sq-ft	16	1/4	20.47 GPM
TOTAL DISCHARGE (Q)					= <u>81.9 GPM</u>

FRICTIONAL HEAD =

$$61.9 \text{ ft} \times 9.95 / 100 = 6.15 \text{ ft}$$

TOTAL PUMP HEAD =

$$6.0 \text{ ft} + 3.0 \text{ ft} + 6.15 \text{ ft} = \underline{15.2 \text{ ft}}$$

GIVEN:

$$Q = 81.9 \text{ GPM}$$
$$\text{TOTAL PUMP HEAD} = 15.2 \text{ ft}$$

VIA PUMP CHART USE A GOULDS SUBMERSIBLE SEWAGE PUMP  
MODEL 3885-WE07H OR APPROVED EQUAL.

MINIMUM DOSE (D) REQUIRED:

$$D = 5 \times \text{INTERNAL PIPING VOLUME}$$

TOTAL INTERNAL VOLUME OF PIPING

1.	14 ft	DELIVERY LINE (2") @ 0.16 GAL./FT. =	2.2
2.	18 ft	MANIFOLD (2") @ 0.16 GAL./FT. =	2.88
3.	90 ft	x 4 LATERALS (1.5") @ 0.09 GAL./FT. =	32.4

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$$\text{TOTAL INTERNAL PIPING} = 38 \text{ GALS.}$$

$$D = 5 \times 38 \text{ GALS.} = 188 \text{ GALS.}$$

DOSING TANK VOLUME (DV) REQUIRED:

$$DV = 2 \times \text{MINIMUM DOSE (D)}$$

$$DV = 2 \times 188 \text{ GALS.}$$

$$DV = 375 \text{ GALS. (MIN.)}$$

USE A 500 GALLON PUMP TANK WITH RADIUS,  $r = 2.50 \text{ ft}$

SPACING OF ON AND OFF FLOATS:

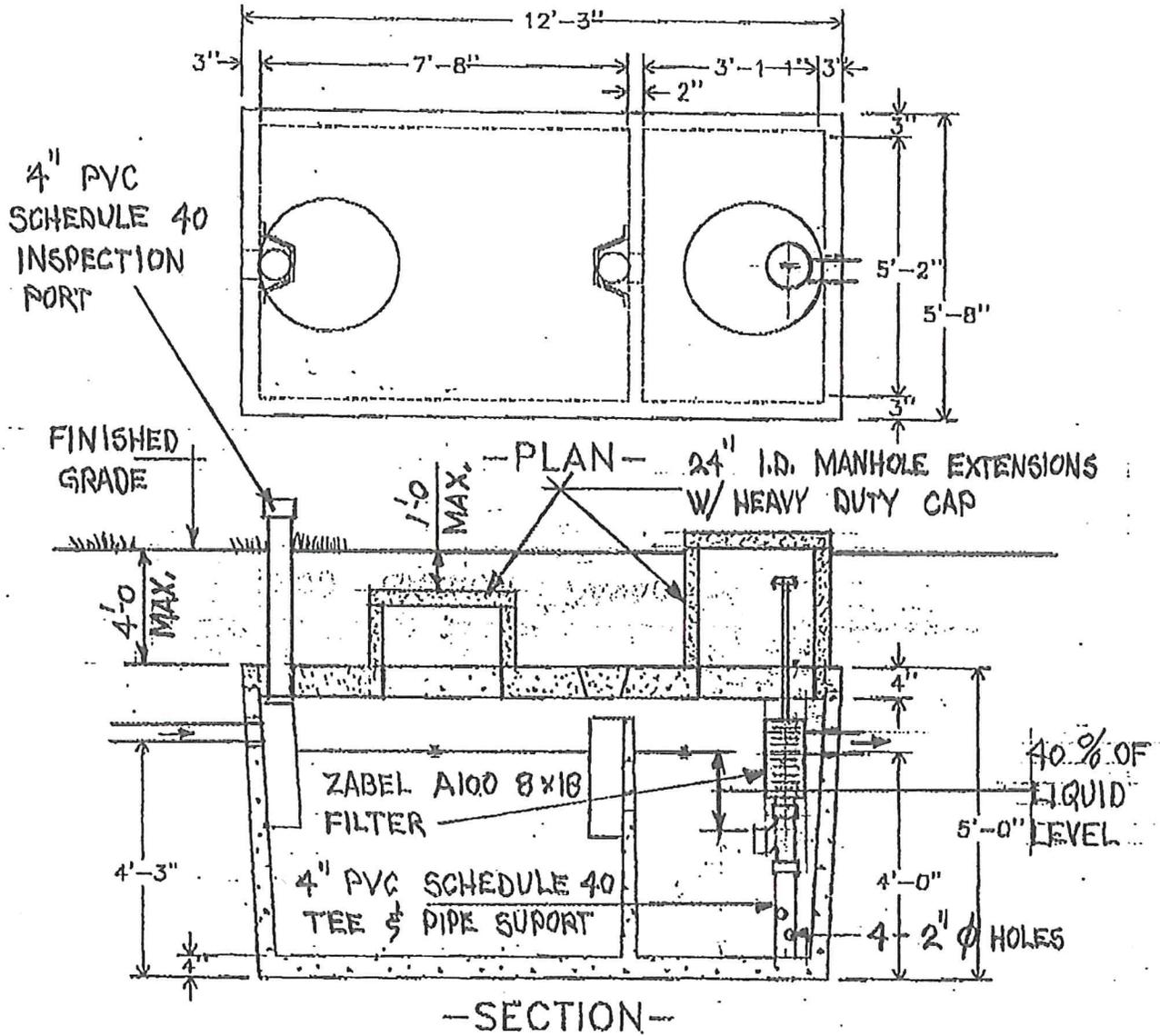
$$\text{VOLUME OF A ROUND TANK} = [\pi (r' \times r')] / 1.60 = \text{GALS./INCH;}$$
$$= 12.27 \text{ GALS./INCH}$$

$$188 \text{ GALS.} / 12.27 \text{ GALS./INCH} = \text{ELEV.} = 15.29 \text{ in}$$

USE 16 in



MONARCH PRODUCTS COMPANY, INC.  
YORK HAVEN, PA.



