



DATE REC: _____
DATE ISSUED: _____
BLDG PERMIT #: ZP24 - _____
SWM PERMIT #: SWM24 - _____
SWM FEE: \$ _____
ZP FEE: \$ _____
INSPECTION FEE: \$ _____
TOTAL FEE: \$ _____

BOROUGH USE ONLY

Dallastown Borough

175 East Broad Street, Dallastown PA 17313

PHONE: 717-244-6626 • FAX: 717-244-1076 • www.dallastownboro.com

ZONING PERMIT APPLICATION - 2024

Owner information

Name _____

Address _____

City, State, Zip _____

Phone: _____ Email: _____

Contractor information

Name _____ License _____

Address _____

City, State, Zip _____

Phone: _____ Email: _____

ADDRESS OF PROPERTY _____ ZONING DISTRICT _____

EXISTING USE _____ PROPOSED USE _____

LOT LENGTH _____ x LOT WIDTH _____ = LOT AREA (SF) _____

EXIST. COVER SF _____ + PROPOSED COVER SF _____ = TOTAL COVER SF _____

LOT COVER %: TOTAL COVER / LOT AREA (X 100) = _____ ALLOWABLE % _____

DESCRIPTION OF PROPOSED WORK (provide drawings with detail for clarity)

ESTIMATED COST OF WORK (DTB PERMIT FEE = \$20 PLUS \$2 / \$1000): \$ _____

APPLICANT Name _____ Signature _____

Phone _____ Email _____

The above signed applicant hereby makes an application for a zoning permit in accordance with Dallastown Borough ordinances and hereby certifies, under penalties of perjury, that all facts herein are true and correct. The permit will become invalid if authorized work does not commence within 180 days from the permit issuance date. The applicant also understands and acknowledges that all plan review fees must be paid regardless of whether the applicant proceeds with the project.

RESIDENTIAL ZONING PERMIT

ZONING GUIDELINES

The following activities are examples of activities that require a **zoning permit** and a **stormwater permit** if additional impervious ground cover is created.

- detached gazebos / sheds / garages (less than 240 SF with no electrical / plumbing)
- fences
- decks / patios that are less than 30" above grade.
- non-illuminated signage
- paved and / or stone driveways, parking spaces and sidewalks.
- swimming pools (permanent & temporary that can hold 18 to 23 inches of water with no electrical components)

Complete attached application and submit with a sketch of the project to the Dallastown Borough Office. The drawing must show lot lines, existing features and proposed project location on the property.

The following table summarizes zoning criteria in Dallastown Borough.

Zone	Front Setback	Side Setback	Rear Setback	Accessory structures ¹	Building Height	Lot Coverage	Fencing
R-O	25 ft	10 ft	30 ft	Rear setback: 10 ft Side setback: combined total of 8 ft or more, no less than 3 ft on one side	Principal structure: 2 ½ stories, but not over 30 ft. Accessory structure: 2 stories, but not over 25 ft	Up to 45% may be covered with impervious surfaces	Up to 6 ft. in height in rear and side yards; up to 3 ft in height in front yards. Properties with yards bounded by streets, lanes or avenues, the height of the fence is limited to 3 ft.
R-T	15 ft	SFD ² : 5 ft All other: 10 ft	20 ft	Rear setback: 10 ft Side setback: combined total of 8 ft or more, no less than 3 ft on one side	Principal structure: 2 ½ stories, but not over 30 ft. ³ Accessory structure: 2 stories, but not over 25 ft	Up to 60% ⁴ may be covered with impervious surfaces	
C-S	15 ft	10 ft	20 ft	Rear setback: 10 ft Side setback: combined total of 8 ft or more, no less than 3 ft on one side	Principal structure: 2 ½ stories, but not over 30 ft. Accessory structure: 2 stories, but not over 25 ft	Up to 90% may be covered with impervious surfaces	
C-H	25 ft	20 ft	10 ft	-----	Principal structure: 2 ½ stories, but not over 30 ft. ⁵ Accessory structure: 2 stories, but not over 25 ft	Up to 80% may be covered with impervious surfaces	Up to 8 ft in height in all yard areas.
I-G	30 ft	20 ft	30 ft	-----	Principal structure: 3 stories, but not over 35 ft. Accessory structure: 2 stories, but not over 25 ft	Up to 90% may be covered with impervious surfaces	

¹ Accessory structure are allowed between the rear wall of the principal structure (min of 10 ft away) and the rear setback line.

² SFD = single family detached dwelling

³ Height limit may be extended to 3½ stories but not over 40 ft. if each yard is increased one ft. width for each additional ft. of height over 30 ft.

⁴ 70% lot coverage is acceptable for properties where the lot width is less than 40 feet.

⁵ Height limit may be extended to 3½ stories but not over 40 ft. if each yard is increased one ft. width for each additional ft. of height over 30 ft.

*Swimming pools may require a building permit in addition to a zoning permit

*Additional Zoning criteria will be reviewed at the time your submitted plan is reviewed. Refer to www.dallastownboro.com for a complete text of the Zoning Ordinance.

Zoning Districts: R-O = Residential Outlying; R-T = Residential Town; C-S = Commercial Shopping; C-H = Commercial Heavy & Highway; I-G = Industrial General

STORMWATER MANAGEMENT GUIDELINES

Applications for adding additional impervious areas (impervious materials and surfaces include buildings, decks, patios, porches, garages, pools, sidewalks, stone and paved driveways, stone and paved parking areas, sheds, etc.) to your property will require stormwater runoff considerations. A stormwater permit is required.

The calculation of impervious square footage subject to the Small Project Site Activities fee in lieu program shall run with the land and shall be cumulative beginning January 1, 2013 (Ordinance 575-12). The initial and all future projects subject to payment, as set forth in the fee schedule below, shall be added to any future projects for the purpose of (a) calculating any fee; and (b) determining eligibility for the Small Project Site Activities fee in lieu provisions. Once the total of all projects exceed 500 sq feet (cumulative from 1/1/13), the property is no longer eligible for a Small Project Site Activity payment in lieu of. The construction of a Stormwater Best Management Practices (BMP) under the Dallastown Borough Stormwater Management Ordinance is required. A Stormwater Permit is required regardless for all projects. Once the total accumulated impervious area exceeds 1000 square feet, a Stormwater Management Plan (SWM) prepared by an engineer is required. The Borough Engineer will review the SWM plan and inspect the construction of the stormwater BMP.

