



**Department of Code Compliance
and
Department of Planning & Zoning**

**Permit Submittal Guide
for
New One and Two
Family Dwellings &
Townhomes**

REVISED April 8, 2020

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This list is a general guide for reference.

**Additional information may be required based on job specific
design and construction situations.**

Introduction

This booklet was prepared to help you submit the information necessary for Township Staff to process your Application for Zoning Review, Building Plan Examination and Building Permit. The zoning and building code reviews are separate processes. Your project will be evaluated and reviewed in terms of compliance with the Zoning, Building, Plumbing, Mechanical, Electrical and Fire Code Ordinances as adopted by Manheim Township. The information presented in this booklet is not all inclusive of code requirements. It is intended only to highlight areas which often present difficulties for designers, contractors, and Township residents.

Upon issuance of the Building Permit, the Permit is required to be posted and visible from the public street. The Permit approval requires compliance with all codes and ordinances which Manheim Township has adopted.

One set of approved plans, specifications and permit amendments will be returned with the Permit. The approved plans and amendments must remain on the job-site until the final inspection and until a Certificate of Use and Occupancy has been issued.

The permit applicant is responsible for making arrangements for inspections and insuring that the required inspections have been performed by a Township Code Official. Changes need to be submitted to the Township for review and approval. The required inspections are indicated on the back of the Permit card. When calling for required inspections, please provide the following information: Contractor Name, Project Location, Building Permit Number and Type of Inspection.

Structures may not be used or occupied until a Certificate of Use and Occupancy has been issued by the Township.

Should you have any questions concerning your project, please contact the appropriate department.

Thank you,

Department of Code Compliance
1840 Municipal Drive
Lancaster, PA 17601-4105
(717) 569-6406 Ext. 6
(717) 560-4183
codecompliance@manheimtownship.org

Department of Planning & Zoning
1840 Municipal Drive
Lancaster, PA 17601-4105
(717) 569-6406 Ext. 7
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Chapter 1: Planning & Zoning

**Four (4) complete site plans must be submitted with each application.
An example of a site plan is located in Appendix**

Requirements for All Permit Applications

- Site plan must be drawn to scale
- Graphic scale must be shown or noted on the plan
- Location of all Township boundaries if applicable
- Location of all property lines with dimensions
- Location of all public street right-of-ways
- Location of all public streets, including curb and sidewalk
- Location of all easements on the property, both public and private. Any lot which contains a recorded easement or right-of-way **MUST** have the following note on the site plan "Nothing shall be placed, planted, set, or put within the area of the easement that would adversely affect the function of the easement or conflict with the easement agreement"
- Location and exact dimensions, including the area calculation in square feet, of all existing and proposed buildings and improvements including all driveways, sidewalks, walkways, patios, decks, swimming pools, shed(s) and other outbuildings
- Location of all required Township setback lines
- Additional information may be required for review

Information Required (if Applicable)

- Location of an on lot sewage system
- Submit verification of on-lot sewage system operation (Administrative Order #2019-2)
- Location of the 100 foot clear sight triangle for all corner lots. Any lot which contains a 100 foot clear sight triangle **MUST** have the following note written on the site plan "Nothing shall be placed, planted, set, or put within the area of the 100 foot clear sight triangle that obscures motorist vision"
- Location of the 100 year floodplain and the 100 year floodplain elevation. And the lowest floor elevation including the basement. Any lot which contains a 100 year floodplain **MUST** contain the following note "Any proposed improvements to be located within the 100 year floodplain shall be in accordance with the Floodplain Management Provisions found in the Manheim Township Subdivision and Land Development Ordinance"
- The lowest floor, including the basement, of any new or substantially improved residential structure shall be elevated to a minimum of one (1) foot above the 100 year floodplain elevation. Signed and sealed engineer/surveyor certification letter verifying the lowest floor level one (1) foot above floodplain must be submitted to the Township prior to foundation inspection approval
- The lowest floor elevation (in feet) of buildings on lots with a floodplain must be noted on the site plan
- Elevations, in feet, of the 100 year flood plain
- The boundaries of the 100 year floodplain must be field staked prior to any on site construction
- Location of all wetland areas
- All variances and special exceptions must be noted on the site plan, including the Zoning Hearing Board case number and approval date

Chapter 2: Code Compliance Requirements

General Plan Requirements

Scaled drawings – Scale shall be indicated on each plan.

Provide full cross cut sectional drawing of each different area to be constructed.