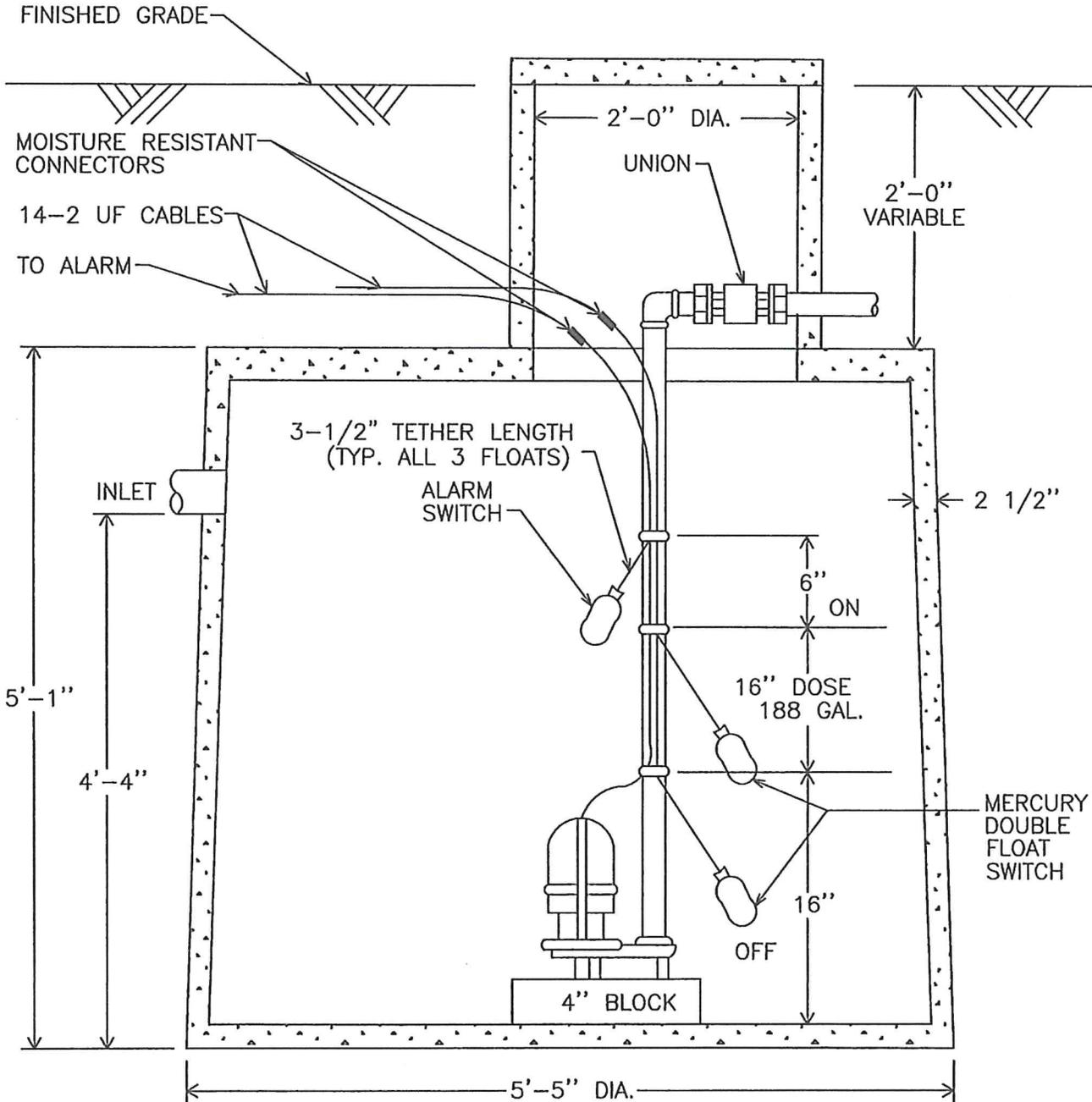
PRECAST 2 COMPARTMENT SEPTIC TANK  
1,500 GALLON CAPACITY



# MONARCH PRODUCTS COMPANY, INC.

YORK HAVEN, PA.

PUMPS AND TANKS ARE AVAILABLE TO CONFORM TO VARIOUS REQUIREMENTS



500 GALLON PUMP TANK & PUMP  
FOR PRESSURE DOSING

DWG. P-2



# Submersible Effluent Pump

MODEL 3885

## WE Series

PROSURANCE AVAILABLE FOR RESIDENTIAL APPLICATIONS.

### APPLICATIONS

Specifically designed for the following uses:

- Homes
- Farms
- Trailer courts
- Motels
- Schools
- Hospitals
- Industry
- Effluent systems

### SPECIFICATIONS

#### Pump

- Solids handling capabilities: 3/4" maximum.
- Discharge size: 2" NPT.
- Capacities: up to 140 GPM.
- Total heads: up to 128 feet TDH.
- Temperature: 104°F (40°C) continuous, 140°F (60°C) intermittent.
- See order numbers on reverse side for specific HP, voltage, phase and RPM's available.

### FEATURES

- **Impeller:** Cast iron, semi-open, non-clog with pump-out vanes for mechanical seal protection. Balanced for smooth operation. Silicon bronze impeller available as an option.
- **Casing:** Cast iron volute type for maximum efficiency. 2" NPT discharge.
- **Mechanical Seal:** SILICON CARBIDE VS. SILICON CARBIDE sealing faces. Stainless steel metal parts, BUNA-N elastomers.

■ **Shaft:** Corrosion-resistant, stainless steel. Threaded design. Locknut on all models to guard against component damage on accidental reverse rotation.

■ **Fasteners:** 300 series stainless steel.

■ Capable of running dry without damage to components.

■ Designed for continuous operation when fully submerged.

### MOTORS

■ Fully submerged in high-grade turbine oil for lubrication and efficient heat transfer.

■ Class B insulation on 1/3-1 1/2 HP models.

■ Class F insulation on 2 HP models.

### Single phase (60 Hz):

- Capacitor start motors for maximum starting torque.
- Built-in overload with automatic reset.
- SJTOW or STOW severe duty oil and water resistant power cords.
- 1/3 and 1/2 HP models have NEMA three prong grounding plugs.
- 3/4 HP and larger units have bare lead cord ends.

### Three phase (60 Hz):

- Class 10 overload protection must be provided in separately ordered starter unit.
- STOW power cords all have bare lead cord ends.

■ **Designed for Continuous Operation:** Pump ratings are within the motor manufacturer's recommended working limits,

can be operated continuously without damage when fully submerged.

■ **Bearings:** Upper and lower heavy duty ball bearing construction.

■ **Power Cable:** Severe duty rated, oil and water resistant. Epoxy seal on motor end provides secondary moisture barrier in case of outer jacket damage and to prevent oil wicking. Standard cord is 20'. Optional lengths are available.

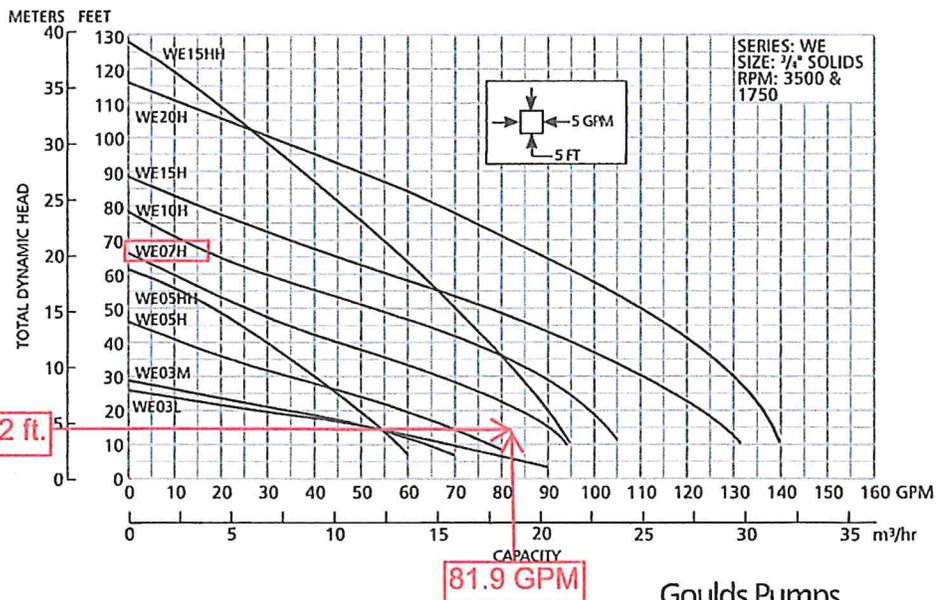
■ **O-ring:** Assures positive sealing against contaminants and oil leakage.