STORMWATER PERMIT FEE SCHEDULE TABLE

0 – 250 SF: \$1.50 / SF or pay no fee and install a small projects stormwater BMP
251– 500 SF: \$375 plus \$3.00 / SF or pay no fee but install a small projects stormwater BMP
501 – 1000 SF: \$50 plan review & inspection fee to install a stormwater BMP per the stormwater ordinance
> 1000 SF: \$200 application fee plus review and inspection fees for a professionally designed stormwater BMP

DEMOLITION GUIDELINES

§ 224-29 Demolition.

Demolition of any structure must be completed within 90 days of the issuance of a permit. Completion consists of tearing the structure down to grade, filling any resulting cavity to grade and removing all resulting debris from the lot. Wood, asphalt shingles and similar building materials shall not be buried or used as fill at the demolition site but must be disposed of at an approved solid waste disposal facility certified to dispose of such materials. A structure may be partly demolished only if a usable structure or building remains, and the demolition of the part is completed as required in the previous sentence. All evidence of the structure which was demolished must be removed from the exterior surfaces of the remaining structure or building. Proof of performance bond and liability insurance must be shown for work of \$1,000 or more.

§ 90-5 Fees

Demolitions. For a permit for the demolition of a building or structure, the fee shall be equal to 10% of the total cost of demolition.

[Amended 6-11-2018 by Ord. No. 591]

HOW TO OBTAIN A FENCE PERMIT (RESIDENTIAL)

Step #1: REVIEW ORDINANCE REQUIREMENTS

a: Height:

1. Front Yard – 3 feet maximum height
2. Side and Rear Yard – 6 feet maximum height

Front Yard is defined as an area bounded by the street right-of-way line(s), front wall of the principal building and side lot line(s).

Side Yard is defined as an area bounded by a side lot line and the front, rear and/or side walls of the principal building.

Rear Yard is defined as an area bounded by the rear lot line (and the street right-of-way line in case of a double frontage, reverse frontage or triple frontage lot) and the rear wall of the principal building and side lot lines.

b: Location:

1. Fences may not be placed within any easements or right-of-ways for sewer or stormwater. Typically easements or right-of-ways are referenced on a property's deed. It is recommended that PA One Call (1-800-242-1776) be contacted to mark the locations of any utilities on your property to avoid disturbing these utilities when digging.
2. It is recommended that fences not be placed within street right-of-ways which extend into front yards. Fences in these areas run the risk of damage due to snow plows, etc. If damaged, the property owner is responsible for the repair or replacement. Also, fencing that is installed adjacent to a driveway in any zone, the maximum height of such fence or wall or portion thereof shall be such that adequate sight distance between the driveway and the street is provided.
3. Fences in front yards of corner or triple frontage lots may not obstruct vision in clear-sight-triangles (see attached) or the sight distance at a street intersection.
4. Fences may be located up to, but not directly on the property line. If you are unsure of the location of your property line and can not locate the metal pins or wooden stakes located in the ground that mark the property boundaries, you may want to ask your neighbors or refer to your deed for the information. If you are still unsure, you may want to hire a surveyor to locate the property boundary lines.

c: Other:

1. Fences can be constructed of any materials. Fences are to be adequately maintained.
2. Other regulations apply for fencing around swimming pools.

Step #2: COMPLETE APPLICATION (reference attached)

Step #3: PREPARE A PLOT PLAN ON THE BACK OF THE APPLICATION OR ON A SEPARATE SHEET OF PAPER

Step #4: SUBMIT THE APPLICATION AND PLOT PLAN TO THE DALLASTOWN BOROUGH OFFICE

- a: A completed application will take approximately 1 day to process.
- b: The cost of the permit is dependant on the cost of the project. Base fee is \$10.00 for the first \$1000.00 of work. Every thousand after that is an additional \$2.00.
(example: if the fence project costs \$1500.00, the permit cost will be \$12.00)
- c: All fees doubled if work is started without a permit.

Step #5: POST PERMIT CARD IN A FRONT WINDOW OF THE HOUSE WHERE IT CAN BE SEEN FROM THE STREET

Step #6: INSTALL FENCE – PERMIT VALID FOR 9 MONTHS

Step #7: RETURN PERMIT CARD WHEN PROJECT IS COMPLETE

*the above stated are only guidelines and are subject to all applicable provisions of the borough's codes and ordinances.

HOW TO OBTAIN A SHED PERMIT (RESIDENTIAL)

Step #1: REVIEW ORDINANCE REQUIREMENTS

- a: Non-attached structures: accessory structures, including sheds, standing apart from the principal structure are permitted between the rear wall of the principal structure and the rear property line but must be at least 10 feet from principal structure. No living quarters are to be located in accessory structures.
- b: Height limit maximum is 2 stories, but not over 25 feet.
- c: Permitted only in the side and rear yards. A corner lot, (a property bounded by streets or alleys on two sides) has 2 front yards and 2 side yards. A triple frontage lot (bounded by three streets or alleys) has a front yard for each street the property is bounded by and the remaining yard is a side yard.
- d: Accessory structures/sheds may not be placed within any easements or right-of-ways for sewer or stormwater purposes (information regarding easements and right-of-ways is generally referenced on a property's deed).
- e: Setbacks: accessory structures/sheds must be at least 10 feet from the rear property line and a combined total of 8 feet or more away from the side property lines. The closest distance to a side property line an accessory structure/shed can be located is 3 feet.
- f: Accessory structures/sheds can be of any material as long as they are properly maintained and in adequate condition.
- g: Lot coverage is dependant on the property's zoning. A stormwater management fee will be charged for the size of the accessory structure/shed. Should the addition of the accessory structure go beyond the permitted lot coverage a zoning hearing is required and a stormwater study maybe necessary.

Step #2: COMPLETE APPLICATION (reference attached)

Step #3: PREPARE A PLOT PLAN ON THE BACK OF THE APPLICATION OR ON A SEPARATE SHEET OF PAPER

Step #4: SUBMIT THE APPLICATION AND PLOT PLAN TO THE DALLASTOWN BOROUGH OFFICE

- a: A completed application will take approximately 1-2 days to process.
- b: All fees doubled if work is started without a permit.

Step #5: POST PERMIT CARD IN A FRONT WINDOW OF THE HOUSE WHERE IT CAN BE SEEN FROM THE STREET

Step #6: INSTALL SHED – PERMIT VALID FOR 9 MONTHS

Step #7: RETURN PERMIT CARD WHEN PROJECT IS COMPLETE

*The above stated are only guidelines and are subject to all applicable provisions of the borough's codes and ordinances.

ZONING GUIDELINES FOR SWIMMING POOLS (WATER < 24")

Guidelines:

Swimming pools holding 24 inches of water or less require a zoning permit. Swimming pools are only permitted in the side or rear yard areas. Note: corner lots have 2 front yards.