- Identify the use of all rooms and spaces
- Indicate dimensions of all areas (including rooms, stairways, hallways, doors, windows, etc.)
- Indicate all interior and exterior load bearing walls by highlighted or hatching such areas
- Provide complete wood or steel beam schedule with minimum bearing requirements and support columns
- Identify all structural point load locations requiring blocking to solid foundation
- Identify passive radon system: 6 mil vapor barrier over 4 inch stone, exhaust piping (3 or 4 inch PVC)
- Indicate floor joist size and spacing and direction, span and type of lumber for all areas
- Label all applicable items to match their respective schedules (i.e. beams, columns, windows, doors)
- Emergency escape and rescue openings required in all sleeping rooms and basements
- Provide complete window schedule, including manufacturer's name, catalog number, location, size and type
- Glazing – label all hazardous glazing locations
- Indicate fire separation between garage and residence. Include drywall and door opening protection specifications.
- Smoke alarms shall be installed in the following locations:
 - ▶ Outside each separate sleeping area in the immediate vicinity of the bedrooms
 - ▶ In each story of the dwelling including basements and habitable attics
 - ▶ One in each sleeping room
- A carbon monoxide detector shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms
- Location of access panels for attics, crawl spaces, whirlpools and mechanical equipment
- Location of direct vented bathroom ventilation
- Identify fireplace location, footing size and thickness, width of hearth extension, firebox depth, clearance to combustibles, flue type and size, and construction type: Include brand and model number for pre-manufactured units
- Handrail and guardrail specifications and dimensions for all areas
- Location of all plumbing, mechanical and electrical equipment

Foundation Plans

Scaled drawings – Scale shall be indicated on each plan.

Provide full cross cut sectional drawing of each different area to be constructed.

- Indicate all footing dimensions and specifications
- Footings must be continuous unless engineered to be non-continuous
- Indicate all pier pad, column and beam locations, sizes and specifications
- Indicate type and location of any footing or foundation reinforcement
- Indicate sump pit, ejector pit and plumbing rough-in locations
- Radon system locations
- Crawl space ventilation locations and sizes
- Unvented crawl space insulation and mechanical ventilation specifications
- Location of all plumbing, mechanical and electrical equipment
- Details of beam pocket construction
- Details of insulation – type(s), R-values and U-factors of glazing

Cross Sections

Scaled drawings – Scale shall be indicated on each plan.

Provide full cross cut sectional drawing of each different area to be constructed.

Provide cross sections of unique areas or complex construction details.

- Footings continuous – size, thickness, depth below-grade, size and location of reinforcement
- Isolated piers – size, thickness and reinforcement
- Foundation wall type, size, height of backfill, method of damp proofing, type of mortar, and type and location of reinforcement
- Foundation drain – type of pipe, stone, filter type and location
- Passive radon system components
- Crawl spaces – height of framing members above exposed earth, vapor barrier, ventilation and access panels (wall 16" x 24" and floor 18" x 24" minimum openings required)
- Floor joist members – indicate size, spacing, span, direction, lumber species and grade of lumber to be used
- Floor sheathing – thickness and type
- Wall framing details – size, spacing, 2" x 6" required in exterior and load bearing walls
- Exterior wall covering, insulation, water resistive barrier
- Wall bracing – corner and intermediate bracing and all braced wall lines
- Location of all headers, beams and steel lintels to match required schedules
- Interior finish on wall and ceilings
- Attic cross ventilation – type of system and location
- Roof slope, ice protection at eaves and details of roof covering
- Hand framed roof members include size, spacing, span, direction, slope of roof, collar ties, species and grad of lumber to be used
- Sill plate/anchor bolts – size, spacing and location
- Transition block location
- Basement and garage slabs – thickness of concrete and stone base, vapor barrier (6 mil) over sub-slab stone
- Brick/stone veneer / thin stone or EIFS veneer details
- Sheathing paper
- Masonry tie type and spacing
- Weep hole location
- Flashing details
- Weep screeds
- Casing bead
- Engineered/manufactured roof systems. Drawings to include: size, spacing, span, direction, bracing, slope of roof, roof sheathing and finish materials
- All stairways indicating riser, tread, depth nosing overhang, and headroom (6'8" required) dimensions
- Handrails – indicate handrail(s) mounting height, graspability (cross-sectional dimension) and ends returned to walls or newel post at top and bottom
- Guardrails – indicate height and spacing for raised floor surfaces above 30"
- Guardrails – indicate height and spacing for open sided stairs above 30"
- Ceiling heights – indicate ceiling heights in all areas
- Flashing in all applicable areas and penetrations

Elevations

Scaled drawings – Scale shall be indicated on each plan.