### AGENCY LISTINGS



Tested to UL 778 and CSA 22.2 108 Standards By Canadian Standards Association File #LR38549

Goolds Pumps is ISO 9001 Registered.



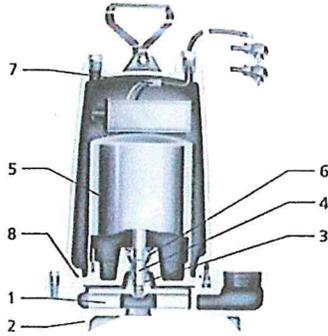
# Submersible Effluent Pump

MODEL 3885

# WE Series

**COMPONENTS**

Item No.	Description
1	Impeller
2	Casing
3	Mechanical Seal
4	Motor Shaft
5	Motor
6	Ball Bearings
7	Power Cable
8	Casing O-Ring



**MODELS**

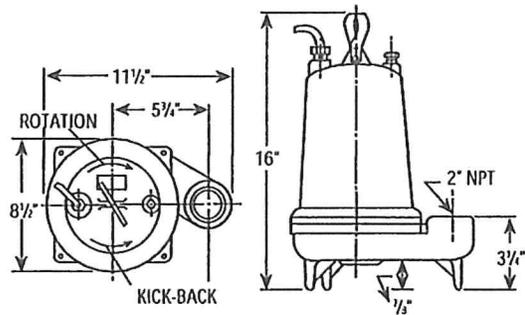
Order No.	HP	Volts	Phase	Max. Amp.	RPM	Solids	Wt. (lbs.)
WE0311L	1/2	115	1	10.7	1750	1/4"	56
WE0318L		208					
WE0312L		230					
WE0311M		115					
WE0318M		208					
WE0312M		230					
WE0511H	1/2	115	3	14.5	3500	3/4"	60
WE0518H		208					
WE0512H		230					
WE0538H		200					
WE0532H		230					
WE0534H		460					
WE0537H	575						
WE0511HH	1/2	115	1	14.5	3500	3/4"	70
WE0518HH		208					
WE0512HH		230					
WE0538HH		200					
WE0532HH		230					
WE0534HH		460					
WE0537HH	575						
WE0718H	3/4	208	3	11.0	3500	1"	80
WE0712H		230					
WE0738H		200					
WE0732H		230					
WE0734H		460					
WE0737H		575					
WE1018H	1	208	1	14.0	3500	1"	83
WE1012H		230					
WE1038H		200					
WE1032H		230					
WE1034H		460					
WE1037H		575					
WE1518H	1 1/2	208	1	17.5	3500	1"	83
WE1512H		230					
WE1538H		200					
WE1532H		230					
WE1534H		460					
WE1537H		575					
WE1518HH	1 1/2	208	1	17.5	3500	1"	83
WE1512HH		230					
WE1538HH		200					
WE1532HH		230					
WE1534HH		460					
WE1537HH		575					
WE2012H	2	230	3	18.0	3500	1"	83
WE2038H		200					
WE2032H		230					
WE2034H		460					
WE2037H		575					

**PERFORMANCE RATINGS (gallons per minute)**

Order No.	WE03L	WE03M	WE05H	WE07H	WE10H	WE15H	WE05HH	WE15HH	WE20H
HP	1/2	1/2	1/2	3/4	1	1 1/2	1/2	1 1/2	2
RPM	1750	1750	3500	3500	3500	3500	3500	3500	3500
5	86	-	-	-	-	-	-	-	-
10	70	63	78	-	-	-	58	-	-
15	52	50	70	90	-	-	53	-	-
20	27	35	60	83	98	123	49	90	136
25	-	-	48	76	94	117	45	87	133
30	-	-	35	67	88	110	40	83	130
35	-	-	20	57	82	103	35	80	126
40	-	-	-	45	74	95	30	77	121
45	-	-	-	35	64	86	25	74	116
50	-	-	-	25	53	77	-	70	110
55	-	-	-	-	40	67	-	66	103
60	-	-	-	-	30	56	-	63	96
65	-	-	-	-	20	45	-	58	89
70	-	-	-	-	-	35	-	55	81
75	-	-	-	-	-	25	-	51	74
80	-	-	-	-	-	-	-	47	66
90	-	-	-	-	-	-	-	37	49
100	-	-	-	-	-	-	-	28	30

**DIMENSIONS**

(All dimensions are in inches. Do not use for construction purposes.)

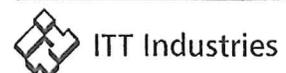


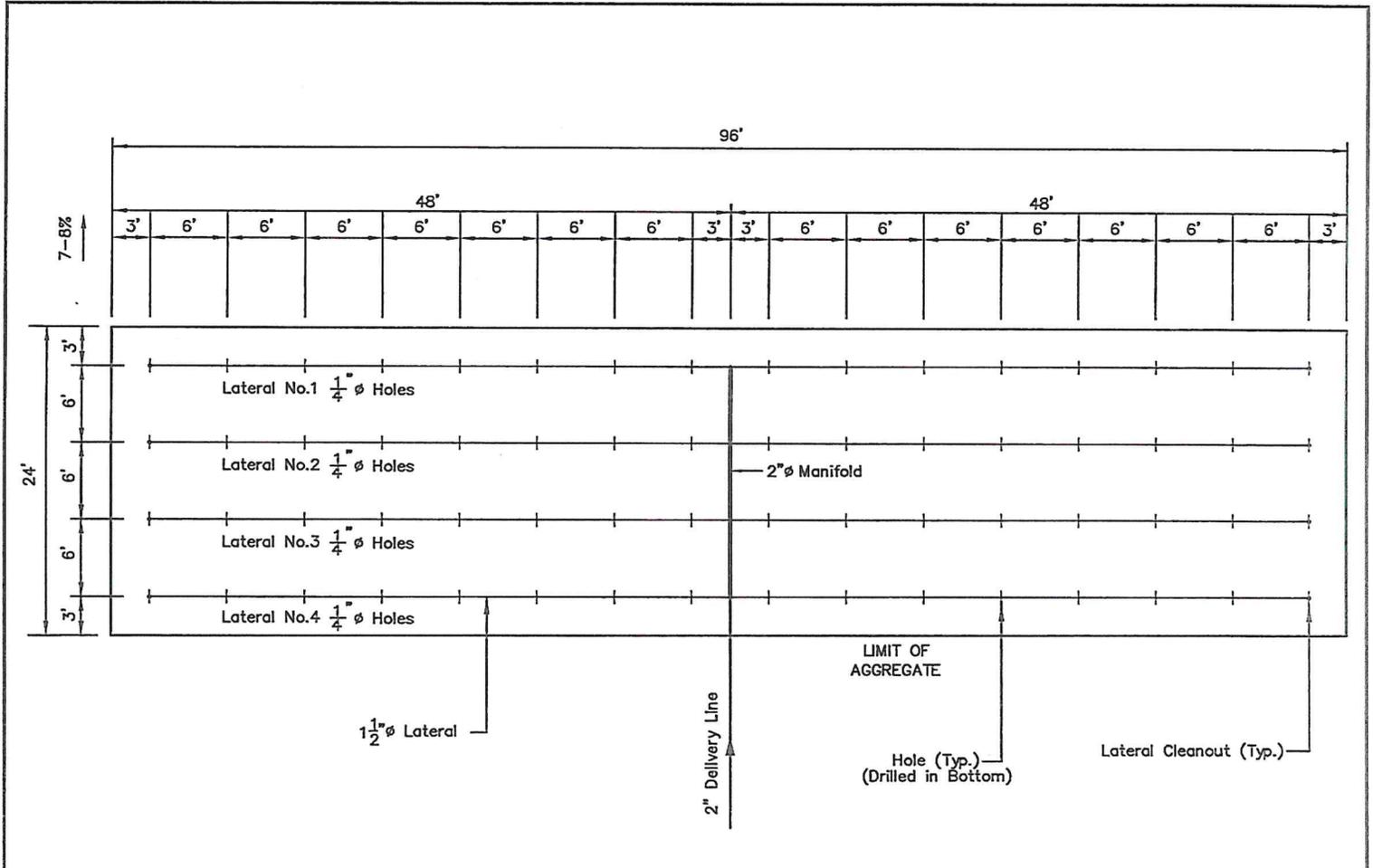
Goulds Pumps and the ITT Engineered Blocks Symbol are registered trademarks and tradenames of ITT Industries.