If the pool is permanent, the total surface area the pool will be added to the building lots allowable cover percentage. Because the pool will absorb rain water you do not to consider stormwater management for the swimming pool, however any associated deck / walkways will be required to meet the stormwater ordinance.

Complete Permit Application

Prepare a drawing displaying the following:

The outer most protruding part of a swimming pool must be at least 3 feet from the side property lines. The outer most protruding part of a swimming pool must be at least 10 feet from the rear property line. The outer most protruding part of a swimming pool must be at least 10 feet from the principal dwelling. The dimensions of all impervious areas (decking, sidewalks, patios, house, sheds, garage, stone or paved areas, etc.) and the total measurements of your lot.

SWM Permit #: _____

**DALLASTOWN BOROUGH
STORMWATER MANAGEMENT PERMIT APPLICATION**

If you, as a property owner, are planning to construct any type of structure or improvement to your property (patio, driveway, etc.) that will impact the stormwater runoff leaving your property, then you must comply with Municipal Stormwater Management Ordinance No. 575-12. Completion of this form will allow the staff to guide you through the associated regulations.

Step 1: Complete the Project Information

Property Owner: _____

Property Address: _____

Daytime Phone Number: _____ ☐ (preferred)

Email Address: _____ ☐ (preferred)

Proposed Development (Please provide information regarding size, type, distance from property lines and existing site features, etc. Attach any manufacturer's sheets or other information related to the proposed development):

Have any other exterior improvements been completed on the property since January 1, 2013 (*Effective Date of SWM Ordinance*)? If so please list the projects and permit numbers _____.

Step 2: Provide Sketch Plan of Property

Plan shall include property lines, existing improvements and proposed improvements. Please indicate which direction the property slopes as well as provide detailed drainage information for proposed improvements (roof breaks, gutters, downspout locations, etc. (Sample included as Attachment A I in Small Project's Guide).

☐ Sketch Plan Provided

Step 3: Summarize Proposed Impervious Area

- New Pavement (Parking area, driveway) _____ ft²
- New Building (Shed, Garage, Addition) _____ ft²
- Sidewalk or Patio (Concrete, Brick) _____ ft²
- Removal of existing impervious area _____ ft²
- Changing the ground surface/cover (Clearing a wooded lot, converting a meadow area to yard) _____ ft² (Municipal Engineer to be contacted by Borough)
- Farming Activities (not new buildings or impervious) – If in compliance with Chapter 102, exempted from formal submission.
- Timber Activities - If in compliance with Chapter 102, exempted from formal submission.
- Stormwater Improvement - Not associated with a new impervious area (Municipal Engineer to be contacted by Borough)

Applicant Name (Printed)

Signature

Date

Small Projects Guide - Operation & Maintenance Plan**Construction:**

1. Install erosion and sedimentation control facilities.
2. Stormwater Management Facility (ies) shall be installed before impervious areas are completed. If earthwork is involved during the construction of the impervious area, then extreme caution shall be taken so that sediment does not wash into the SWM Facility (ies).
3. Mark the locations of the SWM facility (ies).
4. Excavate the SWM Facility to the required depth. Contact municipality for inspection prior to filling. If standing water is encountered, a SWM Site Plan may need to be submitted; contact Municipal Engineer. All excavated materials shall be removed from the site or stabilized.

For Stone Infiltration Structures

5. Line excavation with Geotextile.
6. Backfill SWM Facility with required stone. If required: Install piping, cleanouts and associated facilities as detailed.
7. If required: Close geotextile material over stone bedding.
8. If required: Place topsoil over trench.
9. Stabilize and seed all disturbed areas.

For Rain Gardens

5. Place topsoil over excavated area.
6. Install plantings as shown on the plan.
7. Stabilize and seed all disturbed areas.

Maintenance:

1. The SWM Facility shall be checked regularly to ensure that no standing water exists in the facility 3 days after a rain event. If water is encountered, the facility may need to be modified. Notification of the municipality is required if facility is not functioning before any modifications are made.
2. Monitor the SWM facility to ensure that no sediment, grass clippings, leaves, and other similar accumulations occur on top of, and/or within, the SWM Facility.

I have read and agree to the above Operation and Maintenance Plan. I, as the property owner, am responsible for the proper construction, operation and maintenance for the SWM Facilities. If I fail to adhere to any of these tasks, the Borough may perform the services required and charge the appropriate fees. Nonpayment of the fees may result in a lien against my property.

Applicant Name (Printed)_____
Signature_____
Date

DALLASTOWN BOROUGH
York County, Pennsylvania

RESOLUTION 2013-1

BE IT RESOLVED by the Borough of Dallastown, York County, Pennsylvania, and it is hereby resolved by the authority of the same, that the fees to be collected for Stormwater Management Activities pursuant to Dallastown Borough Ordinance 575-12 are, pursuant to further authorization set forth in and ordinance for amending said rate, hereby amended to be and shall hereafter be as follows:

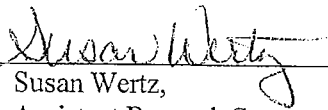
Square Footage of New Accumulated Impervious Area	Fee
One to two hundred and fifty (1 – 250) square feet	One dollar and fifty cents per square foot (\$1.50 per square foot)
Two hundred and fifty-one to five hundred (251 – 500) square feet	\$375 plus \$3.00 per sq. ft. over 251 sq. ft. up to 500 sq. ft.
Five hundred and one to one-thousand (501 – 1000) square feet	Fifty dollar plan review and inspection fee (\$50.00)

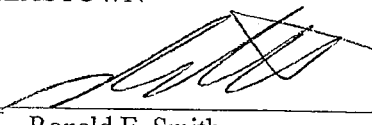
The fees for Stormwater Management Activities regulated under Ordinance 575-12 set by this Resolution shall be and become effective immediately upon adoption of the Resolution.

ORDAINED AND RESOLVED, this 11th day of February, 2013.