All exterior elevations reflecting construction and finished proposed grades.

Chimneys & Fireplaces

New wood burning fireplaces shall have gasketed doors and outside combustion air

SECTION DRAWING

- Footing thickness and width
- Ashpit/clean-out location
- Hearth slab details and reinforcement
- Hearth dimension
- Hearth extension dimensions at front and sides of fireplace
- Type and thickness of firebox wall
- Distance from damper opening to throat
- Type of flue liner and size of flue liner
- Mantle and combustible trim location, distance/projection of trim from firebox opening

CHIMNEYS

- Footing thickness and width
- Clean-out location
- Thimble size and distance to combustibles (wood burning/coal burner)
- Flue liner size and surrounding materials
- Fire-stopping between floors (if applicable)
- Termination height above roof
- Steel lintel size
- Clearance to combustibles
- Fire-stopping details between floors (if applicable)
- Combustible mantel dimension above lintel
- Horizontal projection of combustible mantle
- Distance from fireplace opening to combustible wood trim on all sides

GAS & SOLID FUEL BURNING APPLIANCES

- Provide U/L or other approved listing/information and installation instructions
- Clearance to walls, ceiling, floor and other combustible materials
- Provide brand and model number on plans at fireplace locations
- Indicate fuel type
- Indicate venting method
- Indicate source of combustion air
- New combustible floor surface with applicable extensions per manufacturer's instructions

Appendix I

Code & Ordinance References

- Manheim Township Ordinance 2019-1 adopting and amending the PA Uniform Construction Code (UCC) and referencing the International Residential Code (IRC) as adopted by the applicable Manheim Township Ordinances and Resolutions
- The Zoning Ordinance of Manheim Township - 2014, as amended
- The Subdivision and Land Development Ordinance of Manheim Township -1998, as amended
- The Stormwater Management Ordinance of Manheim Township - 2014, as amended
- The Floodplain Ordinance of Manheim Township - 2015, as amended

**Ordinances and amendments are available online at
manhiemtownship.org**



1840 Municipal Drive Lancaster, PA 17601-4105
(717) 569-6406 ext. 6 Fax (717) 560-4183
codecompliance@manheimtownship.org
www.manheimtownship.org

Permit Code: _____ Permit No: _____

APPLICATION FOR ZONING REVIEW, BUILDING PLAN EXAMINATION AND BUILDING PERMIT

Please use ball point pen and press hard

"I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as an authorized agent and I agree to conform to all Manheim Township Ordinances as well as all statutes and regulations of the Commonwealth of Pennsylvania, including compliance by all sub-contractors with the Pennsylvania Worker's Compensation reform Act of 1993."

Signature of Property Owner or Authorized Agent's
(Permit Applicant)

Printed Name of Property Owner or Authorized Agent

Project Address: _____

Contact Name: _____ Contact #: _____ e-mail: _____
Applicant is: Owner Contractor Architect/Engineer Tenant Other _____

Property Owner (at time of application) No P.O. Boxes

Name: _____ Address: _____

Tenant Name (if applicable): _____ City: _____ St. _____ Zip _____

Contractor No P.O. Boxes PA Home Improvement Contractor's Registration No. _____

Name: _____ Work #: _____ ext. _____

Address: _____ Fax #: _____ Cell #: _____

City: _____ St. _____ Zip _____ e-mail: _____

Architect/Engineer No P.O. Boxes

Name: _____ Work #: _____ ext. _____

Address: _____ Fax #: _____ Cell #: _____

City: _____ St. _____ Zip _____ e-mail: _____

USE OF STRUCTURE (Check One)

Single Family Multi-Family # of Units _____ of _____ Hotel, Motel, Dormitory # of Units _____
 Non-Residential (Describe) _____

DESCRIPTION OF WORK (Check All Spaces That Apply)

<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair/Replace	<input type="checkbox"/> Demolition
<input type="checkbox"/> Porch	<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed/Outbuilding
<input type="checkbox"/> Above-ground Swimming Pool	<input type="checkbox"/> In-Ground Swimming Pool	<input type="checkbox"/> Interior Hot Tub/Spa	<input type="checkbox"/> Exterior Hot Tub/Spa	<input type="checkbox"/> Other: _____ (Describe)