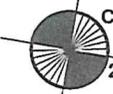
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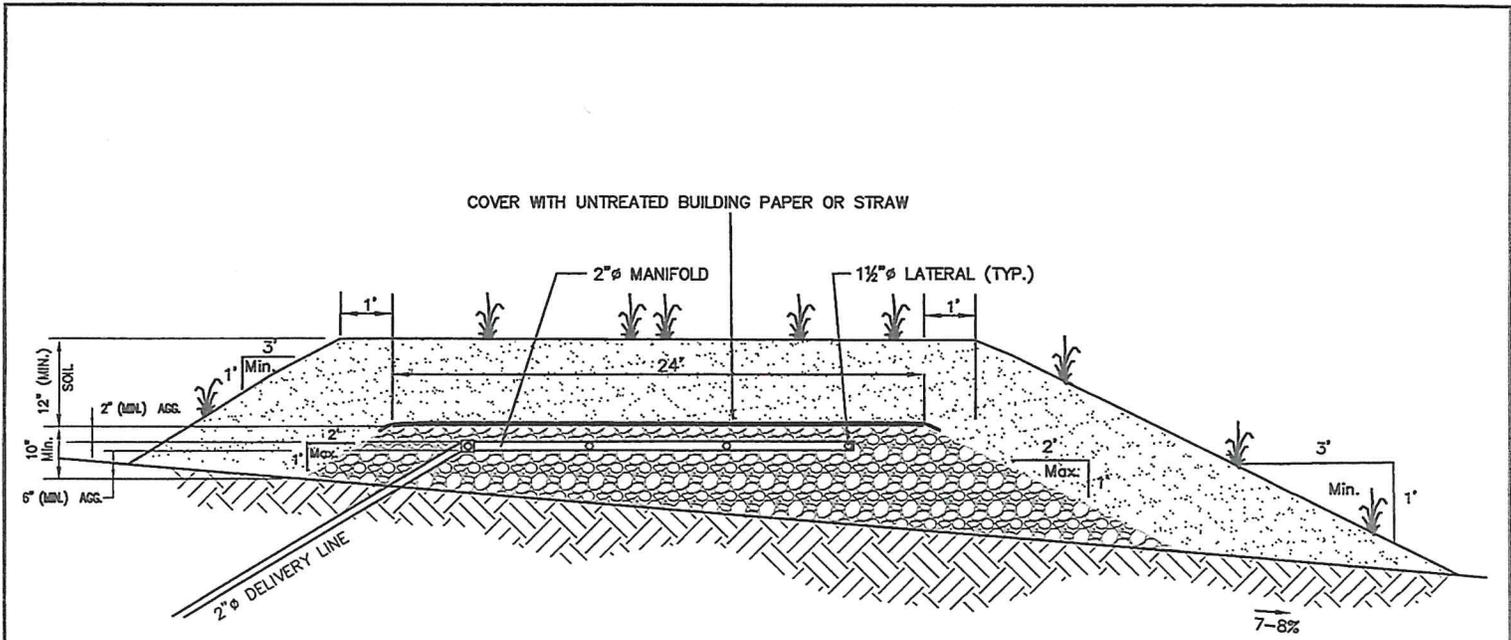
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Goulds Pumps



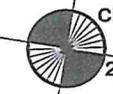


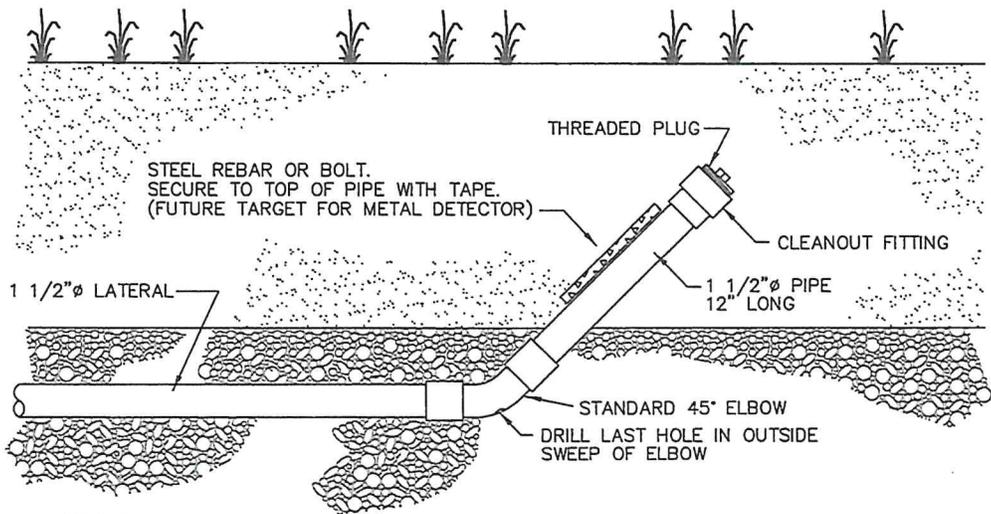
Date 09/28/16	Scale N.T.S.	<b>Gordon L. Brown &amp; Associates, Inc.</b> Civil Engineers & Surveyors  2238 South Queen Street York, PA 17402-4631 <b>GLB&amp;A</b> (717) 741-4621	<b>NATHAN SHAFFER</b> <b>SEPTIC SYSTEM DESIGN</b>
Designer/Drafter C.T.O./S.J.S.	Twp./County Fairview Township York County		
Sheet No. 1 OF 3	Project No. 37.16.14485		



**AT-GRADE LEVEL ABSORPTION AREA**

1. TOP OF MOUND SHALL BE GRADED WITH A CROWN TO PROVIDE POSITIVE STORMWATER RUNOFF.
2. THE UPSLOPE BASE OF BERM SHALL BE GRADED TO DIVERT STORMWATER RUNOFF.
3. ALL COURSE AGGREGATE SHALL MEET PADOT SPECIFICATIONS, PUBLICATION #408, SECTION 703, AND AASHTO NO. 57, TYPE B.