ATTEST:

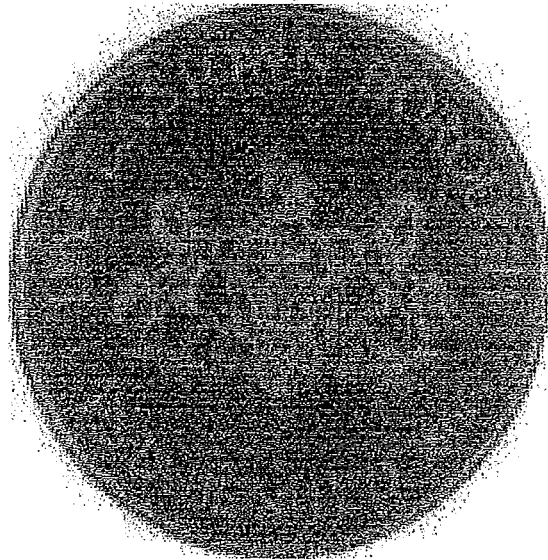
COUNCIL OF THE BOROUGH OF
DALLASTOWN

By: 
Susan Wertz,
Assistant Borough Secretary

By: 
Ronald E. Smith,
President of Borough Council

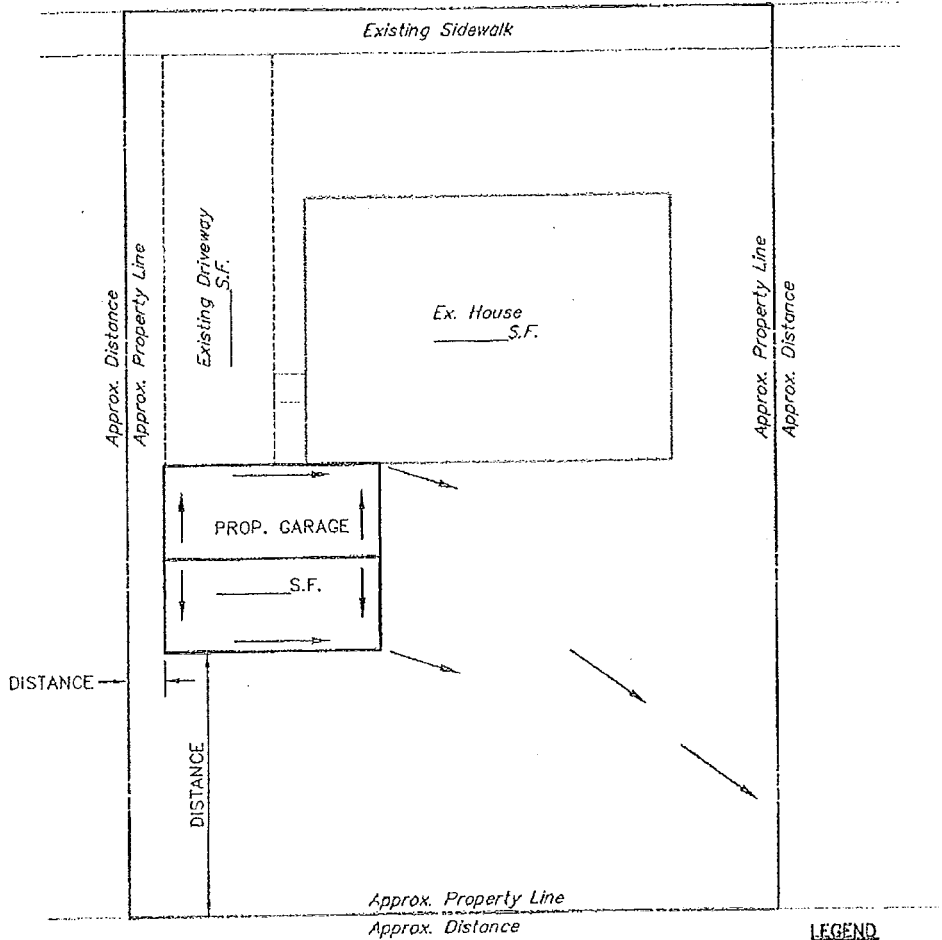
Dallastown Borough

**Stormwater Management Small
Project's Guide**



NOTE:
THIS PLAN CAN
BE HAND DRAWN.

Main Street



LEGEND

FLOW DIRECTION ———→

Sample Alley

DALLASTOWN BOROUGH



Excellence in Civil Engineering

33 N. ELIXE STREET YORK, PA • PHONE (717) 846-4805 • FAX (717) 846-5811
50 WEST MIDDLE ST. GETTYSBURG, PA • PHONE (717) 337-2021 • FAX (717) 337-0782
315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 681-2991 • FAX (717) 681-8470
WWW.CSDAVIDSON.COM

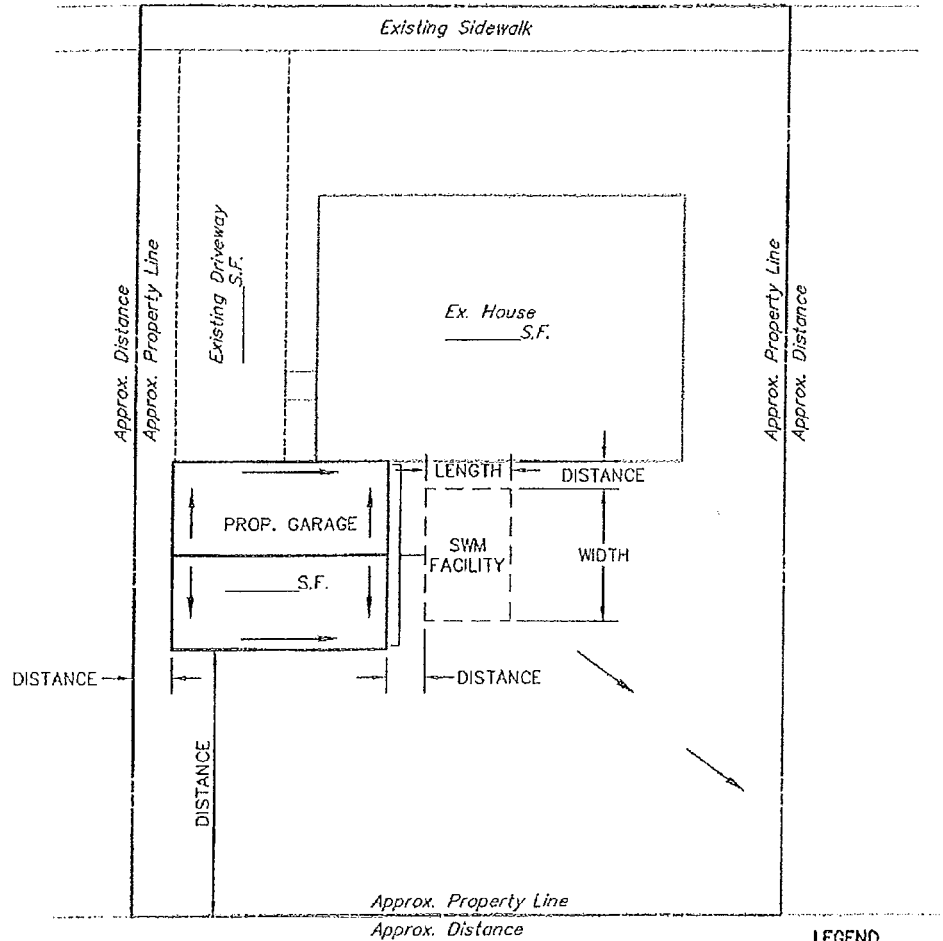
ATTACHMENT A1
SAMPLE SKETCH/ SITE PLAN

DALLASTOWN BOROUGH YORK COUNTY, PENNSYLVANIA

DRAWN BY	APS
CHECKED BY	
SCALE	1/4" = 1'-0"
DATE	DECEMBER 2012
DWG. NO.	ORDINANCE EXHIBITS
FILE NO.	1209.0.00.07

NOTE:
THIS PLAN CAN
BE HAND DRAWN.