WORK WILL INCLUDE: (Check All Spaces That Apply)

<input type="checkbox"/> Energy/Insulation	<input type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> HVAC
<input type="checkbox"/> Fire Protection System (Type) _____		<input type="checkbox"/> Other (Describe) _____	

Subdivision: _____ Total Project Square Footage: _____ No. of Stories: _____

Lot #: _____ Total Project Dollar Value: _____ Structure Height: _____

FOR OFFICE USE ONLY

Building Fee: _____ UCC Fee: _____ Zoning Review Fee: _____ Impact Fee: _____
Water Fee: _____ Fire Fund: _____ Sewer Permit #: _____ Water Permit #: _____

Parcel #: _____ Zoning Review By: _____ Zoning Approval Date: _____

Zoning District: _____ Zoning Comments: _____

Code Compliance Review By: _____ Code Compliance Approval Date: _____

Description of Work: _____

Manheim Township Residential Building Permit Fee Worksheet

Please fill in all the spaces that pertain to the work being performed.

A payment invoice will be provided to the permit applicant prior to the permit issuance.

Street Address: _____ Permit No.: _____

• **NEW CONSTRUCTION BUILDING PERMIT FEE** (Minimum fee for new construction is \$160.00)

First Floor: _____ Square Feet Basement (if finished): _____ Square Feet

Second Floor: _____ Square Feet Garage(s): _____ Square Feet

Third Floor: _____ Square Feet

Total Square Footage _____ **x \$0.60 =Total New Construction Fee** **\$** _____

NEW CONSTRUCTION ZONING FEE (\$105 per dwelling unit in case of multi-unit) **\$** **105**

• **ADDITION BUILDING PERMIT FEE** – Additional square footage added to an existing building.

First Floor: _____ Square Feet Third Floor: _____ Square Feet

Second Floor: _____ Square Feet Basement Addition (if finished): _____ Square Feet

Total Square Footage _____ **x \$0.60 =Total Addition Fee** **\$** _____

Decks/Exterior Ramps: _____ Square Feet x \$0.30 = **\$** _____

Minimum fee for addition, deck or ramp is \$160.00.

Garage(s) – Attached or Detached: _____ Square Feet x \$0.30= **\$** _____

Site Built Accessory Structure _____ Square Feet x \$0.30= **\$** _____

Minimum fee for garage or site built accessory structure is \$200.00.

Porch Roofs/Patio Covers/Screen Porches _____ Square Feet x \$0.30= **\$** _____

Minimum fee for porch roof/patio cover/screen porch is \$150.00.

ADDITION/ACCESSORY STRUCTURE ZONING FEE **\$** **50**

• **ALTERATION BUILDING PERMIT FEE**

Change of use/alteration to an existing space (includes finishing an existing basement).

Dollar Value of Work Being Performed (materials & labor): **\$** _____

Project Dollar Value Permit Fee

\$300.00 - \$4,999.99 \$160.00

\$5,000 and above \$160.00 plus \$5.00 per each additional \$1,000 (Round up to the nearest \$1,000)

Total Alteration Permit Fee **\$** _____

ALTERATION ZONING FEE (\$50 FEE IF ZONING REVIEW REQUIRED) **\$** _____

Total New Construction/Addition Permit Fee: **\$** _____

Total Alteration Permit Fee: **\$** _____

Total Zoning Fee: **\$** _____

PA UCC Education Fee: **\$** **4.50**

****TOTAL BUILDING PERMIT FEE:** **\$** _____

***Depending on scope of work, other fees may apply including but not limited to impact fees, water tapping fees and/or other miscellaneous fees.*



Residential Building Permit Applications

The following information must be provided at time of permit submittal.

- Completed and signed permit application.
- Completed Residential Permit Fee Schedule Worksheet

For New Construction and Additions:

- Two (2) copies of construction documents including site plans, floor plans with each room identified, wall cross-sections and any specifications for the Code Compliance Department.
- Two (2) additional copies of a site plan, separate from the construction documents, for the Planning and Zoning Department.

For Interior Alterations:

- Two (2) copies of construction documents including floor plans with each room identified, wall cross-sections and any specifications for the Code Compliance Department.
- Two (2) additional copies of a floor plan with the use of each room identified, separate from the construction documents, for the Planning and Zoning Department.
- Two (2) full sets of site plans will also be required by the Planning and Zoning Department if the interior alterations affect the site plan requirements.