Date 09/28/16	Scale N.T.S.	Gordon L. Brown & Associates, Inc. Civil Engineers & Surveyors  2238 South Queen Street York, PA 17402-4631 (717) 741-4621	<b>NATHAN SHAFFER</b> <b>SEPTIC SYSTEM DESIGN</b>
Designer/Drafter C.T.O./S.J.S.	Twp./County Fairview Township York County		
Sheet No. 2 OF 3	Project No. 37.16.14485		



NOTE:

LATERAL CLEANOUT IS REQUIRED AT THE TERMINAL END OF EACH LATERAL IN THE DISTRIBUTION SYSTEM

**TYPICAL LATERAL CLEANOUT**

\* ALL PIPE SHALL BE SCHEDULE 40 PVC AND ALL FITTINGS SHALL BE PRESSURE FITTINGS

Date 09/28/16	Scale N.T.S.	Gordon L. Brown & Associates, Inc. Civil Engineers & Surveyors  2238 South Queen Street York, PA 17402-4631 <b>GLB&amp;A</b> (717) 741-4621	<b>NATHAN SHAFFER</b> <b>SEPTIC SYSTEM DESIGN</b>
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Sheet No. 3 OF 3	Project No. 37.16.14485		

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COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF WATER QUALITY PROTECTION

**SITE INVESTIGATION AND PERCOLATION  
TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE**

Application No. **Z004246** Municipality **FAIRVIEW** County **YORK**  
 Site Location **RIDGE RD** Subdivision Name **CODY WHARTON**  
 **SUITABLE** Soil Type Slope **7-8%** Depth to Limiting Zone **59"** Ave. Perc. Rate **114.6**  
 **UNSUITABLE**  Mottling  Seeps or Poned Water  Bedrock  Fractures  Coarse Fragments  
 Perc. Rate  Slope  Unstabilized Fill  Floodplain  Other

**SOILS DESCRIPTION:**

Soils Description Completed by: **BOB WHITMORE** Date: **7/10/08**  
 Inches Description of Horizon  
**0 TO 9 10 YR, 5/3, SL, 1, SBK, VFR**  
**9 TO 16 7.5 YR, 5/4, SL, 1, SBK, FR**  
**16 TO 34 5 YR, 6/8, CL, 2, SBK, FR**  
**34 TO 57 5 YR, 5/8, SICL, 1, SBK, FR**  
 TO **PROBE 2 NO LZ TO 59"** Depth to limiting Zone:  
 TO **PROBE 1 LZ @ 59" (SHWT)** **59 inches**

**PERCOLATION TEST:**

Percolation Test Completed by: **BOB WHITMORE** Date: **10/29/08**  
 Weather Conditions:  Below 40°  40° F or above  Dry  Rain, Sleet, Snow (last 24 hours)  
 Soil Conditions:  Wet  Dry  Frozen

Hole No.	***		Reading Interval	Reading No. 1: Inches Of drop	Reading No. 2: Inches Of drop	Reading No. 3: Inches Of drop	Reading No. 4: Inches Of drop	Reading No. 5: Inches Of drop	Reading No. 6: Inches Of drop	Reading No. 7: Inches Of drop	Reading No. 8: Inches Of drop
	Yes	No									
1	X		10 / (30)	4/8	4/8	4/8	2/8	1/8	1/8		
2	X		10 / (30)	1/8	1/8	0	0				
3	X		10 / (30)	5/8	4/8	4/8	4/8				
4	X		10 / (30)	2/8	2/8	2/8	2/8				
5	X		10 / (30)	2 1/8	2 1/8	2 1/8	2 1/8				
6		X	(10) / 30	3 2/8	3 1/8	3 1/8	3 1/8				

\*\*\* Water remaining in the hole at the end of the final 30-minute presoak? Yes, use 30-minute interval; No, use 10-minute interval.

**Calculation of Average Percolation Rate:**

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1/8"	240	20"
2	0"	240	20"
3	4/8"	60	20"
4	2/8"	120	20"
5	2 1/8"	14.1	20"
6	3 1/8"	3.2	20"

TOTAL OF MIN / IN → **687.3** = **114.6** Min Inch  
 TOTAL NO. OF HOLES → **6**

The information provided is the true and correct result of tests conducted by me, performed under my personal supervision, or verified in a manner approved by the Department.

(S) Bob W. Whitmore  
Sewage Enforcement Officer





## LIABILITY WAIVER

### Standards for Design:

This design was prepared by Gordon L. Brown & Associates, Inc., using the Pennsylvania Department of Environmental Protection's Rules and Regulations, as contained in Pennsylvania Code, Title 25, Part 1, Subpart C, Article 1, Chapter 73: Standards for Sewage Disposal Facilities, latest revision. No guarantee of the adequacy of requirements and standards utilized from Chapter 73 is made or implied by Gordon L. Brown & Associates, Inc.

### Soil Testing Information:

This design is based on the Site Investigation and Percolation Test Report performed by and provided by others. Gordon L. Brown & Associates, Inc. has relied upon the information provided to complete this design, but makes no real or implied verification or certification of the accuracy of the information provided.



Duralumin Homes, LLC.  
1910 North Old Trail  
Selinsgrove, Pa., 17870  
(570) 743-2012

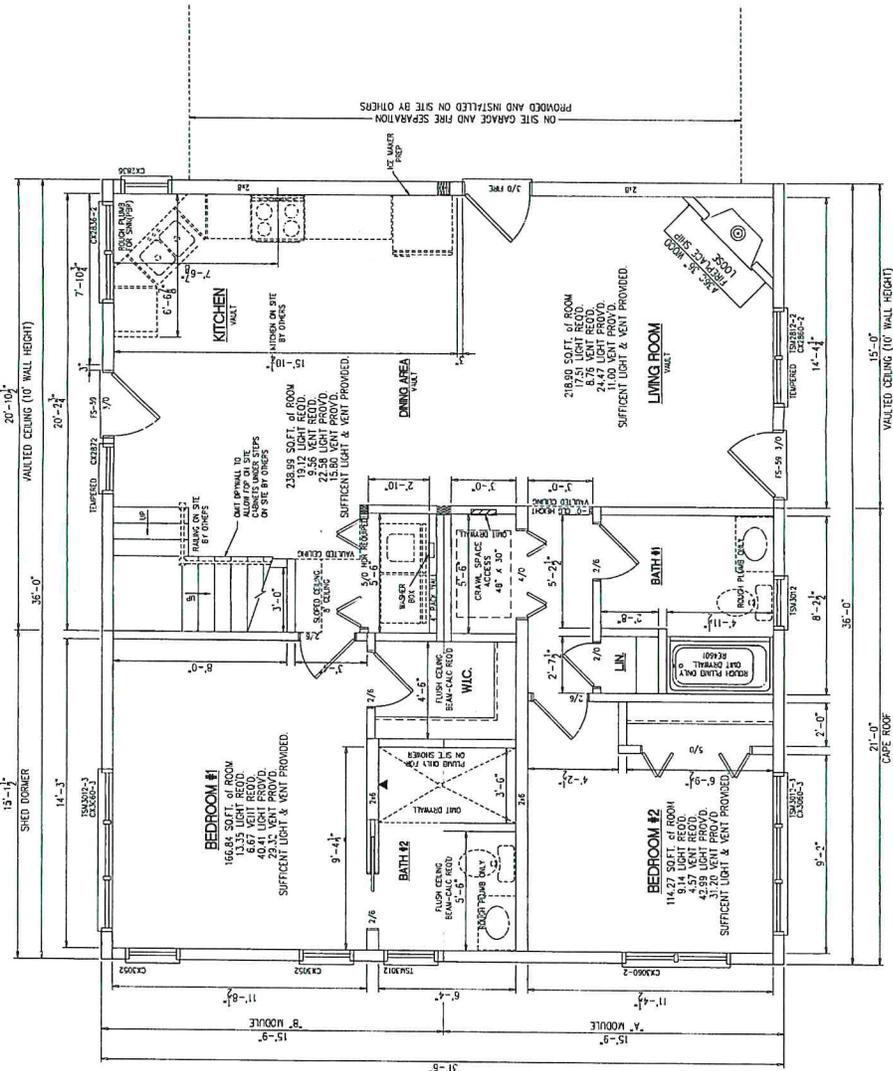
DATE	BY
5/8/18	DRP
5/17/18	AM
7/26/18	DMP
9/18/18	MDF
10/4/18	MDF
12/6/18	MDF