Main Street



Sample Alley

LEGEND

FLOW DIRECTION →

DALLASTOWN BOROUGH



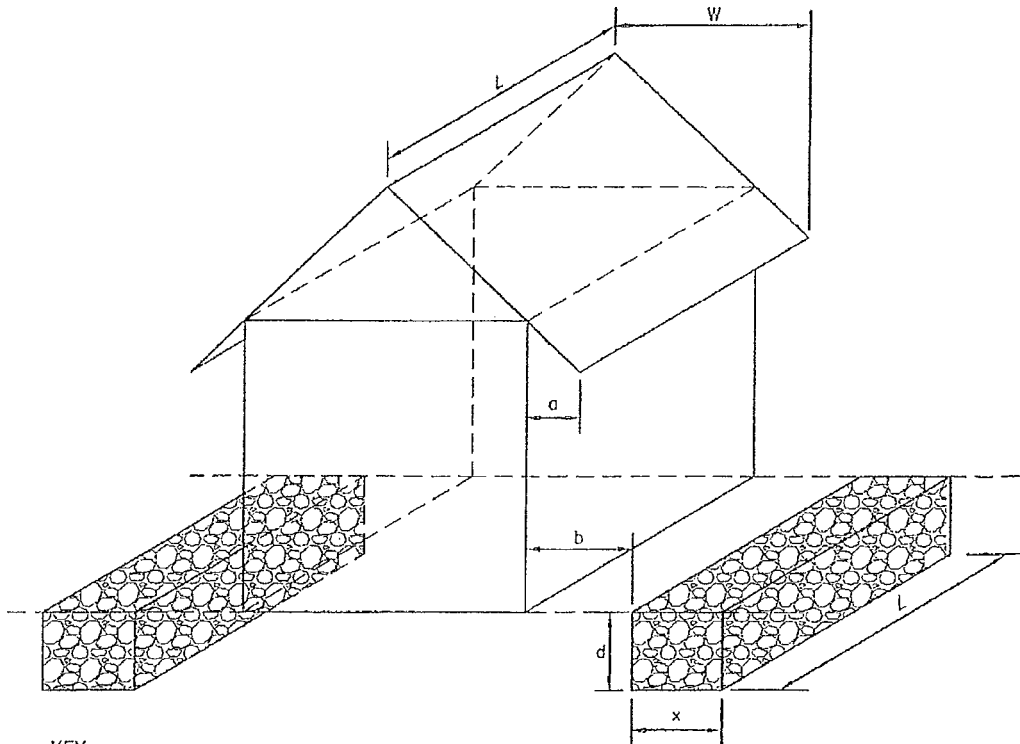
Excellence in Civil Engineering

38 H. DUKE STREET YORK, PA • PHONE (717) 842-4825 • FAX (717) 845-5811
50 WEST MCCLELLAN ST. GETTYSBURG, PA • PHONE (717) 337-3071 • FAX (717) 337-0782
315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 581-2921 • FAX (717) 581-8593
WWW.CSDAVIDSON.COM

ATTACHMENT A2 SAMPLE SWM SITE PLAN

DALLASTOWN BOROUGH YORK COUNTY, PENNSYLVANIA

DRAWN BY	APS
CHECKED BY	
SCALE	N.T.S.
DATE	DECEMBER 2012
DWG. NO.	ORDINANCE EXHIBITS
FILE NO.	1209.9.00.07



KEY

- L = LENGTH OF STRUCTURE ROOF = LENGTH OF SEEPAGE TRENCH (FT.)
 W = WIDTH OF ONE SIDE OF THE ROOF (FT.)
 a = EAVE OVERHANG (FT.)
 b = DISTANCE FROM STRUCTURE WALL TO SEEPAGE TRENCH (FT.)
 = a + 1 FT => PLACE EDGE OF TRENCH ONE FOOT PAST EAVES
 x = WIDTH OF SEEPAGE TRENCH (FT.)
 d = DEPTH OF SEEPAGE TRENCH (FT.)

$$\text{REQUIRED VOLUME OF TRENCH} \Rightarrow L \cdot W \cdot 2/12 = L \cdot x \cdot d \cdot 0.4 \Rightarrow X = 0.28W \text{ (d=1.5')}$$

RATIO: 3.6 TO 1
(IMPERVIOUS TO INFILTRATION)

NOTES

- 1.) TRENCH MUST BE PROVIDED ON EACH SIDE OF STRUCTURE.
- 2.) SIDE AND BOTTOM OF TRENCH TO BE WRAPPED IN CLASS 1 GEOTEXTILE.
- 3.) TRENCH TO BE FILLED WITH CLEAN STONE (3/4" MIN. SIZE).
- 4.) TRENCH TO BE CONSTRUCTED AT 0% SLOPE ON UNDISTURBED SOIL.
- 5.) TRENCH TO BE CHECKED REGULARLY TO MAINTAIN PROPER OPERATION.