Note: Written descriptions may be included with plans in order to fully describe the project scope of work, but they may not be used in lieu of plans.

The Code Compliance Department will not accept incomplete permit applications.

*****Depending on scope of work, other fees may apply including but not limited to impact fees, water tapping fees and/or sewer connection fees.***



Residential Energy Efficiency Worksheet – 2018

2015 IRC, 2015 IECC & PA Alternative Residential Energy Provisions

Address of Project: _____ Building Permit #:_____

Print Name-Title: _____ Signature: _____ Date: _____

PA UCC Energy Compliance Path (Check One)

- 1. Pennsylvania Alternate Energy Provisions – Choose Entry Option on Page #2
- 2. IRC Chapter 11
- 3. IECC – Chapter 4
- 4. Above Code Program -REScheck or other: _____

Insulation and Fenestration Requirements by Component (PA Alternate & IRC Chapter 11)

Wood Frame Walls (R-value)	R-20 cavity <u>or</u> R-13 cavity + R-5 insulated sheathing
Ceilings with Attic Space (R-value)	R-49 (R-38 approved if not compressed over wall top plates)
Ceilings without Attic Space (R-value)	R-30 where roof/ceiling assemblies do not allow R-38 <u>Limited to lesser of 500 square feet or 20% of area - IRC only</u>
Floors (R-value)	R-30 (or insulation to fill framing cavity, min R-19) R-19 permitted in basement floors per PA Alt.
Basement Walls (R-value)	IRC R-15 continuous insulation or R-19 cavity insulation PA Alt. R-10 continuous insulation or R-13 cavity insulation
Crawl Space Walls (R-value)	IRC R-15 continuous insulation or R-19 cavity insulation PA Alt R-10 continuous insulation or R-13 cavity insulation
Unexcavated Foundation (R-value)	R-10 to a depth of 2 feet (add R-5 if slab heated)
Mechanical System Piping	R-3 HVAC piping <55 deg or > 105 deg
HVAC Duct Insulation	Attic Ducts R-8 for 3" diameter & greater, R-6 less than 3" Other Ducts R-6 for 3" diameter & greater, R-4.2 less than 3" No insulation required for ducts completely inside thermal envelope
Window & Door (U-factor)	0.32 maximum (15 sqft. window exemption) <u>(Opaque Door Exemptions - 24 sq. ft. IRC, 54 sq. ft. PA Alt.)</u>
Thermally Isolated Sunroom	R-24 Ceilings, R-13 Walls, 0.45 Glazing U-factor
Recessed Lights in Thermal Envelope	IC rated and <i>labeled</i> ASTM E283
Lighting Equipment	Minimum 75% <i>high-efficacy</i> lamps in permanent light fixtures

Air Leakage – Building Thermal Envelope. Building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options. **Testing does not apply to additions & alterations.**

- Testing of Building Thermal Envelope.** Tested air leakage is less than 5 ACH when tested with a blower door at a pressure of 50 Pascals (0.007 psi) in accordance with RESNET/ICC380, ASTM E779 or ASTM E1827. Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. See IRC Section N1102.4.1.2 or PA Alt. 304.1.2 for complete requirements.
- Approved Testing Agency (RESNET Certified or BPI Envelope Specialist) providing evidence of blower door testing or Contractor performing testing with Manheim Township Code Official present

Duct Sealing. Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with the 2015 IMC or IRC Section M1601.4.1.

Residential Energy Efficiency Worksheet – 2018

2015 IRC, 2015 IECC & PA Alternative Residential Energy Provisions

Duct Testing. Please choose either Option 1, 2a or 2b for duct tightness testing, or the exception if it applies.
Choose one of the following: (duct testing applies to additions and alterations only when new HVAC system(s) installed)

Rough-In Test Options. (Partial system testing is not permitted. i.e. ducts in exterior walls)

- Option 1a. **Rough-in test (Air handler installed):** Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 sq.ft. (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25 Pa). IRC Section N1103.3.4 or PA Alternative Section 402.3
- Option 1b. **Rough-in test (no air handler):** Total leakage shall be less than or equal to 3 cfm (85 L/min) per 100 sq.ft. (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 w.g. (25 Pa). IRC Section N1103.3.4 or PA Alternative Section 402.3

Post Construction Test Option. (Partial system testing is not permitted. i.e. ducts in exterior walls)