**BUILDER:** TJ MARTIN CONSTRUCTION  
2455 Laurel Road  
Millmont, Pa 17845

**PRETAL:** Shafter Suite  
685 Ridge Road  
Lewisberry, Pa 17339

**Tracking #:** 17-0290  
**SO.FT.:** 1,134  
**STATE:** PA  
**SALES PERSON:** Delwin Hahn  
**DRAWING:**  
**1st STORY FLOORPLAN**  
**SHEET: 2**

**SITE LOCATION:**  
685 RIDGE ROAD  
LEWISBERRY, PA 17339  
YORK COUNTY  
WIND SPEED: 90 MPH  
GSL: 25 PSF  
FLOOD ZONE: N/A  
SQ FT LIVING SPACE  
1st FLOOR: 1,134  
PROPOSED 2nd FLOOR: 367  
TOTAL SQ. FT. 1,501



NOTE: DRAWING IS CONSIDERED "PRELIMINARY ONLY" AT THIS TIME. CERTAIN CHANGES MAY HAVE TO BE MADE TO MEET CALCULATIONS AND APPROVAL REQUIREMENTS.

- NOTES:**
- 2x10 FLOOR SYSTEM @ 12" O.C. w/ 3/4" OSB SHTG
  - 2x6 E TERIOP WALLS @ 16" O.C. w/ 7/16" OSB SHTG
  - 2x4 MARRIAGE WALLS @ 16" O.C.
  - 1ST. FLR. VAULT AREA 10'-0" & 8'-0" CEILING HEIGHT & FLEX DUCT
  - HEATING SYSTEM - ON SITE BY OTHERS/ INSTALL 4x10 FLR. REC. W/BOOT
  - 8/12 RAFTER ROOF SYSTEM @ 16" O.C. - SHIP LOOSE PANELS





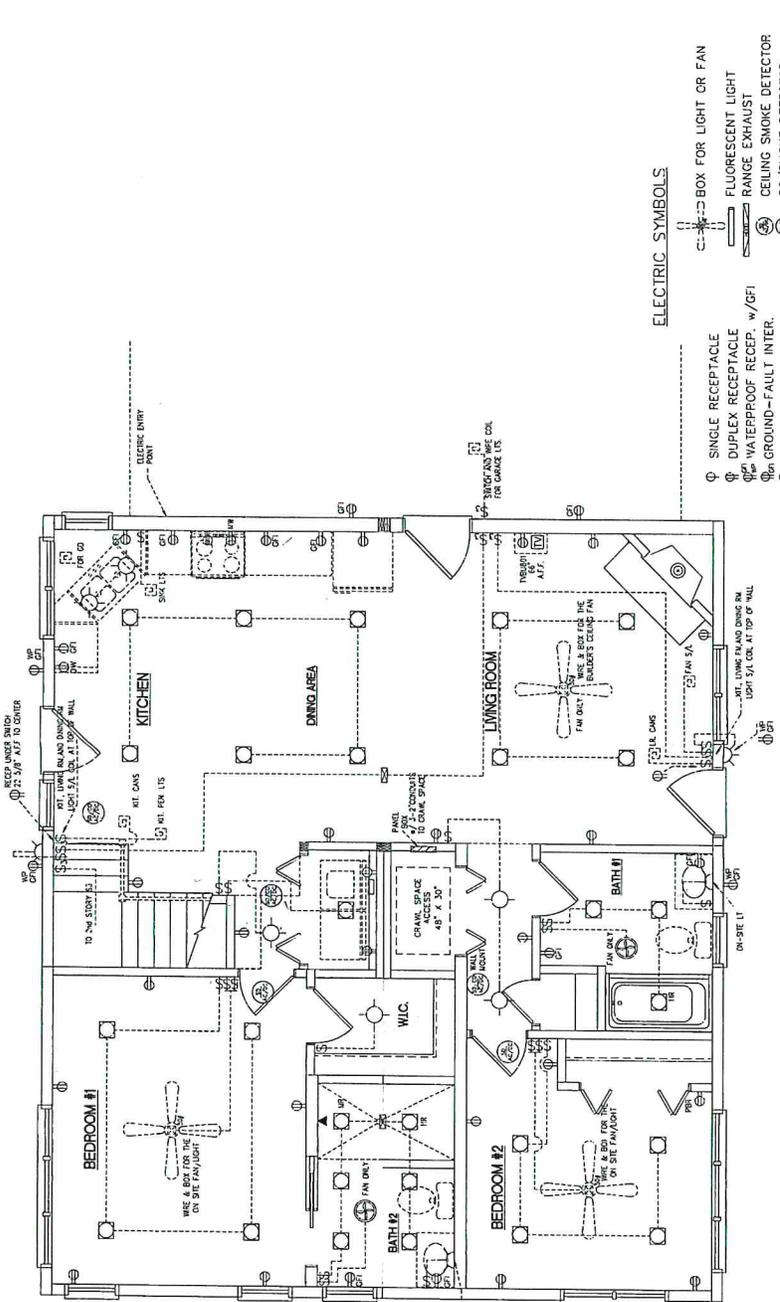
Durabuilt Homes, LLC  
 1910 North Old Trail  
 Sellersville, Pa., 17870  
 (570) 743-2012

DATE	BY
5/8/18	DHP
5/17/18	AM
7/28/18	DHP
9/18/18	MDF
10/4/18	MDF
12/6/18	MDF

BUILDER: TJ MARTIN CONSTRUCTION  
 2455 Laurel Road  
 Millmont, Pa 17845

Shafter Suite  
 685 Ridge Road  
 Lewisberry, Pa 17339

Tracking #: 17-0290  
 SQ. FT.: 1,134  
 STATE: PA  
 SALES PERSON: Dalvin Hahn  
 DRAWING: 1ST FLOOR ELECTRICAL PLAN  
 SHEET: 3