DALLASTOWN BOROUGH

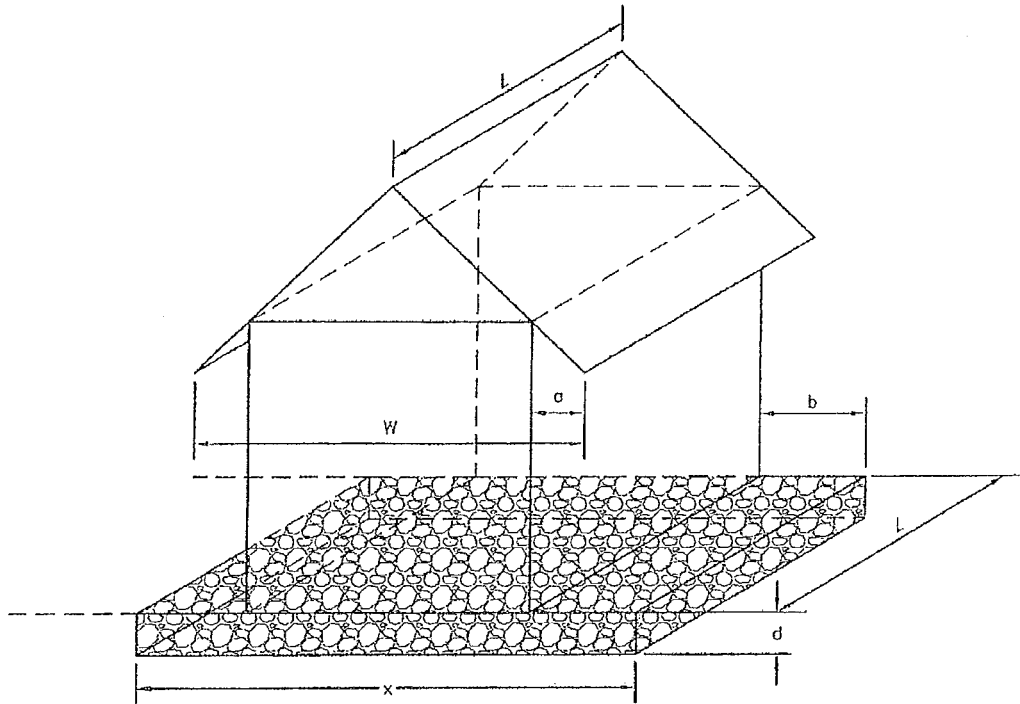


50 H. OLIVE STREET YORK, PA • PHONE (717) 845-1000 • FAX (717) 845-5011
 50 WEST HESSLE ST. GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0192
 315 W. JAMES ST. SUITE 102 LANCASTER, PA • PHONE (717) 691-2991 • FAX (717) 691-5590
 WWW.CSDAVIDSON.COM

ATTACHMENT B1 STORMWATER MANAGEMENT SAMPLE STRUCTURES WITHOUT GUTTERS A

DALLASTOWN BOROUGH YORK COUNTY, PENNSYLVANIA

DRAWN BY	APS
CHECKED BY	
SCALE	N.T.S.
DATE	DECEMBER 2012
DWG. NO.	ORDINANCE EXHIBITS
FILE NO.	1023.9.00.07



KEY

- L = LENGTH OF STRUCTURE ROOF = LENGTH OF SEEPAGE BED (FT.)
 W = WIDTH OF ENTIRE ROOF (FT.)
 a = EAVE OVERHANG (FT.)
 b = DISTANCE FROM STRUCTURE WALL TO EDGE OF SEEPAGE BED (FT.)
 = $a + 1 \text{ FT} \Rightarrow$ PLACE EDGE OF BED ONE FOOT PAST EAVES
 x = WIDTH OF SEEPAGE BED (FT.)
 $x = W + 2 \text{ FT}$
 d = DEPTH OF SEEPAGE BED (FT.)
 $d = 6" \text{ TO } 8" \text{ (AVERAGE)}$

NOTES

- 1.) SIDE AND BOTTOM OF BED TO BE WRAPPED IN CLASS 1 GEOTEXTILE.
- 2.) BED TO BE FILLED WITH CLEAN STONE (3/4" MIN. SIZE).
- 3.) BED TO BE CONSTRUCTED AT 0% SLOPE ON UNDISTURBED SOIL.
- 4.) BED TO BE CHECKED REGULARLY TO MAINTAIN PROPER OPERATION.

DALLASTOWN BOROUGH



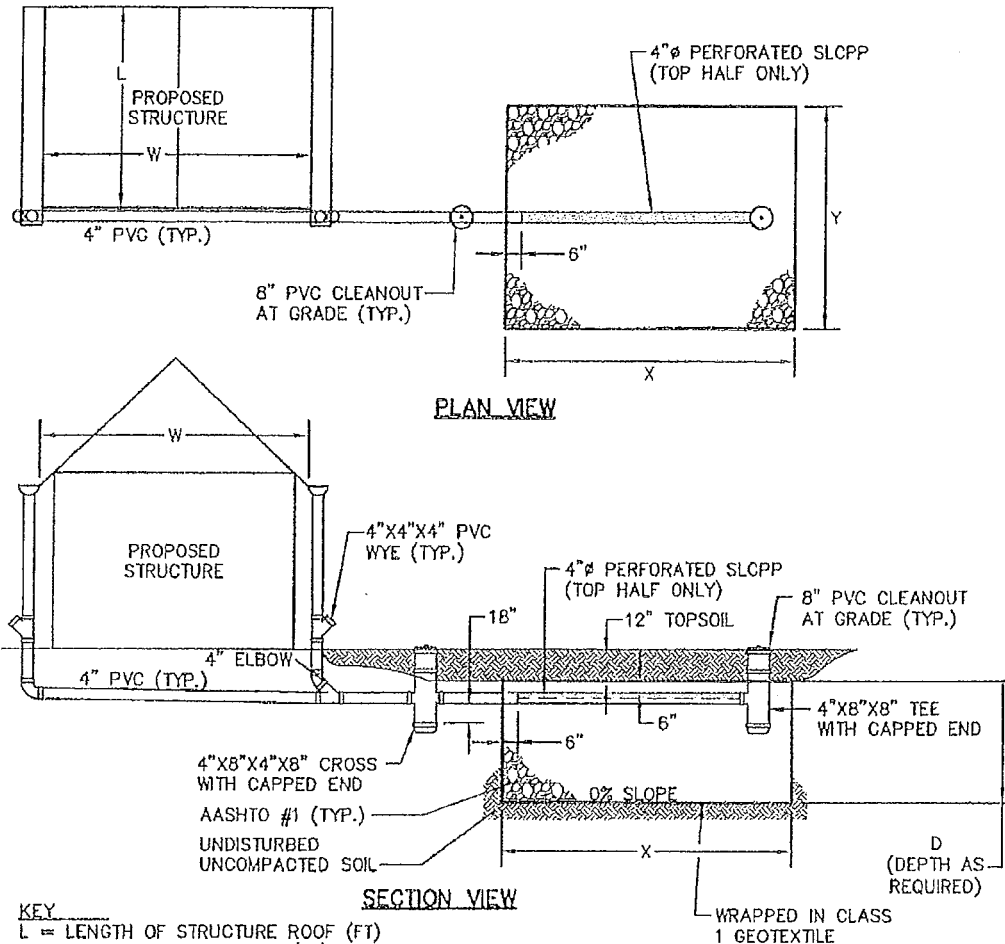
Excellence in Civil Engineering

33 H. DIXE STREET YORK, PA • PHONE (717) 844-1805 • FAX (717) 844-5811
 50 WEST MOORE ST. GETTYSBURG, PA • PHONE (717) 337-3021 • FAX (717) 337-0783
 315 W. JAMES ST., SUITE 102 LANCASTER, PA • PHONE (717) 481-2751 • FAX (717) 481-8690
 WWW.CSDAVIDSON.COM