- Option 2. **Post-construction test (Air handler installed):** Total leakage less than or equal to 4 cfm (113.3 L/min) per 100 sq. ft. (9.29m²) of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25 Pa). IRC Section N1103.3.4 or PA Alternative Section 402.3
- Approved Testing Agency (for example: RESNET Certified, BPI Envelope Specialist) providing evidence of duct testing or Contractor performing duct testing with Manheim Township Code Official present
- Conditioned Floor Area Square Footage _____
- Exception: Duct tightness test is not required if the air handler and all ducts (supply & return) are located within conditioned space. Ducts located in exterior walls are not within conditioned space. When ducts are installed in exterior walls, duct testing is required.**
- PA – Alternate Residential Provisions Entrance Requirements (Chose One)**

<input checked="" type="checkbox"/>	Option	Description	Minimum efficiency				
			Climate Zone (5)				
	1	Ductless heat pumps	8.5 HSPF				
	2	All air ducts located inside the thermal envelope	Compliant				
	3	Solar photovoltaic system installed	1.7 kW				
	4	Geothermal or water source heat pump installed	Compliant				
	5	Improved efficiency air source heat pump installed	9.0 HSPF				
	6	Improved efficiency furnace installed	90 AFUE				
	7	Exterior continuous insulation	R20+10				
	8	Improved airtightness	3.0 ACH50				
	9	Improved efficiency windows	U-factor = 0.23				
	10	Package: Improved efficiency windows and higher attic R-value with raised heel truss ^a	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Windows</td><td style="width: 50%; padding: 2px;">U-factor = 0.25</td></tr> <tr> <td style="padding: 2px;">Attic</td><td style="padding: 2px;">R-value = 60</td></tr> </table>	Windows	U-factor = 0.25	Attic	R-value = 60
Windows	U-factor = 0.25						
Attic	R-value = 60						
	11	Package: Improved efficiency windows and heat pump water heater	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Windows</td><td style="width: 50%; padding: 2px;">U-factor = 0.25</td></tr> <tr> <td style="padding: 2px;">Heat Pump Water Heater</td><td style="padding: 2px;">Compliant</td></tr> </table>	Windows	U-factor = 0.25	Heat Pump Water Heater	Compliant
Windows	U-factor = 0.25						
Heat Pump Water Heater	Compliant						

Note a. Full height of uncompressed insulation shall extend over the top plate at the eaves.

ZONING SITE PLAN REQUIREMENTS

The following must appear on all site plans:

- ◆ Location of all property lines. Include exact length of all property lines and include the size of your lot in square feet.
- ◆ Location of all existing buildings and improvements, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.
- ◆ Location of all proposed projects and other improvements, including but not limited to, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.
- ◆ Exact dimensions, including the area calculations in square feet, of all existing and proposed improvements on the property, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.
- ◆ Exact dimensions from all existing and proposed improvements to all property lines, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, and any other outbuildings.
- ◆ Location of all easements on the property, both public and private including the exact dimensions of the easements. (See notes below)
- ◆ Location of the 100-year flood plain and the 100 year flood plain elevation, if applicable. Boundaries of the 100-year flood plain must be field staked prior to any on site construction, if applicable. (See notes below)
- ◆ Location and dimension of any clear sight triangles on the property. (See notes below)
- ◆ Location of all required Manheim Township building setback lines.
- ◆ Location of all public street rights-of-way.
- ◆ Location of all public streets, including curb and sidewalk, if applicable.
- ◆ Location of an on-lot sewage system, if applicable.
- ◆ Location of all wetland areas, if applicable.
- ◆ Location of all Municipal boundaries, if applicable.

NOTES

Any lot which contains a recorded easement or right-of-way MUST have the following note on the site plan.

- ◆ “Nothing shall be placed, planted, set, or put within the area of the easement that would adversely effect the function of the easement.”

Any lot which contains a 100-year flood plain MUST contain the following note.

- ◆ “Any proposed improvements to be located within the 100 year flood plain shall be in accordance with Article IX. Flood Plain Management of the Manheim Township Subdivision and Land Development Ordinance.”

Any lot which contains a 100-foot clear site triangle MUST have the following note written on the site plan.