ELECTRIC SYMBOLS

- SINGLE RECEPTACLE
- ⊕ DUPLEX RECEPTACLE
- ⊕ WATERPROOF RECEPTACLE W/GFI
- ⊕ GROUND-FAULT INTER.
- ⊕ 220 VOLT RECEPTACLE
- ⊕ TOP HOT & BOT. SWITCHED
- ⊕ SINGLE POLE SWITCH
- ⊕ THREE WAY SWITCH
- ⊕ FOUR WAY SWITCH
- ⊕ INCANDESCENT LIGHT
- ⊕ RECESSED LIGHT
- ⊕ PHONE JACK
- ⊕ EXTERIOR LIGHT
- ⊕ BATH FAN (50 CFM MIN)
- ⊕ PENDANT LIGHT
- ⊕ BOX FOR LIGHT OR FAN
- ⊕ FLUORESCENT LIGHT
- ⊕ RANGE EXHAUST
- ⊕ CEILING SMOKE DETECTOR
- ⊕ CO/SMOKE DETECTOR
- ⊕ JUNCTION BOX
- ⊕ AMP CONNECTS
- ⊕ CHIMES BO
- ⊕ SPECIAL APPLIANCE
- ⊕ WIRE & BOX FOR SPOTLIGHT
- ⊕ THERMOSTAT WIRE
- ⊕ CHIMES BUTTON
- ⊕ TV JACK
- ⊕ LIGHT BAR
- ⊕ BATTERY BACKUP EMERGENCY PATH LIGHTING

NOTE: THIS DRAWING IS CONSIDERED "PRELIMINARY ONLY" AT THIS TIME. CERTAIN CHANGES MAY HAVE TO BE MADE TO MEET CALCULATIONS AND APPROVAL REQUIREMENTS

- ELECTRICAL NOTES:
1. ALL ARC-FULT BREAKERS IS REQUIRED (BUT NOT LIMITED TO) ALL CIRCUITS WHICH HAVE AN OUTLET LOCATED WITHIN A BEDROOM, INCLUDING THE SMOKE ALARMS. TWO OF THE THREE CIRCUITS MUST TAKE STANDARD FOR THE SECOND FLOOR OF A CASE, WILL BE ON A 20 AMP ARC FAULT BREAKER.
  2. AN GFI BREAKER OR RECEPTACLE IS REQUIRED (BUT NOT LIMITED TO) ALL CIRCUITS SERVING ALL BATHROOMS (E.G. 310.122).
  3. ALL RECEPTACLES (E.G. 310.122) (BUT NOT LIMITED TO) ALL CIRCUITS SERVING ALL BATHROOM RECEPTACLES (E.G. 310.122).
  4. AN EXTENSION WEATHER PROOF OUTLET IS REQUIRED TO BE LOCATED AT BOTH THE FRONT & REAR (AT GRADE LEVEL) OF ALL DRILLING UNITS. (NEC 310.124E)
  5. ALL SMOKE DETECTORS TO BE WHERD IN SERIES AND HAVE BATTERY BACKUP.





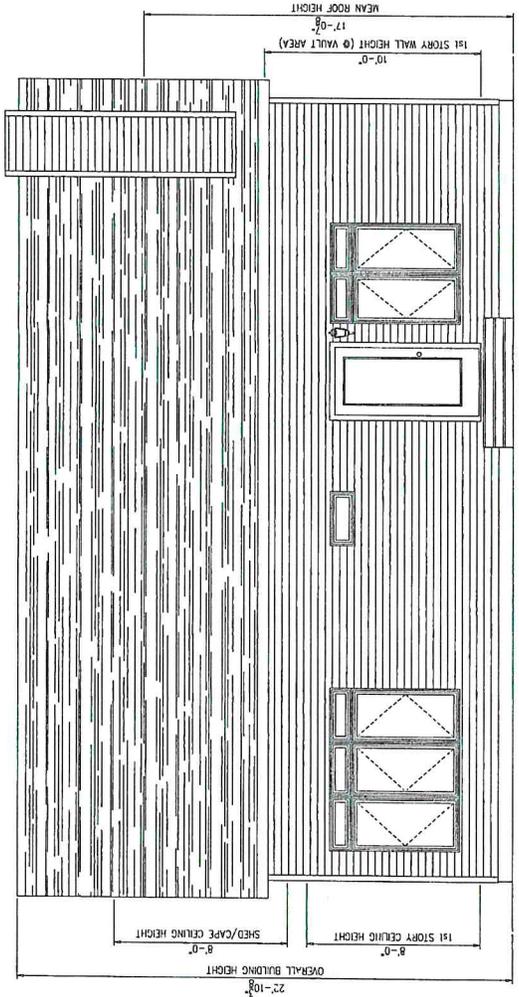
Durabuilt Homes, LLC  
 1910 North Old Trail  
 Sellersville, Pa. 17870  
 (570) 743-2012

DATE	BY	DATE	BY
5/8/18	DHP		
5/17/18	AWL		
7/26/18	DRP		
9/18/18	MDF		
10/4/18	MDF		
12/6/18	MDF		

**BUILDER:** TJ MARTIN CONSTRUCTION  
 2455 Laurel Road  
 Millminton, Pa 17845

**RETAIL:** Shafter Suite  
 685 Ridge Road  
 Lewisberry, Pa 17339

Tracking #17-0290  
 SQ.FT.: 1,134  
 STATE: PA  
 SALES PERSON: Delvin Hahn  
 DRAWING: FRONT ELEVATION  
 SHEET: 4



**FRONT ELEVATION**

NOTE: DRAWING IS CONSIDERED "PRELIMINARY ONLY".  
 AT THIS TIME, CERTAIN CHANGES MAY HAVE TO BE MADE  
 TO MEET CALCULATIONS AND APPROVAL REQUIREMENTS



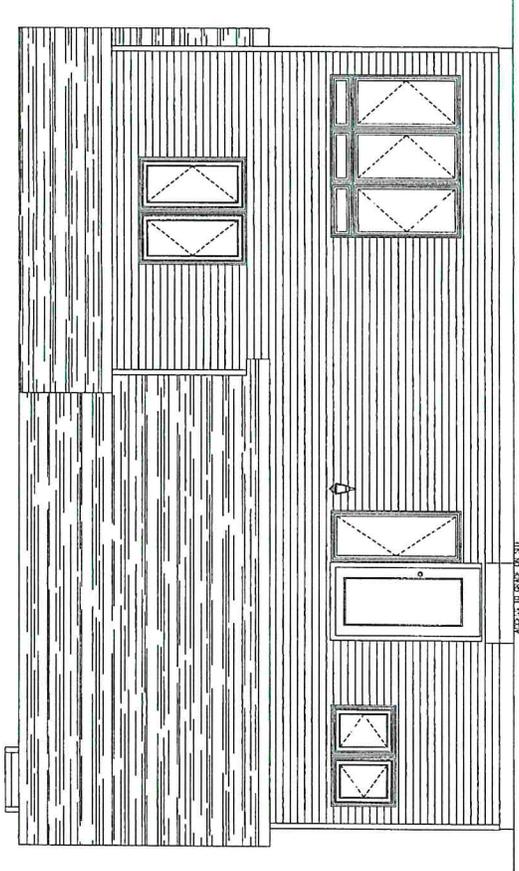
Durabuilt Homes, LLC  
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 Sellersville, Pa. 17870  
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DATE	BY	DATE	BY
5/8/18	DRP		
5/17/18	AWL		
7/26/18	DRP		
9/18/18	MDP		
10/4/18	MDP		
12/6/18	MDP		

**BUILDER:** TJ MARTIN CONSTRUCTION  
 2455 Laurel Road  
 Millmont, Pa 17845

**RETAIL:** Shafter Suite  
 685 Ridge Road  
 Lewisberry, Pa 17339

Tracking #17-0290  
 SQ.FT.: 1,134  
 STATE: PA  
 SALES PERSON: Delvin Hahn  
 DRAWING: REAR ELEVATION  
 SHEET: 4.1