ATTACHMENT B2 STORMWATER MANAGEMENT SAMPLE STRUCTURES WITHOUT GUTTERS B

DALLASTOWN BOROUGH YORK COUNTY, PENNSYLVANIA

DRAWN BY	APS
CHECKED BY	
SCALE	N.T.S.
DATE	DECEMBER 2012
DWG. NO.	ORDINANCE EXHIBITS
FILE NO.	1029.9.00.07



KEY

L = LENGTH OF STRUCTURE ROOF (FT)
W = WIDTH OF ENTIRE ROOF (FT)
X = WIDTH OF INFILTRATION BED (FT)
Y = LENGTH OF INFILTRATION BED (FT)

REQUIRED VOLUME OF BED = $L \cdot W \cdot 2/12 = X \cdot Y \cdot D \cdot 0.4$

ASSUME: $X=W$
 $D=2'$

$Y=0.21L$

RATIO: 4.76 TO 1
(IMPERVIOUS TO INFILTRATION)

NOTES

- 1.) BOTTOM OF BED TO BE D+1' BELOW GRADE TO ACCOUNT FOR 1' OF TOPSOIL.
- 2.) PIPING AND CLEANOUTS TO BE CENTERED WITHIN INFILTRATION BED.
- 3.) BED TO BE CHECKED REGULARLY TO MAINTAIN PROPER OPERATION.

DALLASTOWN BOROUGH

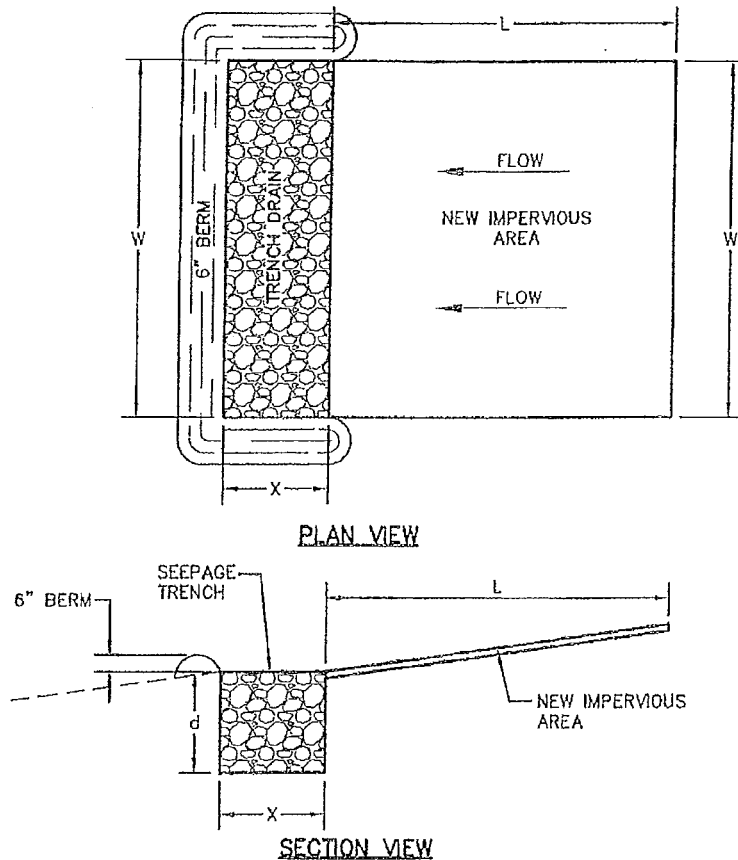


38 N. OLIVE STREET YORK, PA • PHONE (717) 848-1875 • FAX (717) 848-5011
50 WEST MOORE ST. GETTYSBURG, PA • PHONE (717) 337-5521 • FAX (717) 337-0782
315 W. JONES ST., SUITE 102 LANCASTER, PA • PHONE (717) 461-2991 • FAX (717) 461-8660
WWW.CSDAVIDSON.COM

ATTACHMENT B3 STORMWATER MANAGEMENT SAMPLE STRUCTURES WITH GUTTERS

DALLASTOWN BOROUGH YORK COUNTY, PENNSYLVANIA

DRAWN BY	APS
CHECKED BY	
SCALE	NONE
DATE	DECEMBER 2012
DWG. NO.	ORDINANCE EXHIBITS
FILE NO.	1209.9.00.07



KEY

- L = LENGTH OF NEW IMPERVIOUS SURFACE (FT) - MAY NOT EXCEED 75'
W = WIDTH OF NEW IMPERVIOUS SURFACE = LENGTH OF SEEPAGE TRENCH (FT)
X = WIDTH OF SEEPAGE TRENCH (FT)
d = DEPTH OF SEEPAGE TRENCH (FT)

$$\text{REQUIRED VOLUME OF TRENCH} \Rightarrow W \cdot L \cdot 2 / 12 = X \cdot W \cdot d \cdot 0.4 \Rightarrow X = 0.28L \quad (d=1.5')$$

NOTES

- 1.) SIDE AND BOTTOM OF TRENCH TO BE WRAPPED IN CLASS 1 GEOTEXTILE.
- 2.) TRENCH TO BE FILLED WITH CLEAN STONE (3/4" MIN. SIZE).
- 3.) TRENCH TO BE CONSTRUCTED AT 0% SLOPE ON UNDISTURBED SOIL.
- 4.) TRENCH TO BE CHECKED REGULARLY TO MAINTAIN PROPER OPERATION.