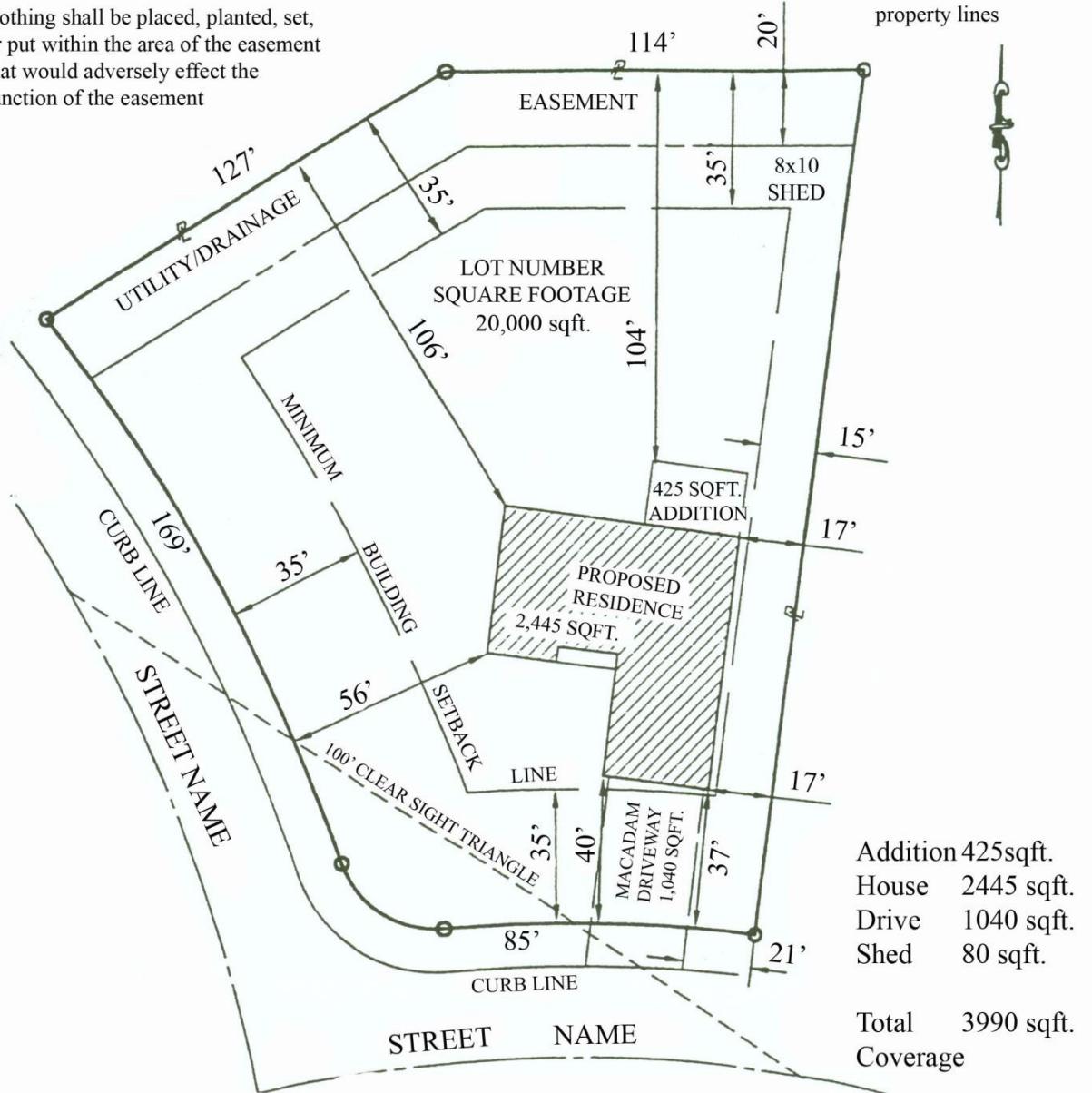
- ◆ “Nothing shall be placed, planted, set, or put within the area of the 100 foot clear site triangle that has the possibility of growing in excess of 30 inches or may obscure motorist vision.”



Nothing shall be placed, planted, set, or put within the area of the easement that would adversely effect the function of the easement

Sheds may be located up to, but not into an easement

Maintain a minimum of 5 feet setback between shed and side/rear property lines



Nothing shall be placed, planted, set, or put within the area of the 100-foot clear site triangle that has the possibility of growing in excess of 30 inches or may obscure motorist vision.

Name
Address
City, State, Zip code
Home Phone Work Phone

TYPICAL SITE PLAN

SCALE: 1" = 40'0"