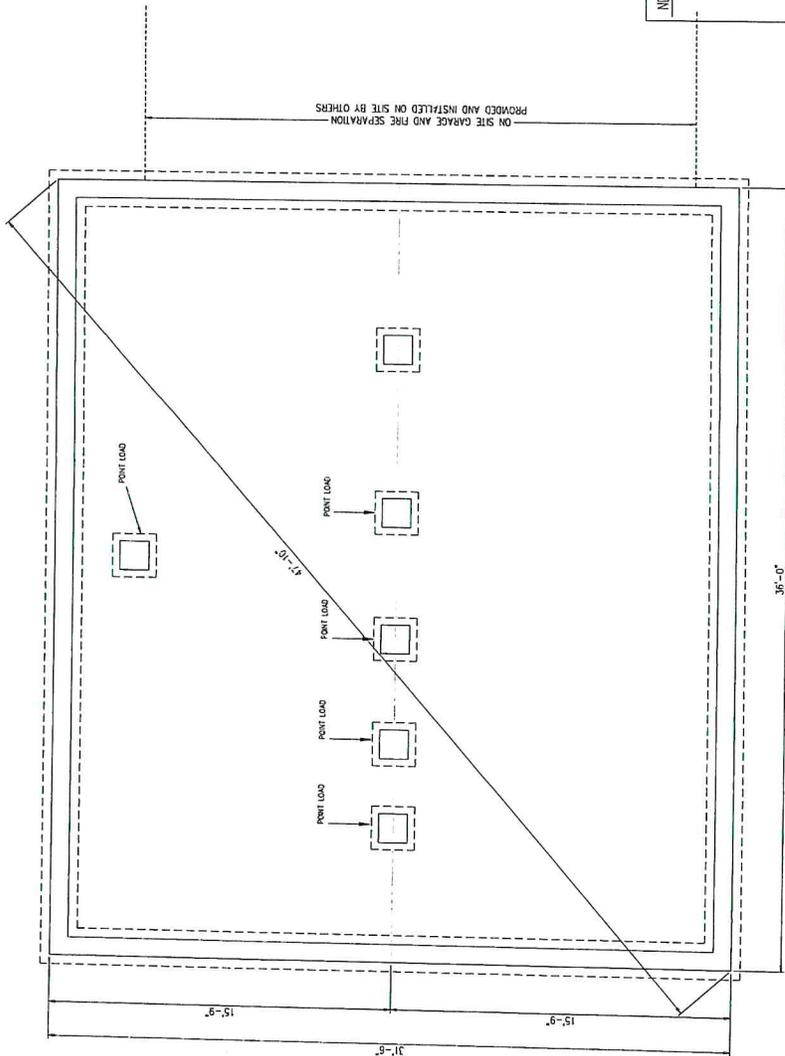
REAR ELEVATION

NOTE: DRAWING IS CONSIDERED "PRELIMINARY ONLY".  
 ANY CHANGES MADE AT THIS TIME. CERTAIN CHANGES MAY HAVE TO BE MADE  
 TO MEET CALCULATIONS AND APPROVAL REQUIREMENTS





THIS FOUNDATION IS PRE-CALCULATIONS/ PERMITS - NOT FOR CONSTRUCTION  
 COLUMN SPACING IS NOT PROVIDED TILL CALCULATIONS/ PERMITS



NOTES:  
 1. FOUNDATION DRAWINGS ARE RECOMMENDED ONLY, ACTUAL FOUNDATION DRAWINGS SHOULD BE APPROVED BY A REGISTERED ARCHITECT.  
 2. FOUNDATION DIMENSIONS ARE FROM STUD TO STUD AND DO NOT REFLECT EXT. SHEATHING OR HIGH-R R INSULATION.

- PA. NOTES:  
 REQUIRED ON EACH FOUNDATION PLAN FOR PENNSYLVANIA.  
 1. A TRUE FOOTPRINT FOUNDATION PLAN MUST BE FURNISHED WITH EACH INDIVIDUAL FLOOR PLAN.  
 2. ALL OPENINGS GREATER THAN 4'-0" MUST HAVE SUPPORT COLUMNS IN BASEMENT.  
 3. ALL OPENINGS MORE THAN 5'-0" 12" BLOCK ON 20" X 10" FOOTING MUST BE USED.  
 4. FOUNDATION DRAINAGE AND DAMPPROOFING PER CODE.  
 5. ALL ELECTRICAL AND MECHANICAL INSTRUCTIONS TO CONFORM TO STATE AND LOCAL CODES.  
 6. EXISTENT WALL AND CEILING INSULATION MAY BE SPELLED OUT TO MEET SECTION 29.41b & 29.41c.  
 7. MIN. 6" FROM GRADE TO BOTTOM OF SIDING MAINTAINED ON-SITE.  
 8. PURCHASER RESPONSIBLE FOR ALL SERVICE ENTRY CONN. AND ON-SITE TESTING WHERE REQUIRED.  
 9. FOUNDATION PRINTS MAY NEED TO BE SEALED BY A PROFESSIONAL ENGINEER WHERE REQUIRED.

NOTE:  
 THIS DRAWING IS CONSIDERED "PRELIMINARY ONLY" AT THIS TIME. CERTAIN CHANGES MAY HAVE TO BE MADE TO MEET CALCULATIONS AND APPROVAL REQUIREMENTS

THIS FOUNDATION PLAN IS FOR DIMENSIONS ONLY. FOUNDATION WALLS, FOOTINGS, COLUMNS, PIERS, AND SLAB TO BE DESIGNED BY OTHERS TO MEET STATE AND/OR LOCAL CODES USING EXISTING SOIL ANALYSIS. MANUFACTURER ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE FOUNDATION. ANY AND ALL DIMENSIONS ARE FROM CENTER TO CENTER UNLESS NOTED OTHERWISE. THIS "BUILDER COPY" BY BUYER/DEALER PRIOR TO FOUNDATION CONSTRUCTION. BUYER/DEALER MUST CONTACT MANUFACTURER WITH ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.  
 MANUFACTURER WILL NOT ASSUME ANY RESPONSIBILITY IF BUYER/DEALER/OWNER EXCEEDS MAXIMUM SPACING OF SUPPORTS AS SHOWN ON THIS DRAWING.  
 WINDOW CENTER LINE LOCATIONS FOR RAISED-RANCH AND/OR SPLIT-LEVEL MODELS TO BE OBTAINED FROM "BUILDER COPY" DRAWINGS.

Durabuilt Homes, LLC  
 1910 North Old Trail  
 Selinsgrove, Pa. 17870  
 (570) 743-2012

DATE	BY	DATE	BY
5/28/18	DJP	5/27/18	AM
7/28/18	DJP	7/28/18	AM
9/18/18	MCP	9/18/18	MCP
10/7/18	MCP	12/6/18	MCP

BUILDER: T.J. MARTIN CONSTRUCTION  
 2455 Laurel Road  
 Millmont, Pa 17845  
 RETAIL: Shaffer Suite  
 685 Ridge Road  
 Lewisberry, Pa 17339

Tracking #17-0290  
 SQ.FT.: 1,134  
 STATE: PA  
 SALES PERSON: Delvin Hahn  
 DRAWING: FOUNDATION PLAN  
 SHEET: 5