DALLASTOWN BOROUGH

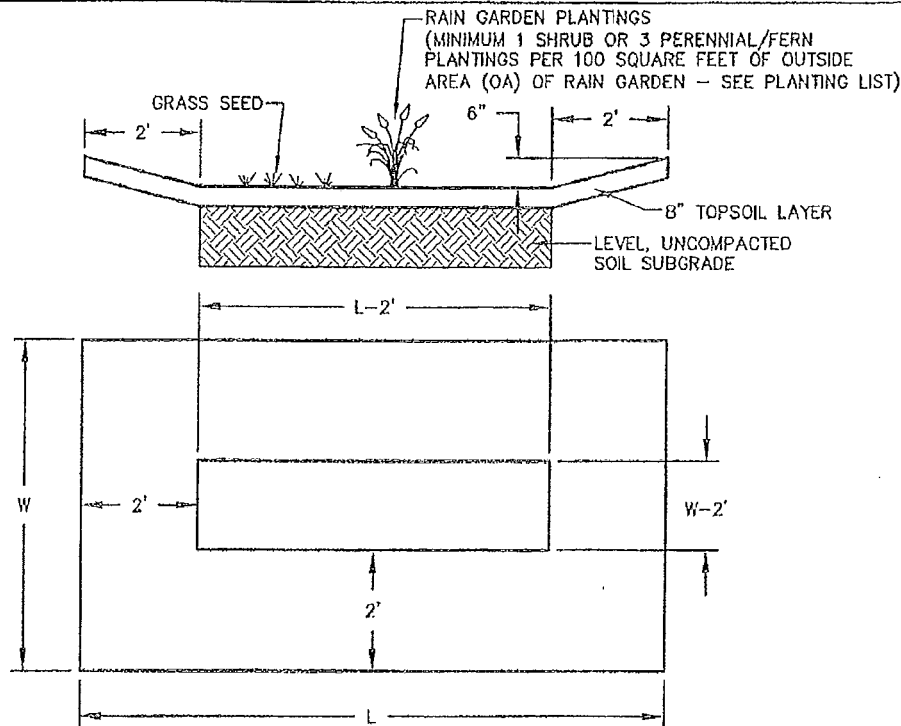


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ATTACHMENT B4 STORMWATER MANAGEMENT SAMPLE AT GRADE IMPERVIOUS

DALLASTOWN BOROUGH YORK COUNTY, PENNSYLVANIA

DRAWN BY	APS
CHECKED BY	
SCALE	N.T.S.
DATE	DECEMBER 2012
DWG. NO.	ORDINANCE EXHIBITS
FILE NO.	1209.9.00.07



1. CALCULATE REQUIRED RAIN GARDEN VOLUME (V)
 $(RV) = \text{SQUARE FEET OF NEW IMPERVIOUS AREA} \times 0.17'$
 $RV = \underline{\hspace{2cm}} \text{ ft}^3$
2. CALCULATE OUTSIDE AREA OF RAIN GARDEN (OA)
 $(OA) = \text{LENGTH (L)} \times \text{WIDTH (W)}$
 $OA = \underline{\hspace{2cm}} \text{ ft}^2$
3. CALCULATE INSIDE AREA OF RAIN GARDEN (IA)
 $(IA) = [(L) - 2'] \times [(W) - 2']$
 $IA = \underline{\hspace{2cm}} \text{ ft}^2$
4. CALCULATE AVERAGE AREA OF RAIN GARDEN (AA)
 $(AA) = (OA)/2 + (IA)/2$
 $AA = \underline{\hspace{2cm}} \text{ ft}^2$
5. CALCULATE STORAGE VOLUME (SV)
 $(SV) = (AA) \times 0.5'$
 $SV = \underline{\hspace{2cm}} \text{ ft}^3$
6. CHECK FOR ADEQUATE STORAGE
 STORAGE VOLUME (SV) MUST BE GREATER THAN REQUIRED VOLUME (RV)
 $RV = \underline{\hspace{2cm}} \text{ ft}^3 > SV = \underline{\hspace{2cm}} \text{ ft}^3$
7. ADJUST RAIN GARDEN SIZE
 IF STORAGE VOLUME (SV) IS NOT GREATER THAN REQUIRED VOLUME (RV), INCREASE THE SIZE
 OF THE RAIN GARDEN AND REPEAT STEPS 2-6

DALLASTOWN BOROUGH



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ATTACHMENT B5 RAIN GARDEN

DALLASTOWN BOROUGH YORK COUNTY, PENNSYLVANIA

DRAWN BY	MPA
CHECKED BY	
SCALE	N.T.S.
DATE	DECEMBER 2012
DWG. NO.	Rain Garden Detail.dwg
FILE NO.	1209 6.00.07

Rain Garden Native Planting List

Perennials and Ferns:

Blue false indigo (*Baptisia australis*)
Blue flag iris (*Iris versicolor*)
Blue star (*Amsonia tabernaemontana*)
Blue vervain (*Verbena hastata*)
Boltonia (*Boltonia asteroides*)
Boneset (*Eupatorium perfoliatum*)
Bottlebrush grass (*Hystrix patula*)
Broomsedge (*Andropogon virginicus*)
Cardinal flower (*Lobelia cardinalis*)
Cinnamon fern (*Osmunda cinnamomea*)
Culvers root (*Veronicastrum virginicum*)
Golden ragwort (*Senecio aureus*)
Goldenrod (*Solidago patula*, *S. rugosa*)
Great blue lobelia (*Lobelia siphilitica*)
Green bullrush (*Scirpus atrovirens*)
Horsetail (*Equisetum* species)
Marsh marigold (*Caltha palustris*)
Mistflower (*Eupatorium colestinum*)
Monkey flower (*Mimulus ringens*)
New England aster (*Aster novae-angliae*)
New York aster (*Aster novi-belgii*)
Obedient plant (*Physotegia virginiana*)
Royal fern (*Osmunda regalis*)
Seedbox (*Ludwigia alternifolia*)
Sensitive fern (*Onoclea sensibilis*)
Sneezeweed (*Helenium autumnale*)
Soft rush (*Juncus effusus*)
Swamp milkweed (*Asclepias incarnata*)
Swamp rose mallow (*Hibiscus moscheutos*)
Swamp sunflower (*Helianthus angustifolius*)
Switchgrass (*Panicum virgatum*)
Threadleaf coreopsis (*Coreopsis verticillata*)
Tussock sedge (*Carex stricta*)
White turtlehead (*Chelone glabra*)
Woolgrass (*Scirpus cyperinus*)

Shrubs:

American beautyberry (*Callicarpa americana*)
Arrowwood (*Viburnum dentatum*)
Black chokeberry (*Aronia melanocarpa*)
Broad-leaved meadowsweet (*Spiraea latifolia*)
Buttonbush (*Cephalanthus occidentalis*)
Elderberry (*Sambucus canadensis*)
Inkberry (*Ilex glabra*)
Narrow-leaved meadowsweet (*Spiraea alba*)
Ninebark (*Physocarpus opulifolius*)
Possumhaw (*Viburnum nudum*)
Red-osier dogwood (*Cornus sericea*)
St. Johnswort (*Hypericum densiflorum*)
Silky dogwood (*Cornus amomum*)
Smooth alder (*Alnus serrulata*)
Spicebush (*Lindera benzoin*)
Swamp azalea (*Rhododendron viscosum*)
Swamp rose (*Rosa palustris*)
Sweet pepperbush (*Clethra alnifolia*)
Wild raisin (*Viburnum cassinoides*)
Winterberry (*Ilex verticillata*)
Virginia sweetspire (*Itea virginica*)